



**LEBANON HOUSING TASK FORCE
DECEMBER 15, 2025 - 8:15 AM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 824 483 975#). If you have trouble accessing this meeting, please email [Catheryn Hembree](#).

2. Approval of Minutes

- A. October 20, 2025
B. November 17, 2025

3. Study Items

- A. Outreach & Engagement Report
B. Housing Chapter Outline & Process

4. Other Business

5. Future Agenda Items

- A. January 26: Planning Board Meeting: Master Plan Changes

6. Adjournment

The order of agenda items is subject to change.

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If you have any questions, please contact the Planning and Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. You can view the entire agenda packet on the City's website at [LebanonNH.gov/Agendas](#).

DRAFT

**LEBANON HOUSING TASK FORCE
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
[LebanonNH.gov/Live](https://lebanonnh.gov/live)
Monday, October 20, 2025
8:15 AM**

MEMBERS PRESENT: Tim McNamara, Chair, Andrew Faunce, Vice Chair,
Ryan Dube, John D'Entremont (Remote), Sarah Riley (Remote), Ellen
Smith Ahern

MEMBERS ABSENT: Dave Duncan, Tia Winter

STAFF PRESENT: Nathan Reichert, Director, Planning & Development,
Cathryn Hembree, Associate Planner, Planning & Development

1. CALL TO ORDER:

Meeting was called to order at 8:15AM by Mr. Tim McNamara, Chair

Mr. Nathan Reichert read the preamble.

2. APPROVAL OF MINUTES:

A. September 15, 2025

*Vice Chair Andrew Faunce MOVED to approve September 15, 2025 Minutes
Seconded by Ms. Ellen Smith Ahern*

** The MOTION was approved (5-0).*

Mr. D'Entremont abstained

3. STUDY ITEMS:

A. Housing Opportunity Grant: Public Outreach Events

Ms. Liz Kelly, Resilience Planning & Design provided an update of the outreach and engagement over the last several weeks, along with an update on what they've accomplished to date including:

- Collected 452 survey responses to date/survey will close November 9, 2025.
- Hosted a Housing and Conservation Focus Group
- Hosted a Business and Young Professionals Focus Group
- Hosted an LGBTQ Focus Group
- Hosted a Focus Group at Heater Landing Apartments
- Targeted Outreach at the TLC Recovery Center

- Targeted Outreach at the Listen Center Free Community Lunch
- Targeted Outreach at the Food Pantry

All of their findings will be compiled into an Outreach & Engagement report and provided to this Housing Task Force in November.

She said that these conversations have been very helpful. She added that Ms. Catheryn Hembree, Associate Planner, along with other City staff have also conducted numerous meetings including a Rotary Club meeting, a PTO meeting, a meeting at Kilton Library, manned a Farmers Market information table, etc., in order to learn more from the Lebanon community. Additionally, they have put QR codes on the Lebanon buses for people to participate in the survey.

B. Housing Opportunity Grant: Discussion of Completed Studies

Next, she presented a snapshot of what they've heard so far, and most if not all issues posed align with what this Task Force intuitively knew.

For example, "housing is too expensive for many working families and young adults", and many spend more than 40% of their income for housing, leaving little for essentials.

There is a strong demand for starter homes to own as well as affordable rentals. These came up repeatedly across all focus groups.

Many residents feel priced out of Lebanon and therefore are forced to commute from surrounding towns.

Poor housing quality and maintenance in some older units was commented on numerous times; there is a need for stronger code enforcement and rent protections, exacerbated by a large number of absentee landlords and out of state investors which is also driving up rents.

Also, there are several marginalized groups such as LGBTQ, single mothers, and people with a criminal record. "Step up" housing such as what were formerly referred to as "boarding houses" could help people in the interim/those with housing insecurity. Mr. Dube said that one of the main reasons this type of housing ended was problems with staffing them. In 2010 there were 5 of these houses in Lebanon, and now there is only 1, but trying to have case managers at these sites 24/7 has been the challenge.

Chair McNamara said that boarding houses were a common thing when he was growing up and they were traditionally run by families, and this has changed in our society now. Most larger houses have become rental apartments, and he too cited the willingness of people to become boarding house operators has decreased substantially. These provided important housing for singles, and for the most part no longer exist. The need has not disappeared though. He said that co-living arrangements and ADUs are the modern-day equivalent of boarding housing.

Next Steps are:

- Survey closes November 9th
- Continue to promote survey until then
- Provide summary of outreach and survey results to the Task Force at the November 17, 2025 Housing Task Force meeting
- Outreach and Engagement Report to be completed and provided to TF by the end of November
- Housing Chapter Writing to occur in December 2025 and January 2026

Ms. Smith Ahern asked if they collected any stories from residents, as originally planned, and Mr. Kelly said that they have; the survey itself has a place added for people to put their stories, so they have many stories now within the database.

Ms. Hembree said that they get the most powerful stories when they actually engage people, rather than a single sheet of paper with someone having written their story. Mr. Dube said that many people actually missed the questions, but once they started pointing them out (last question at the end of the survey), people starting completing this section.

Chair McNamara asked what the staff engagement is for the materials being produced and he asked if they learned anything new. Mr. Reichert said that he and his staff will be there to guide and provide substantial input to the consultants. He and Ms. Kelly said that it will be a collaborative. Chair McNamara said that he wants to be sure that they have this process nailed down.

Mr. Dube said that it's important that they don't simply look at the draft and fall into that line and miss the broader points that they have all been talking about.

Chair McNamara asked that given what they have done to date, did they learn anything new, and are there any surprises? Mr. Dube said that it was interesting to see how many people brought the **quality of housing in as possibly the #2 priority**, second to housing affordability (as expected). Chair McNamara asked what the City has done to date to help bring about the needed changes, and what can the City due potentially, additionally, in the future to help bring about the needed changes? That is really the important question. And is there a solution?

Mr. Dube posed that where the City of Lebanon goes with this is different than what they have for the current problem. What the issues will be 10 years out will potentially be different than the current ones, because for example, single people with housing issues could become married people, with families and therefore different types of housing needs. Chair McNamara said that it's important that the Chapter not be completely Lebanon focused, because this is, of necessity, a regional and a State issue as well. How does Lebanon fit into that? This is the chapter that cannot be solved locally; Lebanon can only make a contribution. This Chapter will need to acknowledge this as well as what else is going on in the State of New Hampshire and how that is contributing to this situation. Mr. Dube added that everything that is around us is impacting Lebanon.

Mr. Dube said that the slide show named Housing Market Analysis with CoStar Oxford economics(possibly affiliated with Apartments.com) information does not make sense; he believes the data is inaccurate. For example, they show that the vacancy rate for multifamily properties in Lebanon and core Upper Valley in 2024 at 20% - 22.5%, which seems completely too high. Every other source that the City has puts this vacancy rate at anywhere from .4 to (HUD) to 1.5 to 3%, He thinks CoStar is looking at their own data using their open vacancies. Ms. Kelly said they will get these comments back to RKG. Red flags will be addressed now so they are not using any inaccurate data. She also ask if they have other comments of anything that looks out of line or inaccurate; they want to know now.

Mr. D'Entremont stated that to date, from the education perspective, this completely disregards Plainfield and Grantham/Eastman in the analysis, and that they need to look at the three communities individually yet it's important to do this along with enrollments and enrollment trends. Do any of these other towns have the capacity to help with the housing issues? How do they jumpstart their efforts to have more affordable communities as well?

C. Housing Accelerator Briefing

1
2 Outside of Lebanon, such as Enfield, Lebanon contributes and helps facilitate infrastructure such as the
3 costs of sewer in Enfield and other towns. How much capacity does Windsor have, Enfield, New London,
4 Hartford, Newport and other towns? He thinks calls to these communities will allow them to have useful,
5 accurate data that puts the City of Lebanon in context.

6
7 Ms. Smith Ahern asked what the thinking is for the currently unhoused, which is more pressing than some
8 other housing issues. Ms. Riley said that it is not only the urgent need, but also how this Task Force can
9 help the community understand the obligation that the City has for the unhoused and help people
10 understand the importance of this. As she reexamined the purpose or charge is for this Housing Task
11 Force, and she noted that one purpose or charge was to analyze current and potential equity issues in our
12 housing supply(some of this came up in the results of the public outreach) , and so going forward, she
13 wants to know how they will be addressing this.

14
15 Mr. Reichert said that they are in the process of putting a partnership together with the Urban Land
16 Institute, and the thought is that they will bring in national help to see how they can actually put together
17 an accelerator program, along with continuing to grow our partnership with the State. This will allow for
18 guidance on how Lebanon can implement the recommendations. This will engage Lebanon in a broader
19 perspective and help Lebanon stay on top of what is happening at both the State and national levels, as
20 these are all in a state of flux and will allow Lebanon to be at the front of the line representing Lebanon's
21 needs. The parallel track is to address the market side of this as well, so that there is a plan in place if
22 there is no assistance or limited assistance.

23
24 Much like the early 1900's, employers may want to offer housing and childcare availability to their
25 employees and Lebanon wants and needs to work with and help large employers, so they know that they
26 are not alone. Vice Chair Faunce said that **now is the time for this Housing Task Force to work on**
27 **their strategies offline**, so that these are catalyzed, resulting in being further down the road when the
28 report does come to them.

29
30 A recap of some priorities included the strategy actions (noted in prior paragraph), education funding and
31 interfacing with cited communities (Mr. D'Entremont is a key resource for this), survey push, balance
32 between the infrastructure, the need and the obligation for housing the homeless, inequity issues in
33 housing, incentives and regulations for the open market and things they have control over or the ability to
34 influence, and partnering with local employers and the private sector to help impact needed changes as
35 well as growing our partnerships at the State and national levels.

36
37 Mr. Reichert said that people are willing to spend substantially higher amounts of money for their homes,
38 in places with excellent education, referred to as an "education premium". Because of the high-quality
39 schools in both Lebanon and Hanover, this is already in play in both places.

40
41 Ms. Riley asked what, if any other partners they plan to reach out to, and wondered if contact had been
42 made with Vital Communities, and the Housing Authority or any other non-profit housing providers. She
43 also wondered if they could look to examples such as Northern Stage (they recently built housing for
44 some of their employees), or other small and mid-size employers.

45 46 D. Lead Education: Ryan Dube

47
48 Mr. Dube posed that the City of Lebanon needs to implement their own lead enforcement procedures, and
49 he mentioned different resources that are willing to come in and help Lebanon with the education of lead
50 and lead abatement with an ultimate goal of making Lebanon lead free. He suggested they might want

different requirements for different housing types. The resources are there now for abatement (and could go away in the future). While this does not fit into the Master Plan that they are currently working on, Chair McNamara agreed this is important. It can be tied into another housing initiative in the near future as they address substandard housing which also ties into the housing quality issues posed in surveys and at recent housing engagement meetings.

Mr. Reichert noted that the City of Lebanon has two in house experts on lead, and they can be resources as the City works on Lead education and enforcement.

4. OTHER BUSINESS:

5. FUTURE AGENDA ITEMS:

Summary of the report and provide feedback and Ms. Riley asked how they can be sure that RKG takes a closer look at their data sources as some is clearly inaccurate. Mr. Dube said that they also need to break out rentals, investment properties, etc. Ms. Hembree said she will invite RKG to the November meeting. RKG needs to provide more details on their data and be consistent with their own date. Mr. Dube agreed to give Mr. Reichert information on some of his sources which are much more nuanced than the information RKG has provided to date. Ms. Riley offered that the City has their own in-house data on the unhoused, and this should be used by RKG. It is not acceptable getting inconsistent and illogical data, especially at this late date.

6. ADJOURNMENT:

Mr. Faunce MOVED for adjournment
Seconded by Mr. Dube

**The Vote on the MOTION was approved (6-0).*

The meeting was adjourned at 9:44 AM

Respectfully submitted,
Cinda Mersel
Recording Secretary **

DRAFT

**LEBANON HOUSING TASK FORCE
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
[LebanonNH.gov/Live](https://lebanonnh.gov/live)
Monday, November 17, 2025
8:15 AM**

MEMBERS PRESENT: Andrew Faunce, Vice Chair, Ryan Dube, John D’Entremont (Remote), Sarah Riley (Remote), Ellen Smith Ahern

MEMBERS ABSENT: Tim McNamara, Chair, Dave Duncan, Tia Winter

STAFF PRESENT: Nathan Reichert, Director, Planning & Development,
Cathryn Hembree, Associate Planner, Planning & Development

1. CALL TO ORDER:

Meeting was called to order at 8:20AM by Mr. Andrew Faunce, Vice Chair

Ms. Cathryn Hembree read the preamble.

2. APPROVAL OF MINUTES:

A. October 20, 2025

Approval of the Minutes will occur in the *December meeting*, due to not having a quorum today. “Lead free” will be changed to “lead safe”.

3. STUDY ITEMS:

A. Data Review with RKG and Associates

Mr. Whitman was able to meet with RKG associates last week and discuss the data and documentation concerns shared by the Housing Task Force in the October meeting. RKG (team member Allison) will edit the two reports to add disclaimers to clarify the sources used and their limitations. She will also review and update the Key Takeaways to be sure they are consistent. Ms. Hembree will provide additional data after calling rental properties.

Mr. Whitman shared that the general findings of these documents are still valid – Lebanon has a housing problem that needs to be addressed through the addition of a *variety* of unit types, and those new units will have a positive net benefit to the City.

Mr. Dube noted that in a meeting they had with RKG early this year, he provided them current and accurate housing data, but it doesn’t appear these data are being utilized. He remains very disappointed in the housing market analysis and data being provided by RKG, citing a lack of high confidence, valid claims, or deep dives.

B. Outreach Update

The City of Lebanon was highly successful in getting people to respond to the outreach and engagement process here. RP&D will have a full Draft of the Full Outreach & Engagement Report (delivered as a consolidated summary) in early December, and it will include a summary of all activities and findings.

He recapped the various outreach advertisement techniques used in this initiative. He provided some details of the Focus Groups & Community Conversations, and he shared the sentiment by one resident “Many don’t think the housing issues need to be studied any more – we need action”.

Results from the online housing survey Early Themes included:

- High housing costs are the primary barrier, including high rents in the \$2,000 - \$3,000 range as well as home prices in the \$400k-\$600k range being unaffordable even for dual-income and professional households.
- Many report being cost burdened and struggling to meet basic needs while paying for housing.
- Limited supply of affordable, appropriate options. There are gaps in starter homes, downsizing options for seniors, accessible units, and decent non-luxury rentals.
- Long waitlists for subsidized or income-restricted housing, and difficulty finding units that allow pets or meet accessibility needs.
- Intense competition and displacement pressures such as bidding wars, rising rents, and stringent application requirements (credit, deposits (first/last/security) making it hard to secure housing.
- Demand from DHMC and the college system contributes to higher prices and competition for units, particularly for local workers.
- Community and tax pressures – some respondents commute 30-60+ minutes because they cannot find or afford housing in Lebanon, thereby increasing transportation, etc. expenses and reducing quality of life.
- Long-time homeowners, especially seniors, report rising property taxes as a threat to their ability to remain in the community.
- Substandard housing conditions and housing insecurity include reports of deteriorating units, mold, safety issues, and “slumlord” conditions, with limited options to move elsewhere.
- Some respondents describe experiences of homelessness, living in cars or tents, or relying on emergency and temporary shelter.
-

Next steps for Outreach and Reporting:

- Complete the Outreach & Engagement Report, combining focus group, tabling/pop-up, housing stories, and survey finding into a single document
- Deliver the Draft for Review in early December
- Use the outreach findings, along with the Housing Needs Assessment, Fiscal/Market Analysis, and Regulatory Audit, to guide the Housing Master Plan Chapter and Strategic Housing Plan recommendations.

Ms. Hembree asked if there were any surprises with this entire process/surveys, and Mr. Whitman said that the big surprise was the high level of engagement and respondents. Also, Mr. Dube noted that 49% of the respondents were homeowners and he suggested that they select some of the issue areas that differ between homeowners and renters and see whether there are significant differences in certain metrics and whether their concerns overlapped in some areas and not in others, given these groups are two very different markets and frequently two very different situations in life for people in these two groups.

1 Mr. Whitman agreed to do this.

2
3 Ms. Smith Ahern wondered if there is a plan to include current action that Lebanon is taking to house the
4 unhoused in emergency shelters, to include this in the Master Plan. Mr. Whitman asked if she, along with
5 other TF members, can assist with this and address both the unmet needs and action steps. A consolidated
6 presentation in the Master Plan will be completed on this topic and Ms. Hembree will provide her notes to
7 Ms. Smith Ahern and other interested persons.

8
9 Mr. Reichert said that they had many memorable conversations (anecdotes rather than formal feedback),
10 though no audible was collected. Ms. Riley proposed a “hotline” similar to the NPR (National Public
11 Radio) Story Corps, though the studies have now been completed so this can perhaps be included in a
12 future initiative. There was much discussion about different ideas they could use, but it was also agreed
13 that for now, many of these ideas are very late in the process; they can however be used in the future. Mr.
14 Reichert and Ms. Hembree might be able to help supplement some information, but they cannot slow
15 down the current pace for the consultants, rather it could help inform the Housing Master Plan and
16 incorporate the qualitative part of the feedback from people.

17 18 C. Discussion: Housing Master Plan Chapter

19
20 Mr. Whitman asked if the TF wants to look at the current Master Plan or focus on the New Housing
21 Master Plan Chapter.

22
23 Mr. Dube said that while many of the prior issues have been addressed, many have not and he thinks this
24 could be the time to look at the ones that are still ongoing and see what strategies were previously
25 proposed and the success of any of the strategies that have been used. **He thinks consideration should
26 be given for what the concrete barriers are that Lebanon could address as action items – linking
27 what are the reasons we cannot get to the goal, and what can be done about these (e.g. construction
28 costs, working with Planning & Zoning, etc.).** Mr. Whitman said this is reasonable to really focus on
29 the barriers, and then recognizing what’s within the scope of what the Master Plan can address.

30
31 Mr. Faunce, Vice Chair said that the Planning Board had a recent conversation and wants for their new
32 Master Plan, to be more accessible since the current one is overly long, and hard to wade through it so one
33 suggestion is that they include a 1–2-page Executive Summary for each section, for easier readability,
34 alongside the formal Housing Master Plan Chapter. So, for example, all the key topics (e.g. Issues &
35 Priorities, Future Challenges, etc.) will each include an Executive Summary.

36
37 Mr. Faunce, Vice Chair, invited Mr. Whitman to the next Planning Board meeting, December 8, 2025.

38
39 In December, Mr. Whitman, RP&D and his team will provide the Lebanon Housing Task Force with:

- 40
- 41 • Updated Reports from RKG to website (after sign off by Housing TF)
- 42 • Draft Outreach and Engagement Report
- 43 • Master Plan Chapter – refine outline and begin work on actions
- 44

45 He encouraged Task Force members to zero in on a list of actions, *creating a master list that they want*
46 *brought to the forefront*, so that by January, that will start to take the shape of the Chapter.

47
48 Ms. Riley asked if the new Chapter will also include Strategies along with Actions; will they be broken
49 out, listed as simply Actions, or what? Mr. Faunce, Vice Chair said that while this is a vision piece, it
50 needs to be heavy on the vision, and not dictates since there are layers to the specific – e.g. we need

1 access to more soccer fields, not we will build a soccer field at X location, etc. She said that the
2 Conservation Commission which she is Chair of also addressed parallel structures. Mr. Dube said they
3 need to include 1- what are the issues? 2- what is the goal? (not necessarily ultra concrete) and 3- what
4 are some issues that need to be addressed (not how to) and reasons why these haven't been addressed to
5 date, so that this can be a guiding document for now and looking back on this several years out, one can
6 see what if any successes were accomplished.

7
8 Mr. Faunce, Vice Chair, encouraged TF members to call out the compelling issues (in New Hampshire),
9 even those without an obvious current solution, which could possibly have the impact of changing
10 legislation at the State level. Mr. Reichert added that any document they compile needs to recognize our
11 advantages and disadvantages relative to State and Federal policy. We are dependent on both, to complete
12 many housing outcomes. Ms. Riley suggested that this TF share stories with the residents about those
13 things that might impede Lebanon, what the limitations are, and why. Mr. Dube added the need to
14 convey what are realistic outcomes – what the City controls versus those things they do not control.

15
16 Ms. Smith Ahern wants to endorse a point that Mr. Faunce, Vice Chair, made about being expansive and
17 bold in our vision and reach. Mr. Faunce reiterated to “not speak only about what is possible but also to
18 things that we don't yet know are possible”. All Housing Task Force members have an assignment prior
19 to the next meeting, for them to spell out the obvious and/or bold so they can discuss this in December.

20
21 While other towns and counties impact Lebanon, the City of Lebanon must think about Lebanon as part
22 of the larger regional area, for example the town of Hanover. One item on the new Master Chapter might
23 be to coordinate with other communities and not think of Lebanon as an “island”. There was extensive
24 conversation about what the trend of things is and the capacity to help other towns. Septic systems and
25 water were both cited as clear policy decisions that Lebanon will need to make; is it appropriate that we
26 *not* expand these?

27 28 **4. OTHER BUSINESS:**

29
30 Review and adopt the 2026 Meeting Calendar

31
32 Ms. Hembree shared a 2026 Meeting Schedule for the Lebanon Housing Task Force. Both the January
33 and February meetings will need to be moved due to national holidays. For January she proposed
34 Tuesday, January 20, 2026, or Monday, January 26, 2026. For February, she proposed Tuesday, February
35 17, 2026, or Monday, February 23, 2026. Winter Break is also that week.

36
37 She will conduct a straw poll, to help ensure quorums, and also let Cinda Mersel, Recording Secretary,
38 know the chosen dates.

39 40 41 **5. FUTURE AGENDA ITEMS:**

42
43 Ms. Riley inquired about the City's data on the unhoused and wondered if the consultants have looked at
44 this information yet? It is available to them and Ms. Hembree connected the consultants with the survey
45 information and other sources as well. Some of the best data we have is our own. Also, the school system
46 has good sources of information, as well as The Haven, Listen, etc. and this was provided to the
47 consultants. Ms. Smith Ahern asked about how our winter shelter functioned the last year; we need to be
48 thinking more about this expansively and be sure that this is addressed by the consultants and the new
49 Master Plan Chapter. At the very least state the issues/barriers and concrete successes. Mr. Dube will

reach out to Housing First, if they have not been approached already. They will be invited to the December 2025 meeting.

6. ADJOURNMENT:

Mr. Faunce MOVED for adjournment

The meeting was adjourned at 9:45 AM

Respectfully submitted,

Cinda Mersel

Recording Secretary

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Introduction

Living in Lebanon is an ongoing, multi-year effort to understand current housing conditions, identify community needs, and update City policies and regulations to better support a diverse, affordable, and livable housing landscape. A major component of this work has involved gathering input from residents, workers, employers, and community partners to understand how housing challenges and opportunities are experienced across different parts of the community.

This Outreach Summary compiles findings from the City's 2025 engagement activities, which included targeted focus groups, community conversations, tabling at local events and community facilities, and a citywide online housing survey. These activities were designed to reach people in multiple settings, ensure that a broad range of voices were heard, and provide opportunities for individuals to share their perspectives in ways that felt comfortable and accessible.

The following sections document the feedback gathered during each outreach method and highlight the themes that emerged across conversations. Raw notes from all engagement sessions and the complete online survey dataset are included in the Appendix to provide a transparent record of public input that will help inform the creation of a new Housing Master Plan Chapter and future housing strategies.

Key Findings from All Outreach

These key findings reflect themes that emerged consistently across the focus groups, community conversations, tabling events, and the online housing survey. Together, they provide a broad and accurate picture of how respondents experience the housing landscape in Lebanon today.

- **Housing costs are a major pressure across all household types**
 - Respondents described rising rents, property taxes, and utilities as central factors affecting household stability, financial stress, and the ability to remain in or move to Lebanon.
- **Limited supply restricts options for renters and homeowners**
 - People searching for starter homes, downsizing options, accessible units, family-sized rentals, or modestly priced apartments described difficulty finding available housing that fits their needs.
- **Competition and eligibility requirements create barriers to access**



- Application paperwork, documentation requirements, income and credit thresholds, and rapid competition for available units limit options for households with constrained resources or nontraditional circumstances.
- **Property taxes and overall cost of living influence decisions**
 - Participants described the combined impacts of rising taxes, utilities, insurance, and maintenance on their ability to stay housed or transition between housing types.
- **Neighborhood fit, scale, and design are important community considerations**
 - Respondents emphasized the importance of thoughtful location, walkability, access to services, and development that fits within existing neighborhoods while providing needed housing options.
- **A wide range of housing types is needed to meet community demand**
 - Feedback identified interest in small homes, single-family homes, duplexes, modest multifamily buildings, mixed-income developments, accessible units, senior-friendly housing, supportive housing, and flexible models like ADUs and co-housing.
- **Rental experiences and property management practices affect housing stability**
 - Concerns included maintenance delays, rising rents, absentee ownership, and inconsistent communication, alongside interest in clearer expectations, improved oversight, and stronger renter supports.
- **Housing challenges directly affect the local workforce and regional economy**
 - Employers and workers noted that limited and costly housing contributes to long commutes, recruitment challenges, and difficulty retaining staff across industries.
- **Transportation access shapes housing feasibility**
 - Respondents described transit, walkability, and proximity to services as important factors in determining whether housing is workable for their daily needs.
- **Community members are open to creative and flexible housing solutions**
 - Interest included modular housing, tiny homes, shared-equity models, downpayment assistance, boarding-house-style options, and other approaches that respond to diverse needs and circumstances.

Insights From Each Outreach Method

The following section summarizes key insights gathered through each outreach method used during the 2025 engagement process. While the previous section highlights themes that appeared consistently across all conversations, the summaries below reflect what participants shared within specific settings, groups, and engagement formats. Presenting the findings this way helps illustrate how different parts of the community experience housing challenges, identify priorities, and describe the types of solutions or approaches they believe would be most helpful. These insights are synthesized from notes recorded during each session and represent the major ideas and perspectives that emerged within each outreach method.

Focus Group Feedback

Housing & Conservation Focus Group

On September 11, 2025, the City hosted a **Housing and Land Conservation Focus Group in the City Council Chamber at Lebanon City Hall**. In attendance were representatives from Vital Communities, Upper Valley Land Trust, the Lebanon Energy Advisory Committee, Saxon Partners, the Upper Valley Trails Alliance, City Council, The Nature Conservancy, Lebanon Property Management, Valley News, residents from Lebanon, and a resident from Enfield. **Approximately 30 participants attended the session**, contributing perspectives that helped inform the key findings summarized below.

- **Relationship Between Housing Development and Conservation**
 - Participants emphasized that housing and conservation do not need to be at odds and can be compatible when planned intentionally.
 - Lebanon was repeatedly cited as a community where conservation organizations and housing developers have worked well together, with the Jackson and Tickner properties referenced as successful examples.
 - Several participants questioned whether conservation is actually limiting housing development, suggesting that regulatory barriers and economic conditions are more influential.
- **Impacts of New Development on Natural Resources & Infrastructure**
 - Concerns were raised about development near natural areas affecting wildlife habitat and ecological integrity.
 - Water availability and long-term capacity to serve new housing were identified as important considerations.
 - Participants also noted potential impacts on schools, transportation, and healthcare systems, even if large multifamily complexes tend to produce relatively few school-aged children.
- **Infill Development & Land Availability**
 - There is a desire for clearer definitions and mapping of “infill” opportunities and undeveloped properties within core urban areas and throughout town.
 - Some participants noted that most current development interest is centered on infill areas rather than conserved lands, although this trend may be shifting.
- **Regional Context & Inter-Municipal Coordination**
 - Members stressed the need for Lebanon to coordinate more actively with neighboring towns, noting that decisions in Lebanon influence the broader Upper Valley.
 - Traffic and housing pressures spill over municipal boundaries, and siloed planning could worsen regional challenges.
- **Demographic & Market Pressures**

- Participants noted concerns about an aging population and declining numbers of young families.
- High taxes were mentioned as one factor influencing people to leave Lebanon or avoid moving into the community.
- The limited supply of single-family homes contributes to turnover among both local households and hospital staff.
- **Influence of Dartmouth-Hitchcock & the Local Job Market**
 - The hospital significantly shapes local housing demand, with temporary staff, new hires, and high-wage professionals all competing for a limited number of appropriate housing options.
 - Limited builders and financiers make it difficult to expand the supply of single-family homes at the scale needed to retain employees who want to stay in the region.
- **Housing Needs Across the Spectrum**
 - Participants highlighted a lack of smaller, more affordable units, including 1-bedroom and studio units that could support individuals experiencing housing instability.
 - Seniors looking to downsize still prefer 2-bedroom options, which the current market does not provide in sufficient quantity.
 - Suggestions also included allowing more boarding-house-style accommodations and enabling denser, vertical development where appropriate.
- **Access to Nature, Recreation & Mobility**
 - Regardless of future development, attendees stressed the importance of maintaining access to outdoor spaces for residents living downtown and in denser neighborhoods.
 - Trails were described not only as recreation assets but also as transportation infrastructure linking neighborhoods, schools, and employment centers.

Heater Landing Focus Group

On Tuesday, October 7th, the City hosted a **community Pizza Party** at Heater Landing Apartments to hear directly from residents about their housing experiences and priorities for the future. Approximately **25 participants** attended the event, sharing insights that helped shape the key findings summarized below.

- **What Makes Lebanon a Good Place to Live**
 - Residents described Lebanon as a community that balances strong local character with access to essential services.
 - They highlighted the importance of transportation connections, proximity to healthcare, and the sense of safety and support within the neighborhood.

- Lebanon was viewed as more accessible and affordable than nearby communities such as Hanover, providing opportunities for working families to remain in the Upper Valley.
- **Current Housing Challenges**
 - Participants shared examples of how Lebanon’s limited housing supply and rising costs affect everyday life.
 - Many noted the difficulty of finding available units—especially in emergencies—and the need for more accessible apartments for seniors and people with disabilities.
 - Large families struggle to secure homes with adequate space, and waiting lists for income-based housing remain long.
 - Residents expressed concern about investors buying local properties and raising rents, which contributes to displacement and fewer long-term, community-oriented landlords.
 - High property taxes and rising rents make it difficult for households to save for homeownership.
- **Community Priorities for Future Housing**
 - Residents emphasized the need for more affordable, diverse, and family-friendly housing options.
 - They stressed the value of mixed-income developments, improved apartment amenities, and access to outdoor spaces.
 - Participants supported additional townhouses, duplexes, cottage-style homes, and ownership models that create long-term stability—such as rent-to-own or limited equity partnerships.
 - There was interest in expanding the role of the Lebanon Housing Authority and exploring funding tools or partnerships to support new development.
 - Participants also encouraged the city to consider housing solutions for vulnerable populations, such as tiny homes or supportive housing, alongside efforts to ensure public services can keep pace with growth.
- **Key Takeaways**
 - Heater Landing residents value affordability, accessibility, and the strong sense of community in Lebanon.
 - There is broad support for mixed-income, well-designed, and family-oriented housing with essential amenities.
 - Residents want policies and partnerships that allow local households to remain in the community long term.
 - Participants see housing as closely tied to transportation access, public services, and overall community well-being.

Housing & Professionals Focus Group (Housing Mixer)

On Thursday, September 25th, the City hosted a Housing Mixer at Salt Hill Pub to hear from local business owners, workers, and young professionals about their experiences

and priorities related to housing in Lebanon. **Approximately 18 participants attended** the event and contributed to the key findings summarized below.

- **Lebanon's Role in the Upper Valley Housing Landscape**
 - Participants discussed Lebanon's leadership role within the Upper Valley and how responsibilities for meeting housing needs are shared across the region.
 - While Lebanon is viewed as the economic and geographic center of the Upper Valley, several participants emphasized that the city should not be expected to solve the region's entire housing challenge.
 - There was agreement that every community contributes differently and that Lebanon can continue to lead by example while encouraging neighboring towns to do their part.
 - Participants also noted that pressures from outside investment affect the local market and shape what gets built.
- **Need for Action and More Flexible Regulations**
 - Participants stated a desire to shift from additional study toward more direct action, with emphasis on policies that enable a wider range of housing options.
 - Several described the need for clearer guidance, faster permitting, and municipal investment in housing projects to address barriers such as long approval timelines and economic uncertainty.
 - Some participants supported a more assertive or "authoritative" approach by the City to ensure the market delivers needed housing types, especially those the private market is not currently producing.
- **What Types of Housing Are Needed**
 - Attendees highlighted a range of unmet housing needs across the spectrum, including:
 - Affordable options for individuals, especially those who work in Lebanon but cannot afford to live there.
 - Starter homes and housing suitable for early-career employees.
 - Housing for DHMC staff who stay 1–3 years as well as those hoping to remain in the community long-term.
 - Options for older adults, including continuing care retirement communities.
 - More flexible models such as boarding houses, co-housing, and small-scale units.
 - Participants noted that modular housing—especially developed through partnerships with local builders—could provide cost-effective, scalable solutions if paired with appropriate zoning.
- **Key Challenges to Development**
 - Developers and participants cited several constraints that limit housing production, including limited available land, high development costs, reliance on out-of-state labor, and long approval processes.

- Municipal services, including access to public water and sewer, were described as major factors affecting feasibility. In areas without city utilities, community well and septic systems were viewed as feasible options, particularly for modular home developments.
- **Where Housing Should Be Located**
 - Participants identified locations near major employers, transit routes, and activity centers—such as the hospital and college—as priorities for new housing.
 - They noted that limited public transportation creates barriers for workers and younger residents, and that both the City and private sector may need to expand transit options.
 - Infill areas, including neighborhoods like Wolf Road, were highlighted as appropriate locations for duplexes and small-scale housing.

LGBTQ+ Focus Group

On **Tuesday, September 16th**, the City hosted an **LGBTQI+ Housing Focus Group** at Lebanon City Hall to hear directly from LGBTQI+ residents about their housing experiences, challenges, and priorities. Approximately **10 participants** attended the session and contributed the insights summarized below.

- **Housing Costs, Safety, and Stability**
 - Participants described Lebanon’s housing market as increasingly expensive, competitive, and difficult to navigate, with rents rising faster than wages.
 - Several participants shared concerns about safety and discrimination, noting that hate incidents, hostile neighbors, and inconsistent enforcement of condo or rental policies reduce housing options for LGBTQI+ residents.
 - Participants emphasized that many feel fortunate just to secure housing at all, often needing to act quickly on whatever becomes available regardless of quality or fit.
- **Landlord Practices and Changing Ownership Patterns**
 - Residents reported that locally based landlords tend to maintain better relationships with tenants, whereas absentee landlords and large outside investors are perceived as more likely to raise rents, defer maintenance, or prioritize profit over tenant well-being.
 - Participants described experiences with unsafe units, lack of repairs, and landlords who encourage selling rather than maintaining affordable rentals.
 - They also noted that limited generational wealth and strained family support networks can leave LGBTQI+ renters without the financial safety net needed to exit unsafe or unhealthy housing situations.
- **Affordability Pressures and Limited Rental Protections**

- Attendees highlighted that many households spend a substantial portion of their income on rent, leaving little capacity for savings, transportation, healthcare, or basic needs.
- They expressed concern that existing renter protections are insufficient, particularly at the end of lease terms when landlords can raise rents significantly.
- Participants suggested stronger regulations, consistent inspections, and limits on annual rent increases to prevent sudden displacement, as well as attention to rising utility costs that further strain budgets.
- **Limited Housing Supply and Competitive Market Conditions**
 - Residents described Lebanon’s low vacancy rates and limited housing stock as major barriers, contributing to rapid rent escalation and pressure to accept substandard units.
 - They noted that the market offers few options for renters seeking stability or for individuals hoping to transition to homeownership while paying high monthly housing costs.
 - Participants also pointed out that many larger single-family homes are occupied by one or two people, making the overall distribution of housing mismatched with community needs.
- **Community Priorities and Potential Solutions**
 - Participants identified a need for stronger tenant supports, more consistent oversight of rental conditions, and regulations that encourage responsible property ownership.
 - They recommended exploring incentives for local ownership and disincentives for large corporate buyouts, as well as policies that prioritize housing as a human need rather than an investment product.
 - Attendees expressed interest in creative housing models—including duplexes, ADUs, and conversions of larger homes into multi-unit spaces—and called for local advocacy structures that help represent renter interests.

Community Conversations and Tabling Feedback

As part of Living in Lebanon Project, the Lebanon Housing Task Force and City Staff **hosted targeted community conversations** and **conducted tabling and pop-up outreach** to engage residents in multiple ways. Community conversations were held at the **Kilton Library on September 29, 2025**, at the **Upper Valley Haven Food Pantry on September 30, 2025**, and at the **Listen Center Free Community Lunch on October 8** to provide space for deeper dialogue about housing needs and experiences.

In addition, the project used a suite of outreach materials—including a project logo banner, printed resident surveys, “Tell Us Your Housing Story” handouts that could also be dropped off at the Lebanon Planning Department, online survey postcards, an interactive dot-poster with survey questions, an educational poster outlining the planning process, a one-page Housing

Needs Assessment summary, and an email sign-up sheet—to support **tabling at the farmers market, school events, a parent–teacher organization meeting, and engagement with the Rotary Club**. Materials were also displayed at **City Hall, transit hubs, and the community pantry**, ensuring residents could learn about the project and share input across a variety of community settings.

Kilton Library Community Conversations Key Findings

- **Housing affordability and rising costs** are a major concern, with residents noting that prices do not match Lebanon’s scale or local wages, making it difficult for families and long-time residents to remain in their homes.
- **Gaps in housing options** were repeatedly identified, including the need for larger rentals for big families, smaller and more affordable units for seniors to downsize into, and alternative models such as tiny homes, boarding houses, and farmsteads.
- **Barriers to securing housing** include limited options for households with criminal backgrounds, long wait times, and market competition with nearby towns like Enfield that offer more space for the cost.
- **A disrupted neighborhood cycle** was noted, with few pathways for seniors to move into smaller accessible units, preventing turnover and limiting opportunities for new families to move into existing neighborhoods.
- **Transportation access** remains important, with residents highlighting the need for expanded public transit to support daily mobility and broader housing choice.

Upper Valley Haven Food Pantry Community Conversations Key Findings

- **Seniors and fixed-income households** are increasingly vulnerable, with many feeling forced to move due to rising housing costs, taxes, and expenses that outpace their income.
- **A need for more affordable and diverse housing options** was emphasized, including smaller-scale apartment or condo buildings that foster community, affordable senior housing complexes, family-friendly homeless shelters, and units accessible to residents with disabilities.
- **Concerns about neighborhood compatibility** were noted, with participants stressing that the *location* and *fit* of new development matter as much as the amount—calling for careful consideration of how multifamily housing is introduced in established single-family areas.
- **Residents expressed frustration with rising taxes and city spending**, feeling that costs are pushing residents out, that spending priorities need reevaluation, and that existing residents should be more directly involved in decision-making.
- **Gaps in support systems** were described, including limits in assistance for low- and moderate-income working households who do not qualify for help but cannot afford local rents. Participants also raised concerns about inequities in who receives housing support, noting unmet needs among working families.

Listen Center Community Lunch Conversations Key Findings

- **Rising housing costs and related expenses**—including taxes, insurance, and ongoing maintenance—are making it increasingly difficult for households to stay housed, especially in older units that require substantial repairs.
- **Barriers to securing rental housing** were commonly raised, including high income-to-rent qualification requirements, nonrefundable application fees, strict background checks, and challenges replacing stolen or lost identification documents needed for housing applications.
- **Limited affordable and appropriate housing options** are affecting seniors, individuals without family support, and those without children or medical needs who feel they fall to the bottom of housing priority lists. Participants also noted conversions of two-unit homes into single-family homes, further reducing available rental stock.
- **Residents emphasized the need for safe, well-managed boarding house options** to serve individuals who do not need or qualify for traditional subsidized housing but still cannot access market-rate units.
- **Workforce and employer challenges** were highlighted, including delays in onboarding, unpredictable work hours, and a disconnect between employer expectations and the financial instability many employees face.
- **Listen Center staff reported significant increases in community need**, including a 46% rise in meals served compared to the previous year, reflecting broader housing and economic pressures in the community.

Online Housing Survey

In addition to focus groups and community conversations, the City distributed an online city-wide housing survey to reach a broader cross-section of residents and better understand how housing conditions impact daily life in Lebanon. The survey invited participants to share their experiences with housing affordability, access, availability, and neighborhood needs, and emphasized anonymous, candid feedback to help guide upcoming regulatory recommendations and the development of the Housing Master Plan Chapter and Strategic Plan. The online survey took approximately ten minutes to complete and received **527 responses**, offering a broad range of perspectives for the City to consider as it plans for Lebanon's housing future.

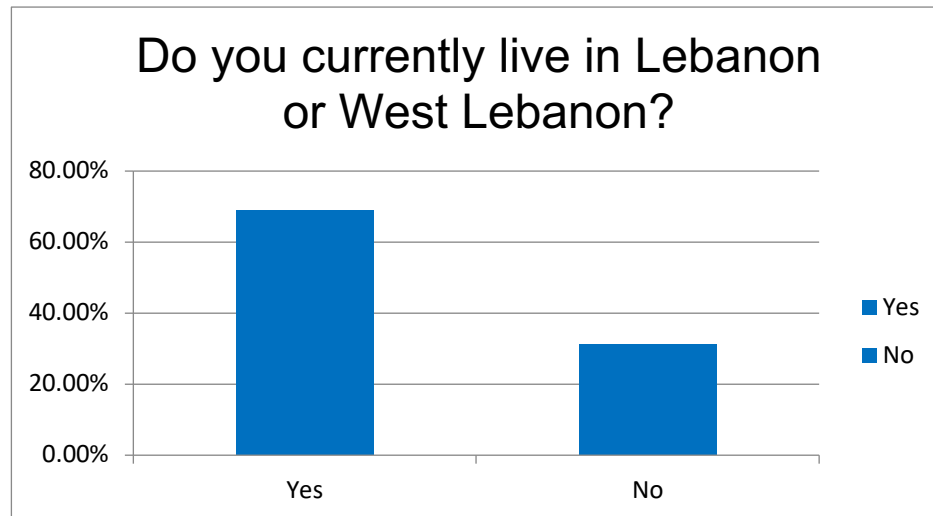
The following section provides a summary of the online Housing Survey. Please note that any hard-copy surveys submitted were manually entered into the online survey system so that all responses are captured in one complete dataset. The summary below reflects the responses to each survey question and highlights the major themes identified in the public's feedback. These themes are based directly on the raw responses received and are not presented in any order of importance. AI-assisted analysis was used to help identify common themes for each question. A full SurveyMonkey report, including all raw comments and responses, is provided in the Appendix.

Who Completed the Online Housing Survey?

About **70%** of respondents indicated that they currently live in Lebanon or West Lebanon, while about **30%** live outside the city. This shows that the survey received feedback from both local residents and individuals from the surrounding region.

Answered: 524

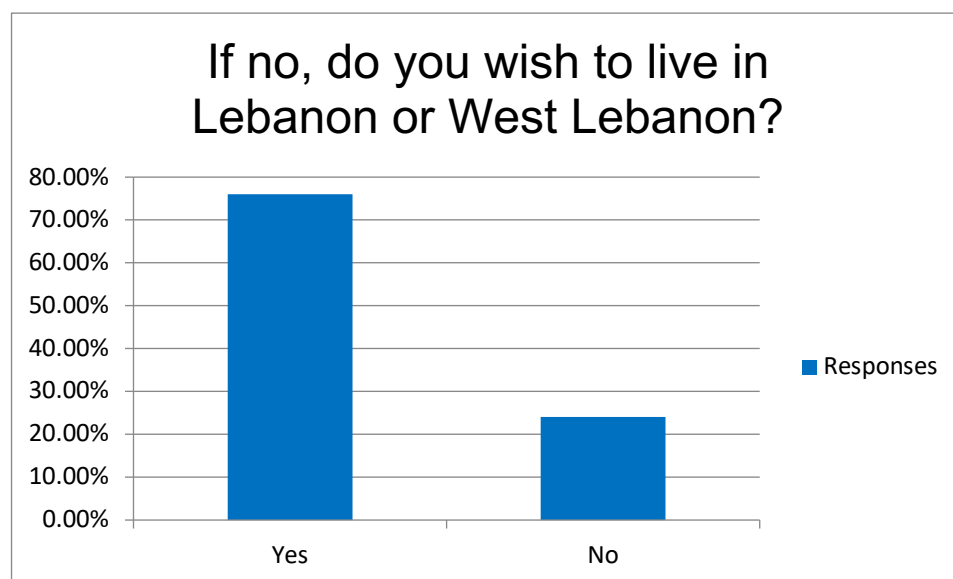
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Among respondents who do not currently live in Lebanon or West Lebanon, about **76%** indicated that they would like to live in the city, while about **24%** said they would not. This shows continued interest in living in Lebanon among those residing elsewhere.

Answered: 212

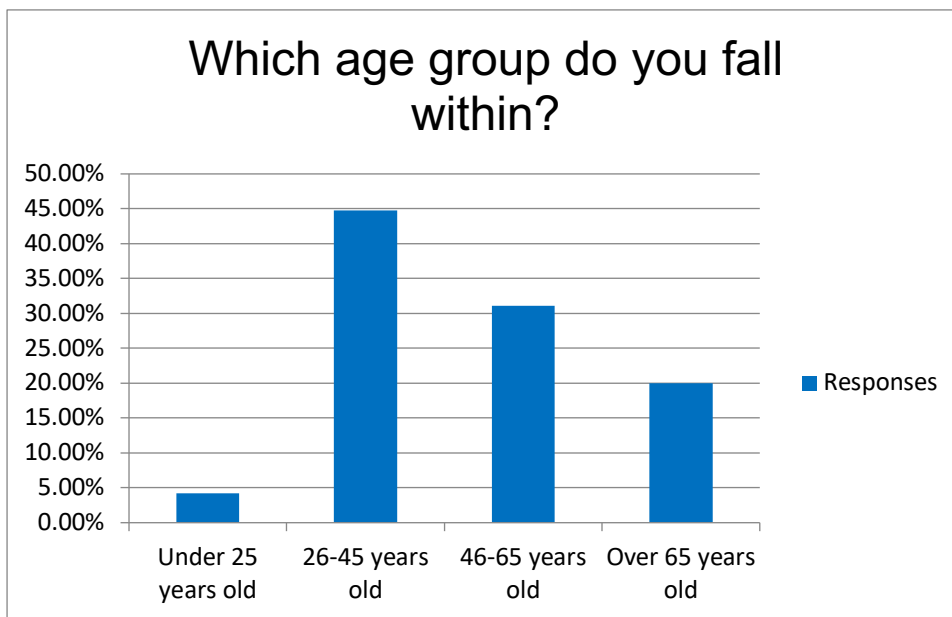
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Survey participation included respondents across all age groups, with about **45%** between ages 26–45, about **31%** between 46–65, about **20%** over 65, and about **4%** under 25. This distribution reflects input from a broad range of life stages and household types.

Answered: 526

Skipped: 1



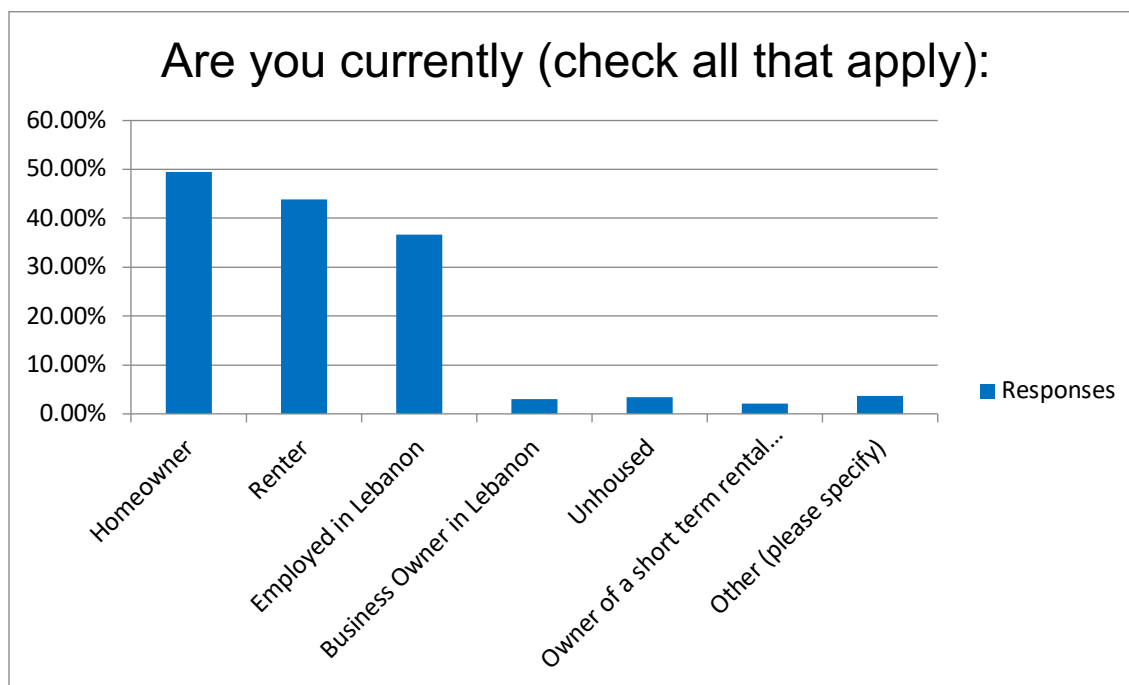
How Respondents Are Housed Today

Respondents reported a range of current housing and living situations: **about 49% identified as homeowners, about 44% as renters, and about 37% as employed in Lebanon**. Smaller shares indicated they were unhoused, business owners, or short-term rental/investor owners, reflecting diverse connections to housing and work in the city.

Responses in the “Other” category describe several circumstances not captured by the listed options. These include individuals living with parents or other family members, living with a partner in a home they do not own, and people renting land while owning a mobile home. Several noted unstable or transitional housing, such as staying with friends, staying with a partner after giving up an apartment due to rising costs, or searching for housing while on assignment. A few responses referenced unique situations such as living in a church parsonage, residing in sober living, working as a property manager, being unhoused, or recently leaving a rental and seeking to purchase. Collectively, these responses highlight a mix of informal arrangements and housing instability beyond traditional renter or homeowner categories.

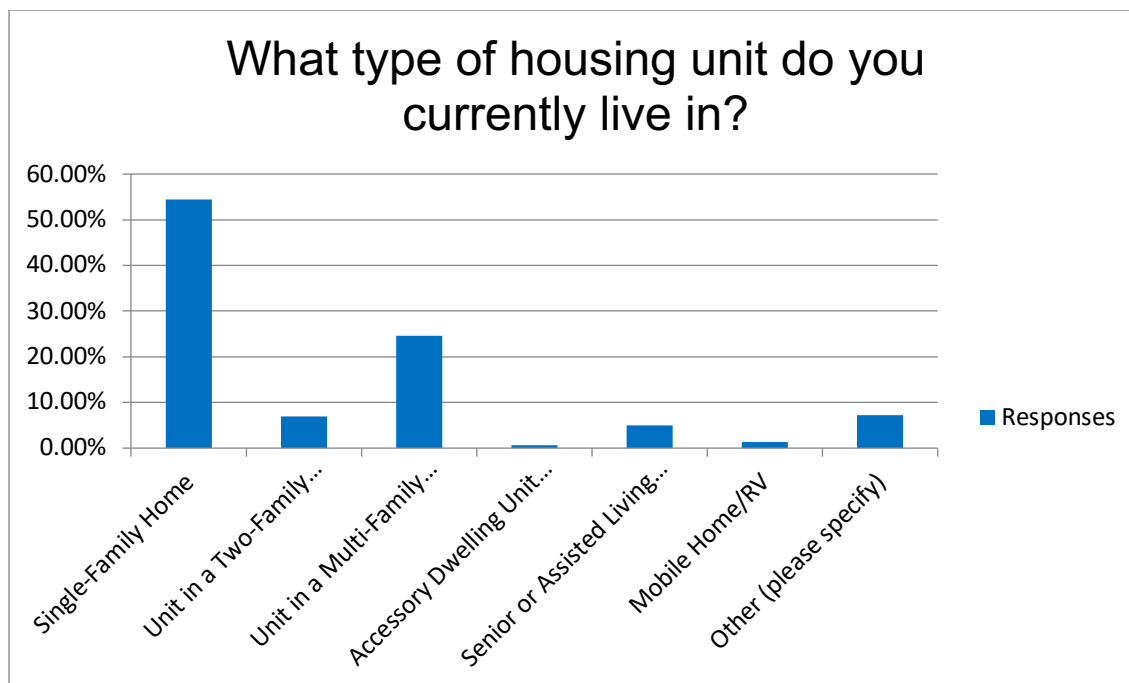
Are you currently (check all that apply):

Answer Choices	Responses	
Homeowner	49.43%	260
Renter	43.92%	231
Employed in Lebanon	36.69%	193
Business Owner in Lebanon	3.04%	16
Unhoused	3.42%	18
Owner of a short-term rental or investor property	2.09%	11
Other (please specify)	3.61%	19
Answered		526
Skipped		1



Respondents reported a wide mix of housing types: about **54%** live in single-family homes, about **25%** in multi-family buildings with three or more units, about **7%** in duplexes, and smaller portions in senior living, mobile homes, ADUs, or other arrangements. This range reflects the varied housing stock available in and around Lebanon.

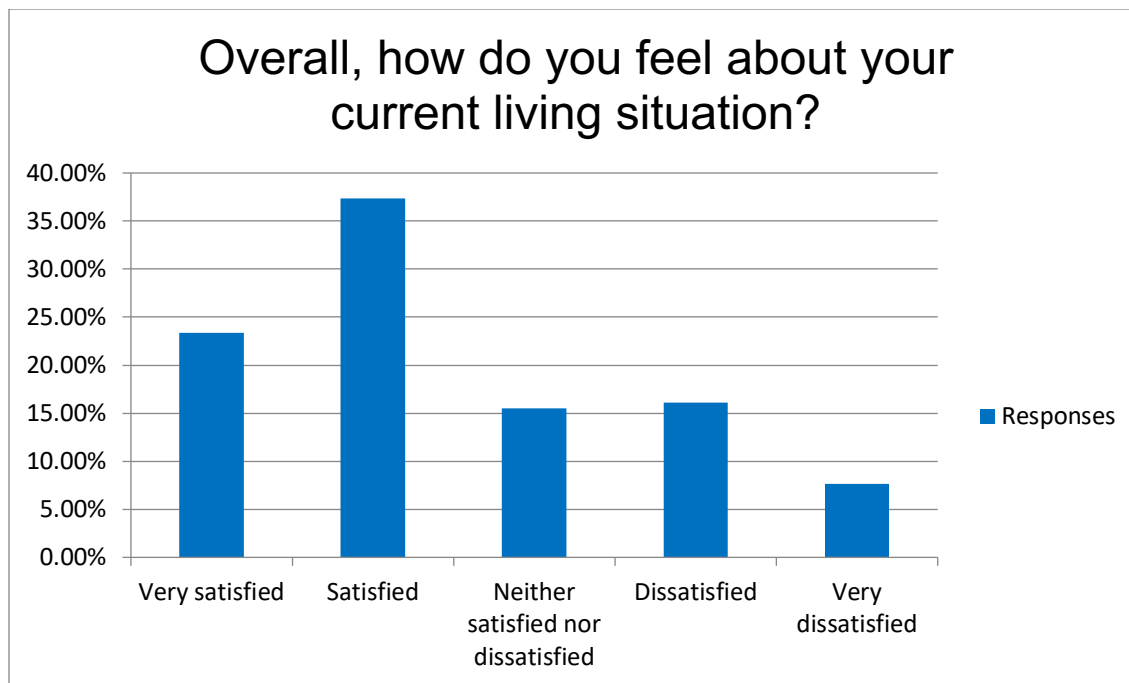
The “Other” responses describe a variety of living situations not included in the predefined categories. These include subsidized units, apartment complexes, rooms for rent, and informal or temporary arrangements such as living in a car, tent, hotel, motel, or identifying as unhoused. Respondents also noted living with parents, with family, with friends, or in specialized settings such as a sober house, recovery house, workforce housing apartment complex, homeless shelter, ski cabin residence, or renting above a garage. Taken together, these entries show a broad spectrum of circumstances beyond traditional rental or ownership housing.



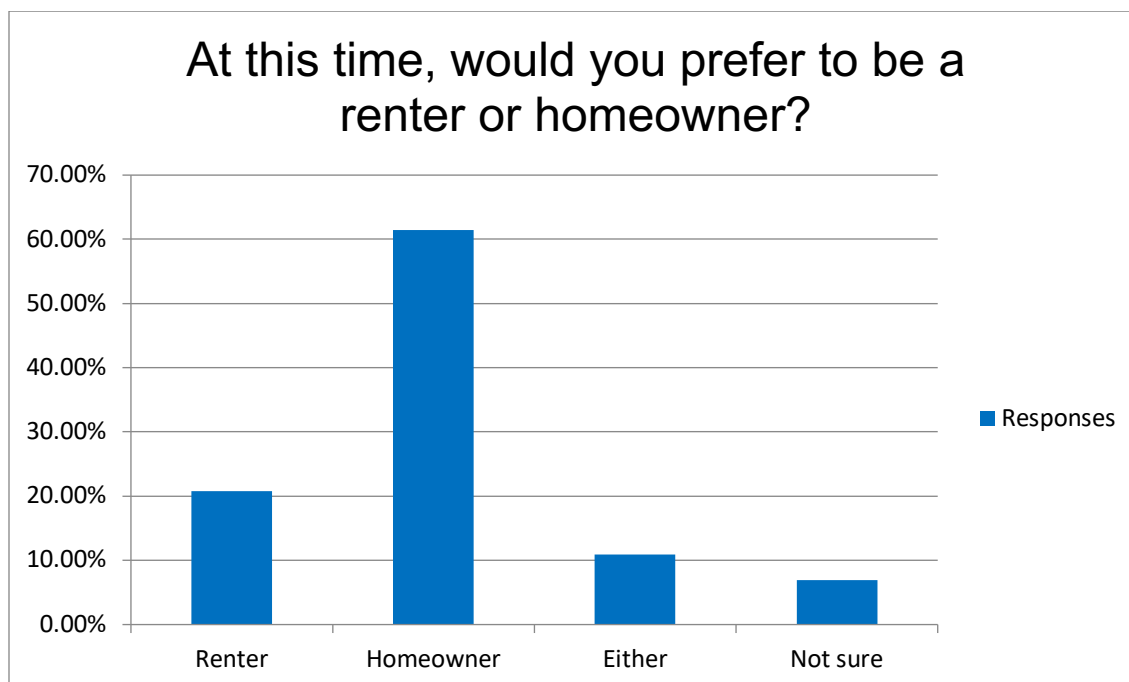
Responses to this question were mixed: about **23%** reported feeling *very satisfied* with their current living situation, about **37%** *satisfied*, about **16%** *dissatisfied*, about **8%** *very dissatisfied*, and about **16%** *neither satisfied nor dissatisfied*. Short written comments indicate that feelings of satisfaction are often linked to safety, neighborhood, location, and stability, while dissatisfaction is frequently tied to high housing costs and taxes, long commutes, limited housing options, and concerns about housing quality or management.

Overall, how do you feel about your current living situation?

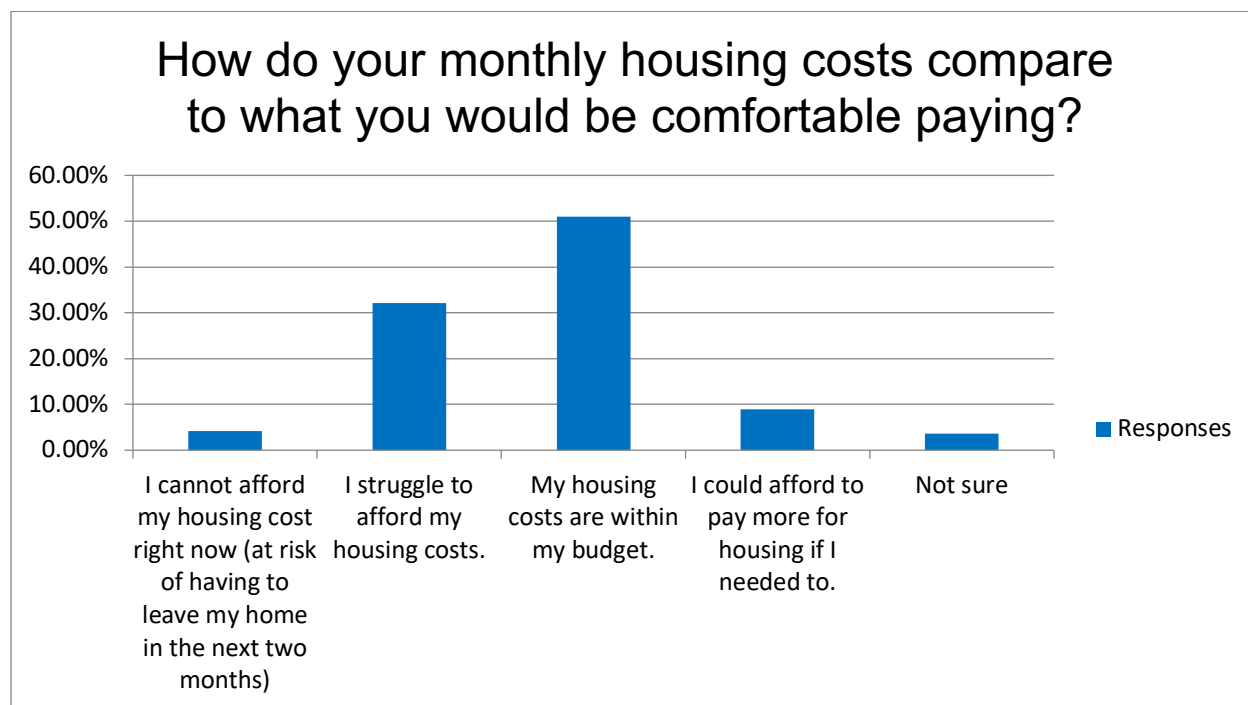
Answer Choices	Responses	
Very satisfied	23.37%	122
Satisfied	37.36%	195
Neither satisfied nor dissatisfied	15.52%	81
Dissatisfied	16.09%	84
Very dissatisfied	7.66%	40
Please explain why you feel this way in 5 words or less.		307
Answered		522
Skipped		5



When asked whether they would prefer to be a renter or homeowner, about **61%** of respondents indicated a preference for homeownership, about **21%** preferred renting, about **11%** said either would be acceptable, and about **7%** were not sure. This suggests a strong interest in ownership while still reflecting a meaningful share of households for whom renting or flexibility remains important.



When asked how their monthly housing costs compare to what they would be comfortable paying, about **51%** said their costs are within budget, while about **32%** reported struggling to afford their housing. Roughly **4%** indicated they cannot afford their housing and are at risk of losing their home in the near term, about **9%** said they could pay more if needed, and about **4%** were not sure.



Future Housing Priorities

Looking ahead ten years, about **31%** of respondents expect to want or need the **same type of housing** they live in today. About **28%** anticipate needing a **smaller single-family home**, and about **18%** expect to need a **larger single-family home**. Smaller shares identified interest in duplexes (**about 2%**), multi-family units (**about 5%**), ADUs (**about 1%**), or mobile homes/RVs (**about 2%**). About **8%** foresee needing **senior or assisted living**, and about **5%** selected “other,” with comments ranging from uncertainty to desires for co-housing, intentional community living, condos, or housing designed for aging in place or medical needs.

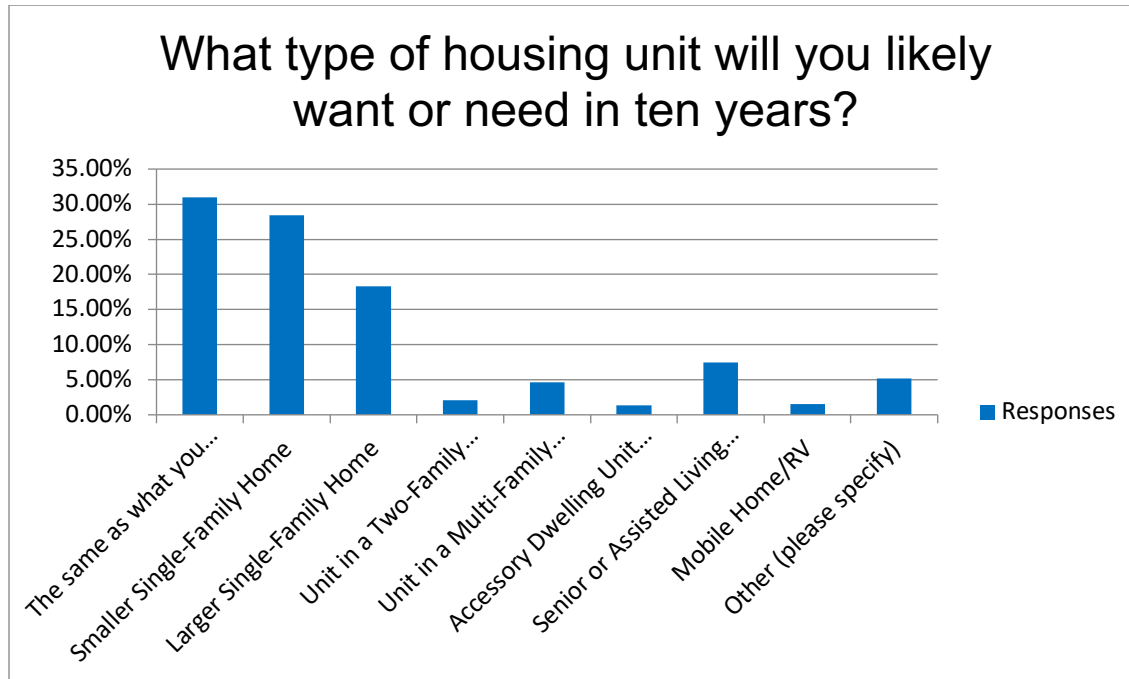
What type of housing unit will you likely want or need in ten years?

Answer Choices	Responses	
The same as what you currently live in	30.96%	161
Smaller Single-Family Home	28.46%	148
Larger Single-Family Home	18.27%	95
Unit in a Two-Family Structure (Duplex)	2.12%	11
Unit in a Multi-Family Structure (Three or more units)	4.62%	24
Accessory Dwelling Unit (ADUs)	1.35%	7

Senior or Assisted Living Facility
 Mobile Home/RV
 Other (please specify)

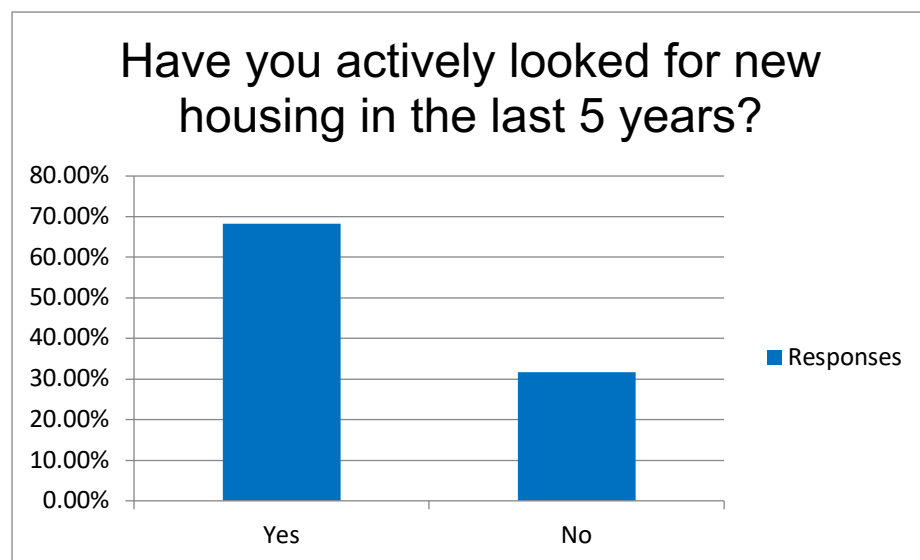
7.50% 39
 1.54% 8
 5.19% 27

Answered 520
Skipped 7



When asked whether they had actively looked for new housing in the last five years, about **68%** said yes and about **32%** said no. This indicates a high level of recent housing search activity among respondents.

Answered: 521
 Skipped: 6

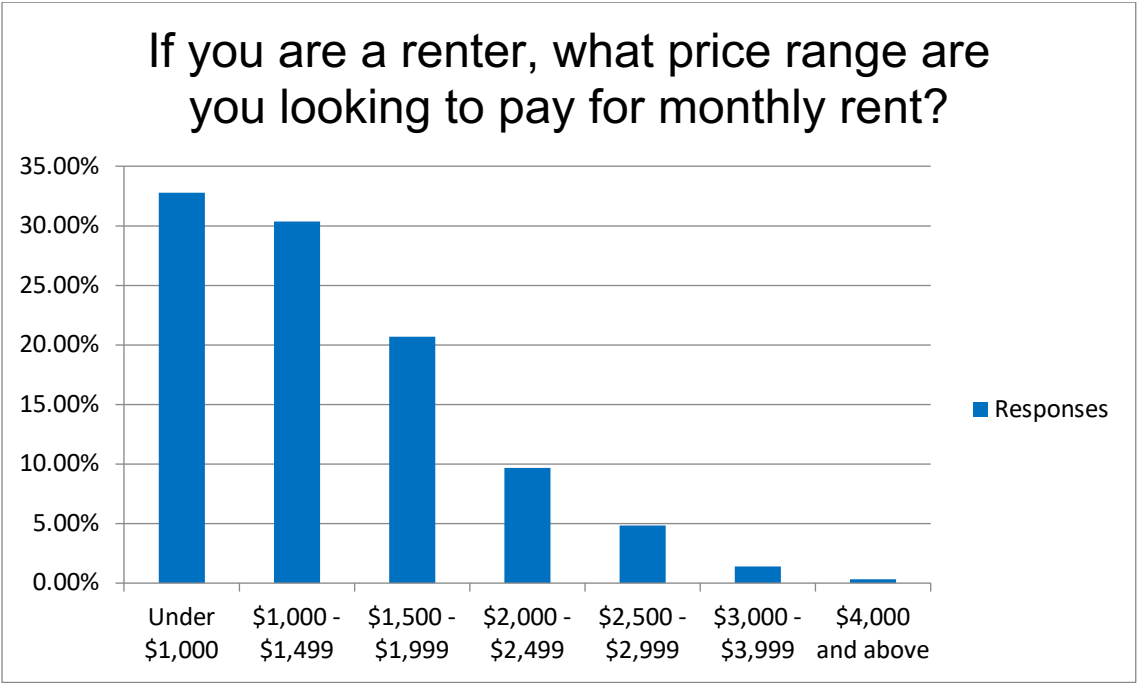


What Residents Can Afford

Among renters, responses show a wide range of preferred monthly rent levels. About **33%** are looking for rents under **\$1,000**, and about **30%** are aiming for **\$1,000–\$1,499**. About **21%** are seeking rents in the **\$1,500–\$1,999** range, while smaller portions selected higher price bands up to **\$4,000 and above**. These responses indicate that the majority of renters are looking for options below **\$1,500–\$2,000** per month.

If you are a renter, what price range are you looking to pay for monthly rent?

Answer Choices	Responses	
Under \$1,000	32.76%	95
\$1,000 - \$1,499	30.34%	88
\$1,500 - \$1,999	20.69%	60
\$2,000 - \$2,499	9.66%	28
\$2,500 - \$2,999	4.83%	14
\$3,000 - \$3,999	1.38%	4
\$4,000 and above	0.34%	1
Answered		290
Skipped		237



Among respondents interested in purchasing a home, about **38%** are looking for homes priced between **\$200,000 and \$349,000**, and about **25%** are seeking homes under **\$200,000**. About **22%** are targeting homes in the **\$350,000–\$499,999** range, while smaller portions selected price points above **\$500,000**, including about **7%** up to **\$649,999** and fewer than **3%** for

prices above **\$650,000**. These responses indicate that most prospective buyers are looking for homes priced below **\$350,000–\$500,000**.

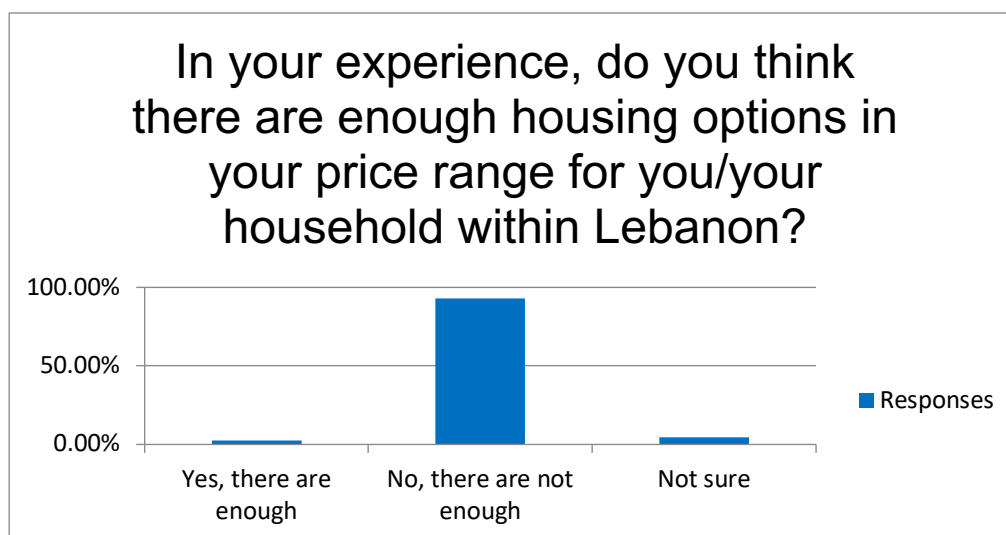
If you would like to purchase a home, what price range are you looking to pay for a home sale price?

Answer Choices	Responses	
Under \$200,000	25.45%	98
\$200,000 - \$349,000	38.18%	147
\$350,000 - \$499,999	22.34%	86
\$500,000 - \$649,999	7.27%	28
\$650,000 - \$799,999	3.38%	13
\$800,000 - \$999,999	1.82%	7
\$1,000,000 and above	1.56%	6
Answered		385
Skipped		142



Housing Options and Availability

When asked whether there are enough housing options in their price range within Lebanon, about **93%** of respondents said **no**, about **2%** said **yes**, and about **5%** were not sure. This reflects a widespread perception that price-appropriate housing options are extremely limited.



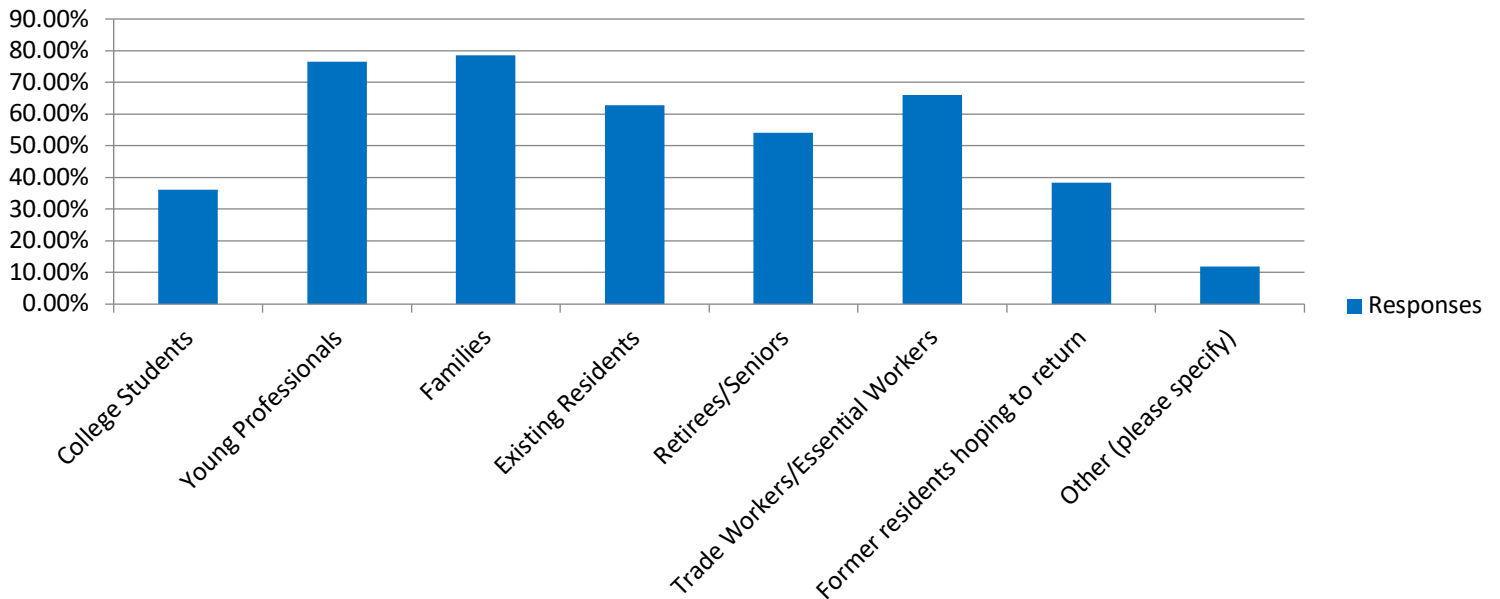
Respondents identified a wide range of groups struggling to secure housing in Lebanon. About **78%** pointed to **families**, about **77%** to **young professionals**, and about **66%** to **trade and essential workers**. About **63%** felt **existing residents** are having difficulty, and about **54%** highlighted **retirees and seniors**. Respondents also identified **college students** (about 36%) and **former residents hoping to return** (about 38%).

Open-ended responses emphasized that housing challenges affect nearly everyone without significant financial means, including **lower-income households, people experiencing homelessness, working-class residents, first-time homebuyers, people in recovery, individuals with disabilities, and workers connected to local institutions such as DHMC.**

Who do you feel is seeking housing in Lebanon and having trouble doing so? Check all that apply.

Answer Choices	Responses	
College Students	36.08%	188
Young Professionals	76.58%	399
Families	78.50%	409
Existing Residents	62.76%	327
Retirees/Seniors	54.13%	282
Trade Workers/Essential Workers	66.03%	344
Former residents hoping to return	38.39%	200
Other (please specify)	11.90%	62
Answered		521
Skipped		6

Who do you feel is seeking housing in Lebanon and having trouble doing so? Check all that apply.

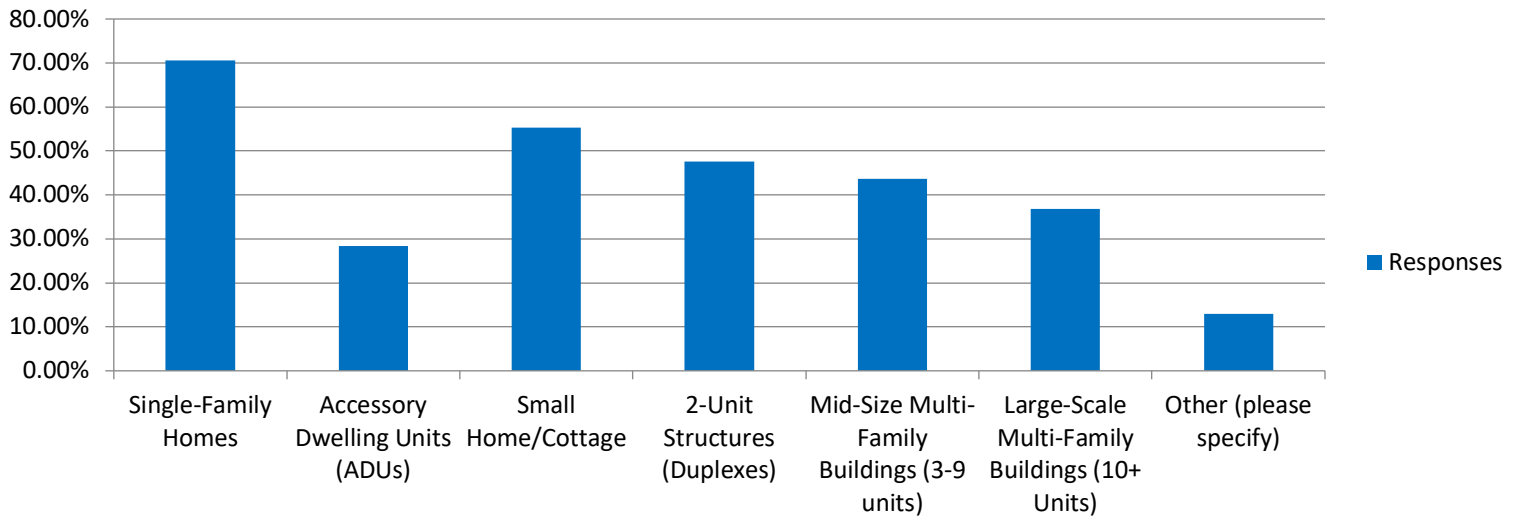


Respondents identified clear preferences for additional housing types. **Single-family homes were selected by 70.60% (365)**, the highest of all choices. **Small homes/cottages followed at 55.32% (286)**, while **duplexes were identified by 47.58% (246)** and **mid-size multifamily buildings (3–9 units) by 43.71% (226)**. **Large multifamily buildings (10+ units) were selected by 36.75% (190)**, and **Accessory Dwelling Units (ADUs) by 28.43% (147)**. **12.96% (67)** used the “Other” option, with comments emphasizing affordable units, tiny homes, mixed-use buildings, transitional housing, accessible housing for seniors, and housing appropriate for lower-income households.

Answered: 517

Skipped: 10

What housing types does Lebanon need more of in the future? Check all that apply.



General comments on housing (open-ended question)

Answered: 188

Skipped: 339

Open-ended general comments about housing in Lebanon focused on affordability, housing types, property taxes, and the broader impacts of growth on residents, workers, and community character.

Key findings from general comments

- Housing costs are viewed as unsustainable.**
 Rents and sale prices are described as “astronomical” and “unaffordable,” with people paying well over 30% of income for housing or unable to find any unit within reach. Several comments say the cost of housing is pushing people to leave or preventing them from moving to Lebanon at all.
- Specific groups feel especially squeezed.**
 Seniors and long-time residents worry about being “taxed out” and not having small, accessible homes or condos to downsize into. Young professionals, first-time homebuyers, families, and low-income or unhoused residents are all described as lacking realistic options, even when they work full-time or in essential jobs.
- Strong dissatisfaction with what is being built.**
 New development is frequently characterized as “luxury,” high-end, or sized and priced for travelers and high-income workers near DHMC, rather than for local workers and families. Comments repeatedly call for modestly priced single-family homes, small cottages, duplexes, 2–3 bedroom rentals, and truly affordable apartments instead of more expensive large complexes.

- **Mixed views on apartments and density, with shared concern about character and design.**

Some feedback flatly opposes additional large apartment complexes, calling them “human warehouses” and out of scale with Lebanon’s rural character. Other comments explicitly support more density, building “up,” converting office space to housing, reducing parking minimums, and focusing new housing in walkable, transit-served areas—paired with better design, green space, and trees.

- **Property taxes, utilities, and city policies are seen as part of the problem.**

High property taxes, rising utility and fee costs, and fiscal decisions are cited as major contributors to displacement and financial stress, especially for retirees and fixed-income households. Comments point both to developers (high rents, profit-seeking) and to the City (zoning limits, perceived over-regulation of small projects, slow permitting, or failure to deliver truly affordable units) and suggest tools such as rent controls or caps, better renter protections, regional collaboration, and zoning changes to allow more diverse housing types.

- **Housing is clearly tied to workforce and community stability.**

Employers are reportedly losing candidates or staff due to the lack and cost of housing; some workers commute long distances or choose other regions. Several comments worry that growth is favoring transient populations and out-of-state professionals over long-term residents and essential workers, eroding sense of community and making Lebanon feel less accessible to people who want to live and work there long-term.

- **Desire for more creative and equitable solutions.**

Suggestions include downpayment assistance and shared-equity or first-time buyer support, “housing first” and recovery-oriented housing for unhoused residents, mixed-income and shared-resource communities, better communication about available units, rethinking ADUs and small apartments, and region-wide coordination so Lebanon is not carrying the housing burden alone.

Barriers and Challenges Securing Housing in Lebanon (Open-Ended Question)

Answered: 296

Skipped: 231

Respondents described significant barriers to securing or maintaining housing in Lebanon, citing extremely high rents and home prices, limited available units, and intense competition for both rentals and home purchases. Many shared that they had to move far outside Lebanon, accept substandard housing, live with roommates or family, or delay major life decisions due to the cost and scarcity of options.

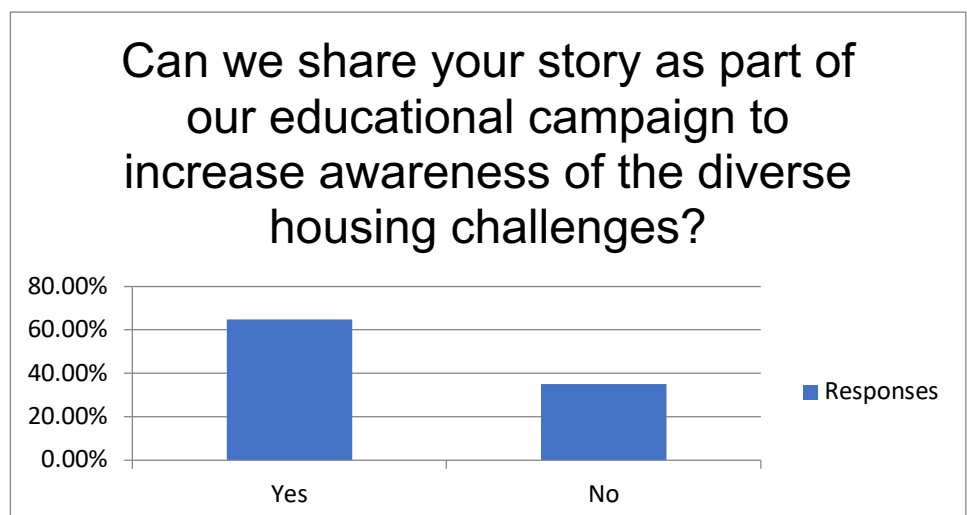
- **High Housing Costs Are the Primary Barrier**

- Respondents repeatedly highlighted that rental prices (\$2,000–\$3,000+) and home sale prices (\$400k–\$600k+) are far out of reach, even for dual-income and professional households.
- Cost burden was described as affecting ability to meet basic needs, save for a down payment, or remain in the community long-term.

- **Insufficient Supply of Affordable and Quality Housing**
 - Many respondents described a lack of starter homes, downsizing options for seniors, accessible units, and decent non-luxury rentals.
 - Several said they faced long waitlists for subsidized or income-restricted housing, or had no viable options that allowed pets or met accessibility needs.
- **Difficulty Competing for Housing**
 - Renters described bidding wars, being outbid by cash buyers, rising rents, and application requirements (credit, deposits, first/last/security) exceeding what they could afford.
 - Newcomers to the area said DHMC/college demand and travel nurse stipends drove up prices, making it difficult for local workers to compete.
- **Long-Distance Commuting Due to Lack of Local Options**
 - Many respondents live 30–60+ minutes away because Lebanon housing is unaffordable or unavailable, increasing commute costs, reducing family time, and undermining work–life balance.
- **Rising Property Taxes Make Staying Difficult**
 - Longtime homeowners—especially seniors—reported property tax increases that jeopardize their ability to remain in Lebanon or downsize within the community.
- **Substandard or Poorly Maintained Housing**
 - Respondents described deteriorating units, slumlord conditions, mold, safety issues, lack of repairs, and apartment complexes raising rents while offering declining service or maintenance.
- **Barriers for Seniors and People with Disabilities**
 - Seniors reported difficulty finding single-level or accessible homes to age in place.
 - People with disabilities described challenges finding rentals that met physical needs.
- **Homelessness and Housing Insecurity**
 - Some respondents shared situations involving homelessness, living in cars or tents, or relying on emergency or temporary housing due to lack of affordable options.

About **65%** of respondents said the City may share their story as part of the educational campaign, while about **35%** preferred not to.

Answered: 387
Skipped: 140



Lebanon Housing Focus Groups - Raw Notes

Lebanon, NH

Housing & Conservation Focus Group

September 11, 2025

- Groups present:
 - Vital Communities
 - Upper Valley Land Trust
 - Lebanon Energy Advisory Committee
 - Saxon Partners
 - Upper Valley Trails Alliance
 - City Council
 - The Nature Conservancy
 - Lebanon Property Management
 - Valley News
 - Residents from Lebanon
 - Resident from Enfield
- Concern about housing developments next to natural areas affecting wildlife (Susan, Cons Comm)
- Housing and conservation should not be directly at odds (Donald, Cons Comm)
- Concerned about the availability of water to serve new housing (Resident)
 - How does more development impact schools? (Resident)
 - How does more development impact health care? (Resident)
- It would be helpful to define “infill” and undeveloped properties within the core urban area and throughout town (City Council member)
- Conservation likely isn’t directly competing with housing because there is more interest in infill in Lebanon. This may be changing slightly, but too early to know. (Mark Goodwin)
- Lebanon represents a community where housing advocates and conservation have worked well together. (Jeanne McIntyre UVLT)
 - Jackson & Tickner properties cited as good examples
- Not enough young families in Lebanon (Susan, Cons Comm)
- People leaving Lebanon because taxes are so high (Ernest, Cons Comm)
 - People living downtown deserve and need access to outdoor spaces

- Provided specific numbers showing few children result from large multi-family complexes (Saxon Partners)
- Are natural resources and conservation the real reason why housing development has fallen short? (Resident)
 - o Suggested that rather it is the regulatory hurdles and market forces that impact what housing gets built
- Despite few children living in large multi-family complex, the City still has a responsibility to transport those children (Sarah, Cons Comm Chair)
- What happens in Lebanon impacts the entire region (Erling, Cons Comm)
 - o Traffic issues that result from further housing development will impact the entire region's transportation landscape
- Need to be aware of municipal silo-ing (Ben, TNC)
 - o Lebanon isn't talking to other municipalities
 - o How do we break down those municipal boundaries?
- The impact of the hospital on Lebanon's housing situation is significant (Nate, Planning & Development Director)
 - o Temporary staff are only housed for short periods...even if they want to stay, often can't afford to stay
 - o Full-time staff earning high wages can afford the single-family homes...but still not enough single-family homes to accommodate all demand
 - o Dartmouth-Hitchcock sees much of the same issues the City sees:
 - Regular churning of staff because limited single-family homes to retain those that want to stay
 - Limited builders to build more single-family homes
 - Limited financiers to build the amount of single-family homes that are required
- Consider seniors looking to downsize (Ellen, Vital Communities)
 - o Even those downsizing are looking for 2-bedroom units
- Need more 1-bedroom/studio units that would help address homelessness
 - o More boarding houses for people open to living with others
- Consider building vertically to increase density (Chris, Cons Comm)
- Consider trails as recreation AND transportation to connect areas of Lebanon as is evident in the bike path (Upper Valley Trails Alliance)

- Change laws/zoning to accommodate more single-bedroom units like boarding houses (Resident)

Heater Landing Focus Group Summary: The Future of Housing in Lebanon

Date: October 7, 2025

1. What Makes Lebanon a Great Place to Live

Participants described Lebanon as a community that offers the right balance of community connection and access to essential services.

- Access to key amenities: bus stop, hospital, VA, employment opportunities
- Strong sense of community—neighbors help each other and the city feels safe
- Quality schools and parks, local culture, and transportation options
- Affordable rent and food compared to nearby areas
- Deep local roots and connection to place (“born here”)
- Lebanon provides what Hanover can’t—more affordability and accessibility for working families

2. How Housing Challenges Are Affecting Residents

Participants shared personal experiences that highlight the shortage and cost of housing in Lebanon.

- Difficult to find available or suitable housing, especially in emergencies
- Need for more accessible and senior-friendly apartments (first floor, accessible bathrooms, dishwashers, etc.)
- Large families struggle to find homes with enough space
- Rents continue to rise in most areas—Heater Landing is seen as a rare affordable option
- High property taxes make it hard for working families to buy or maintain homes
- Long waiting lists for subsidized or income-based housing
- Investors and out-of-state buyers are purchasing local properties and raising rents, leading to displacement and loss of local “mom and pop” landlords
- Transportation and safety concerns should be considered as new housing develops
- Rent levels make it difficult for people to save for homeownership
- Employers do not assist with housing, leaving workers on their own

3. What the Community Wants for Future Housing

Residents emphasized the need for more affordable, diverse, and family-friendly housing options that reflect Lebanon’s working population.

- More mixed-income developments with affordable and market-rate units

- Well-designed apartments with basic amenities: balconies, storage, dishwashers, blinds, and laundry hookups
- Access to green space and outdoor areas for families and children
- Increase in townhouses, duplexes, and cottage-style developments—affordable, private, and family-oriented
- More ownership opportunities, including rent-to-own, limited equity, or partnership models (e.g., Twin Pines Housing, Habitat for Humanity)
- Explore ways for the Lebanon Housing Authority to expand resources and guidance for residents seeking ownership
- Use of federal recovery funds or local initiatives to invest in housing projects
- Address needs of vulnerable populations through tiny homes or supportive housing for people experiencing homelessness and those with disabilities
- As housing grows, ensure public services (police, fire, schools) expand in tandem

4. Key Takeaways

- Heater Landing residents value affordability, accessibility, and community stability.
- There is strong support for mixed-income, family-friendly, and accessible housing.
- Residents want policies and partnerships that help locals stay in Lebanon, not get priced out.
- Participants see housing as deeply connected to community well-being, local services, and long-term livability.

Lebanon, NH

Housing & Professionals Focus Group

September 25, 2025

General thoughts:

- Doesn't think Leb. needs to solve all housing issues for Upper Valley (UV) (Landon, resident)
 - Need access to housing for all levels of name, diversity backward
- Lebanon is the heart of the UV region (Jay, developer)
 - There is something OK about having different parts of the UV with different responsibilities (Jay, developer)
 - Each part of the UV has a role, but they all need to be participating in housing solutions (Jay, developer)
 - Need more do-ing to accommodate all levels of housing including affordable housing (Jay, developer)

- Redeveloping and subdividing is important to consider, but regulations need to allow more housing options (Steve, resident)
- Pressure from outside money influences what happens in Lebanon (Landon, resident)
- Many don't think the housing issues need to be studied any more – we need action

What is Lebanon's role in addressing housing challenges?

- The City should guide growth and development (Jennifer, DHMC Director of Housing)
 - o Help incentivize rent control or other forms of housing options (Jennifer, DHMC Director of Housing)
 - o It's ok for the City to be more 'authoritarian' in how it regulates housing diversity (Jennifer, DHMC Director of Housing)
- Agree with the City being more 'authoritarian' to help regulate housing diversity (John, RPC)
 - o Market is driving large apartment complexes (John, RPC)
 - o Market isn't providing the options that are needed, which is why the City should be more 'authoritarian' (John, RPC)
- Lebanon should be a leader on the topic by encouraging more towns in the region to do their part (Landon, resident)
 - o Be a leader (Landon, resident)
- Lots of short-term rentals for travelers/visitors, but need more permanent solutions (Jennifer, DHMC Director of Housing)
 - o City needs to guide developers to build appropriate housing (Jennifer, DHMC Director of Housing)
- City of Lebanon does that as much as they can, but the City is looking at ways of being less restrictive (Nate)
- Not sure if the housing that's needed is getting built (Resident)
- Regulations guide development, but reducing regulations too much also has it's issues (John, RPC)
- Market & developers want to build what's needed as demand changes (Jay, developer)

- Not going to build more large apartment complexes because that already exists...looking to develop something else (Jay, developer)
- There's a lot of bureaucracy and projects take too long to happen...need more do-ing (Jay, developer)
- Need to have municipal investment in developments (Steve, resident)
 - Delegates at the State level have significant policy implications, which is hard to manage (Steve, resident)
 - Taxes are a problem in Lebanon (Steve, resident)

What types of housing are needed?

- Need more affordable options to live alone otherwise people need to live outside of Lebanon and commute in (Angelo, resident)
 - Option for boarding houses? (Angelo, resident)
- Continuing care retirement community (CCRC) are needed for older population...similar to places for people that live alone (Jay, developer)
- DHMC needs housing for people for 1-3 years, but also need housing for those that want to stay after 3 years (Jennifer, DHMC Director of Housing)
 - Starter homes are missing (Jennifer, DHMC Director of Housing)
 - Quality modular homes could be an option (Jennifer, DHMC Director of Housing)
- Look to use modular homes with local builders to solve the housing issue (John, RPC)
 - What public land is available that could accommodate larger development of modular units (John, RPC)
- Package deals between modular home companies and local builders like LaValley's could be a real option (Jay, developer)
- Ensure that zoning gives Lebanon the housing that the community wants

Challenges to bringing housing to Lebanon?

- Location & property are big challenges (Jay, developer)
 - Municipal services are a big driver to encourage development (Jay, developer)
 - Developers are forced to use outside labor from Massachusetts (Jay, developer)
- Community well & septic are options in locations not on city sewer/water (John, RPC)
 - Would be a good option with modular homes (John, RPC)

- Community well/septic could spread out the costs of larger community development if some properties have/don't have city water/sewer (John, RPC)

Where is housing needed?

- Near college & hospital (Angelo, resident)
 - Near transportation lines, although existing public transportation is limited (Angelo, resident)
 - Better transportation options are needed – increased hours and stops (Angelo, resident)
- City needs to provide more transportation options (Steve, resident)
- Transportation is a generational issue that needs to be addressed – lots of younger people don't have cars (Jennifer, DHMC Director of Housing)
- Private market needs to be included in developing transit lines (Jay, developer)
- Taxes are a problem and Lebanon has the largest bonded debt in the state (Steve, resident)

Final words

- Infill and duplexes are needed – Wolf Rd is a great place to consider these
- Need more opportunities for first time home buyers – losing people after 3 years at DHMC (Jennifer, DHMC Director of Housing)
- Need to have more options for boarding houses and co-housing (Angelo & Landon, residents)
- Need entrepreneurs, builders, contractors, etc to help solve the housing issue (Nate)
- Builders are from Massachusetts with international labor (Jay, developer)

LGBTQI+ Focus Group Session Raw Meeting Notes- 9/16/25

1. Housing Situation – Expensive

- Multiple stories in Lebanon and surrounding towns around tenants rents doubling within a year timeframe
- Many identified the housing landscape as bleak, others characterized it by rising prices and many noted the safety issues for the LGBTQI+ community
- Safety issues present – hate crimes reduce housing options further. Problems with intolerant neighbors still persist at new housing locations.
- Policies of condos/housing complexes allow for discrimination or turn a blind eye – issue for renters and buyers.
- People feel they are just lucky to access housing that's affordable in general, feel they don't have any other options.
- People have to jump on available places fast.
- Workforce wages, and how they increase, are not in line with rents available and the increase in rents annually. Folks can't move into a nicer place since the options are so limited.

Landlords & Housing Stock

- “Good landlords” are often living in the area/community, as opposed to absentee landlords.
- Much of housing stock is owned by landlords far away—aren't invested in community, control market value.
- Boston dealers buying mom & pop properties to start fresh, increase rent, and aren't rooted in community but want to make a profit because Lebanon is growing—see this as a fruitful market.
- One participants told of negative experiences of landlords in Bethel: housing options were old, lack of maintenance, physically unsafe.
- One participant bought a duplex after renting for 30 years – refuses to raise prices, even though his accountant keeps advising to do so.
- Financial advisors tell you to raise rent—large management/landlords say not worth renting anymore, time to sell.
- Worst landlords have caused active problems for tenants—created unsafe housing environments.
- People need financial safety nets to get out of unhealthy housing environments. Often LGBTQI+ community lacks access to generational wealth and have strained familial relations.
- Very low housing stock and vacancy rate in Lebanon as a whole.
- You can't save to buy a home if paying 40–50% of your income on rent.
- Housing is a basic human right—people shouldn't have to fight for it.
- People forced to make hard choices about what to pay for: rent vs. car, bills, etc.

Affordability & Renters

- One participant who is 24 years old: since they were born, rents increased by 700%.
- Rents and other costs have increased so fast in the region.
- Paying 40–50% of income for an apartment is normal. Everything else—transportation, medical, fuel—adds up. Many identified this as a “Vicious cycle.”
- Need to be more creative about how we build housing—supply and demand is part of it.
- Need more support for renters: create regulations, changes for how people own/rent units. Policymakers can do more.
- More regulation of landlord practices—need higher quality of landlords who want more than just to make a profit.
- Generational wealth back-up missing—many LGBTQ+ folks don’t have this safety net (others too, like people with disabilities, health issues).
- Stronger rent protections are needed; current ones enacted only with CARES Act in place. Landlords can increase rent at lease end—loophole.
- Inspection of rental units is lacking, however more inspections often results in more homelessness.
- Local housing affordability: should cap rent increases at no more than 5% per year.
- Utility costs (heat, energy, etc.) are also a major community fear.

Broader Housing Solutions

- A lot of homes are big—one senior living in 4-bedroom on 2 acres. Could be converted into apartments, but cost and red tape make it hard. Big companies do it, not individuals.
- Incentives to transfer/disincentivize away from further big-company buyouts, meantime support local ownership.
- Can we have a local resident advocate group that speaks for basic requirements for housing?
- Consider penalties/taxes on large management companies to discourage external buyouts of properties.
- How can we make housing about the human need for shelter rather than just profit?

Living in Lebanon – Housing Focus Group Summary

September 16, 2025

Key Housing Challenges

Housing Costs and Affordability

- Rents have risen dramatically making it difficult for residents to keep up.
- Many households spend 40–50% of their income on rent, leaving little room for savings, healthcare, or transportation.
- Wages are not keeping pace with housing costs, and limited options force renters to take what is available.
- Affordable housing opportunities are especially limited for LGBTQ+ residents and other marginalized groups, with some noting their experiences related to safety concerns and discrimination.

Landlords and Rental Market Conditions

- “Good landlords” often live locally, but much of the housing stock is controlled by absentee landlords or outside investors.
- Large real estate companies are buying up small properties, raising rents, and reducing community-based ownership.
- Tenants reported unsafe conditions, lack of maintenance, and neglect from landlords, particularly in older housing stock.
- Without stronger oversight, poor housing quality and discrimination remain persistent issues.

Limited Housing Supply

- Lebanon suffers from low housing stock and low vacancy rates, making the market extremely competitive.
- Residents must act quickly to secure available units, often settling for substandard conditions.
- There is limited diversity in housing types, with many large homes underutilized by single occupants.

Renters’ Rights and Protections

- Tenants highlighted the need for rent caps or limits on annual rent increases (suggested at no more than 5%).
- Stronger regulations and consistent inspection of rental units are needed to ensure safe, livable housing.
- Current renter protections are limited, leaving households vulnerable to sudden rent hikes and eviction.

Community Priorities and Opportunities

Support for Renters

- Expand regulations and enforcement to protect tenants from unsafe conditions and excessive rent increases.
- Provide more resources and financial safety nets for renters lacking generational wealth or family support.
- Strengthen inspection programs to improve housing quality and prevent homelessness.

Housing Diversity and Creativity

- Encourage conversion of large, underutilized homes into multi-unit housing or apartments.
- Explore incentives for local ownership and disincentives for absentee landlords or large corporations buying up housing stock.
- Promote diverse housing options such as duplexes, accessory dwelling units (ADUs), and other smaller-scale alternatives.

Community and Equity

- Ensure housing policies address equity for LGBTQ+ residents, seniors, and people with disabilities, who face unique challenges.
- Make housing about meeting human needs rather than just generating profit.
- Address rising utility and energy costs, which further strain household budgets.

Lebanon Housing Community Conversations - Raw Notes

Kilton Library Conversations

September 29, 2025 10am – 2pm

- Expand public transportation.
- More options for seniors
- Prefer Enfield – what you get for your money
- The price for things is crazy for our location and what you get, we aren't Boston
- Other: Units for large families that are very expensive (family in this conversation has 5 kids and can't find a rental large enough within their budget)
- Other: Tiny Homes
- Other: Community Farmsteading
- Existing residents struggling to afford tax increases and keep their housing
- Other Person: Those struggling to stay in their existing house
- Neighborhood Cycle important – old moving out and new families moving in
 - Seems disrupted because nowhere for seniors to go or prefer staying in place over assisted living
 - When you already living in a 1,500 sqft house, there really isn't a place to downsize too.
- Other: Criminals – turned down for rentals because of background/discrimination
- Others: Boarding Houses that are safe and welcoming, well taken care of, can bring a child

Food Pantry Conversations

September 30, 2025 10am – 1:30pm

- Smaller apartment/condo complexes because its easier to build a community/neighborhood feel
- Seniors on fixed incomes being forced to move
- Other: Homeless shelter open year around
- Other: Homeless
- Other: More affordable rentals
- Homeless housing you can bring your family with you, not just for individuals
- Senior comment: fixed income that doesn't increase = vulnerable
- Large Multi-Family: Loud, issues with neighbors you don't know
- Existing residents have a place – they are fine and need to focus on other groups
- Location of the type of development is more important that how much is being built. Don't disrupt current neighborhoods that are established. IE. No multifamily in existing small single family neighborhood
 - Be careful to preserve existing residential areas and don't rush to add housing of any type without thought
 - Compatible home types

- Creation of senior affordable housing complex like in hanover
- Ex-Resident: Moved because taxes too high and not agreeing with how the money was being spent
- Other: Programs for addicts to get housing, but not for working folks. Why do those doing something bad get help when those who are doing the right thing don't?
 - City needs guidelines for those they help
- Other: Disabled – affordable housing for those with disabilities
- Other: Low income AND Average Income
 - Average incomes cant afford to live here now and they need help even though on paper they don't qualify. Can't rely on the market
- City Spending and City Taxes are up – City really needs to re-evaluate what they are spending on and be more efficient.
- Residents getting priced out
- Town over spending
- Listen to existing residents before City makes spending decisions
 - Town Residents can't make meeting times. Those with low incomes don't work "bankers hours" and can't zoom in at work
- In any money left over return it to the residents or reduce taxes the following year

Listen Center free community lunch

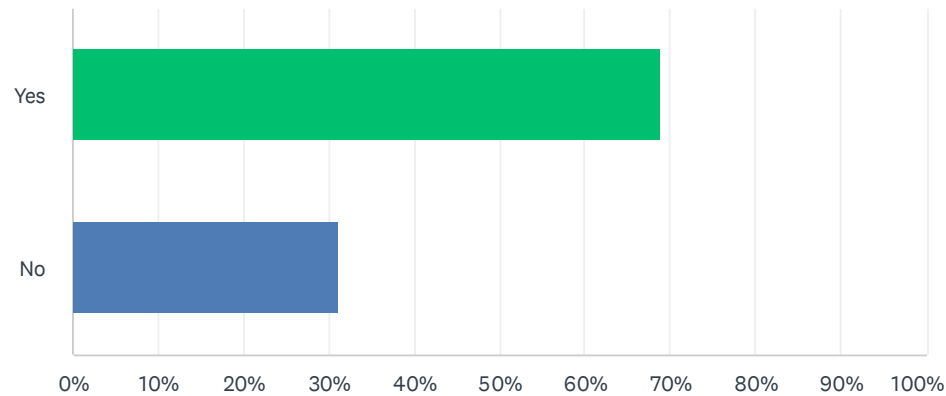
10/8: 11:30am - 1pm

- Housing valuation goes up and expenses like insurance go up. Can't afford it.
- Housing available needs a lot of work and up keep
- Living in senior affordable houses but having problems with neighbors
- 2 units homes being converted into a single family house
- Housing is unaffordable: need 3 avg jobs to pay for a place for a family
 - Then you need 3Xs the rent in monthly income to qualify + \$50 application fee you don't get back if they choose someone else
- Too strict on background checks (sidenote: guy said he was on the sexual offender registry)
- ID and personal documents were in a bag that were stolen. Can't get anywhere without ID
- Disconnect between employers and employees that are in need. Don't understand that employees can't afford to wait a week on HR before they start a job, or can't have hours cut.
- Need safe boarding house options
- Hard without family support.
- People without kids or medical needs seem to be at the bottom of the list when it comes to getting housing help and services.
- Report from Listen Staff:

- Most seen at lunch Lunch: 79 meals
- Most seen at Dinners: 120 meals
- 46% increase in people being served from last year

Q1 Do you currently live in Lebanon or West Lebanon?

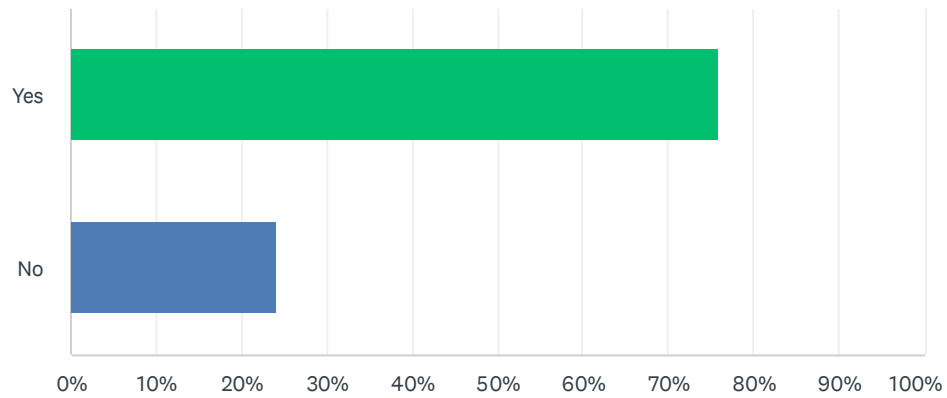
Answered: 524 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	68.89%	361
No	31.11%	163
TOTAL		524

Q2 If no, do you wish to live in Lebanon or West Lebanon?

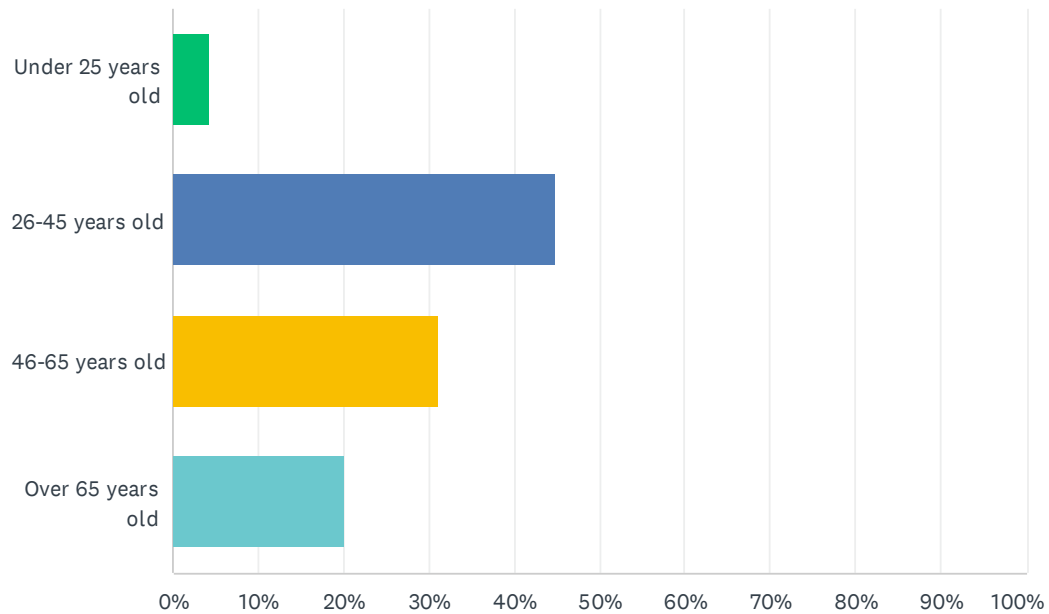
Answered: 212 Skipped: 315



ANSWER CHOICES	RESPONSES	
Yes	75.94%	161
No	24.06%	51
TOTAL		212

Q3 Which age group do you fall within?

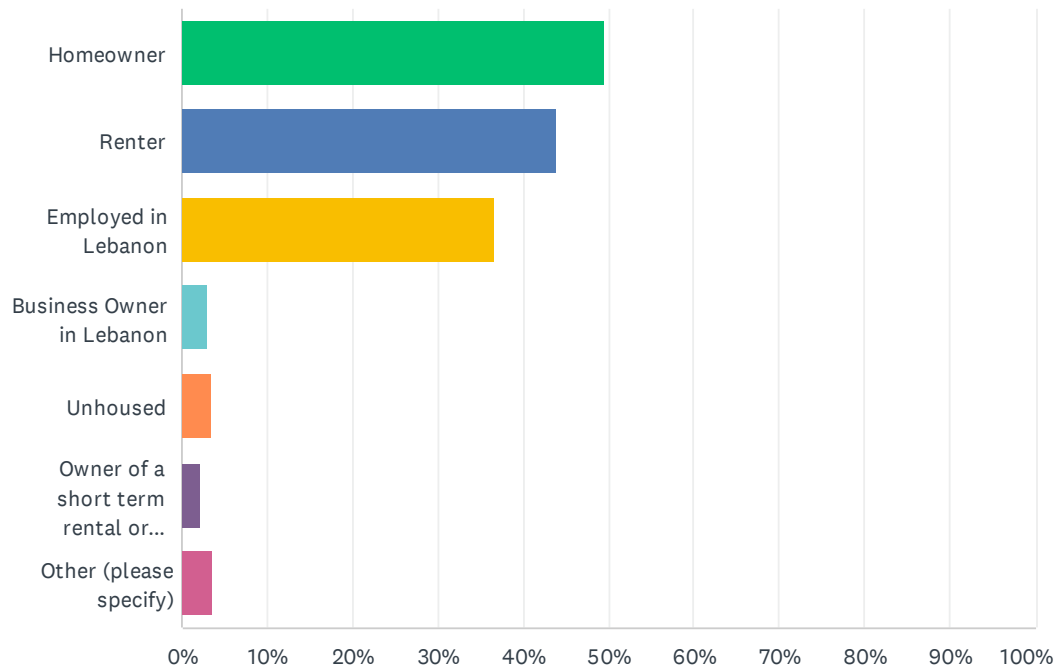
Answered: 525 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 25 years old	4.19%	22
26-45 years old	44.76%	235
46-65 years old	31.05%	163
Over 65 years old	20.00%	105
TOTAL		525

Q4 Are you currently (check all that apply):

Answered: 526 Skipped: 1



ANSWER CHOICES	RESPONSES	
Homeowner	49.43%	260
Renter	43.92%	231
Employed in Lebanon	36.69%	193
Business Owner in Lebanon	3.04%	16
Unhoused	3.42%	18
Owner of a short term rental or investor property	2.09%	11
Other (please specify)	3.61%	19
Total Respondents: 526		

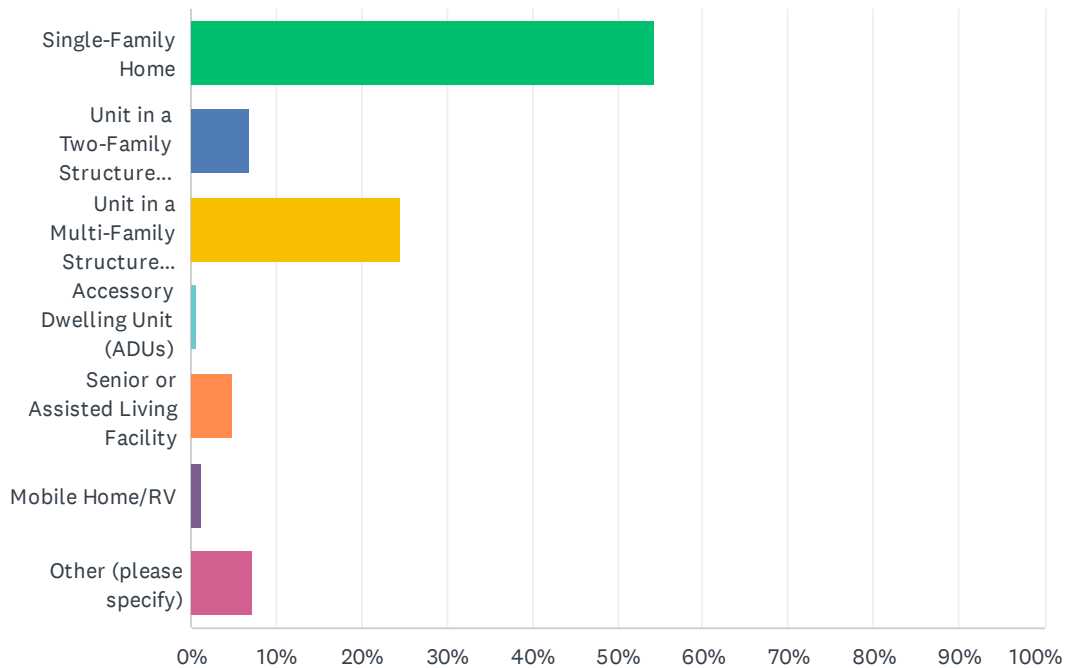
#	OTHER (PLEASE SPECIFY)	DATE
1	none	11/10/2025 1:30 PM
2	Renting land, own mobile home	10/6/2025 5:46 PM
3	Living with friends due to high rental prices	10/6/2025 3:36 PM
4	live in a home owned by my partner	10/6/2025 3:11 PM
5	I live with my parents.	10/6/2025 10:39 AM
6	Live in a church parsonage	9/13/2025 10:50 AM
7	Recently left rental in Lebanon, and looking to purchase	9/11/2025 6:16 PM

City of Lebanon

8	Sober House	9/7/2025 7:32 AM
9	On assignment Looking for housing	8/14/2025 7:55 AM
10	Living with parents	8/9/2025 7:13 AM
11	unhoused-staying with partner-gave up apartment as I couldn't afford increased pricing w/ wage	8/1/2025 8:35 AM
12	Living with parents	7/30/2025 3:03 PM
13	Property Manager for Property in Lebanon	7/30/2025 8:44 AM
14	Headrest	7/17/2025 2:27 PM
15	Landowner	7/14/2025 8:45 PM
16	Live with parents	7/9/2025 8:48 PM
17	Living with my dad (for free)	7/9/2025 8:00 PM
18	Live with parents, not on lease	7/9/2025 12:40 PM
19	Employed at Dartmouth College	7/9/2025 11:54 AM

Q5 What type of housing unit do you currently live in?

Answered: 524 Skipped: 3



ANSWER CHOICES	RESPONSES	
Single-Family Home	54.39%	285
Unit in a Two-Family Structure (Duplex)	6.87%	36
Unit in a Multi-Family Structure (Three or more units)	24.62%	129
Accessory Dwelling Unit (ADUs)	0.57%	3
Senior or Assisted Living Facility	4.96%	26
Mobile Home/RV	1.34%	7
Other (please specify)	7.25%	38
TOTAL		524

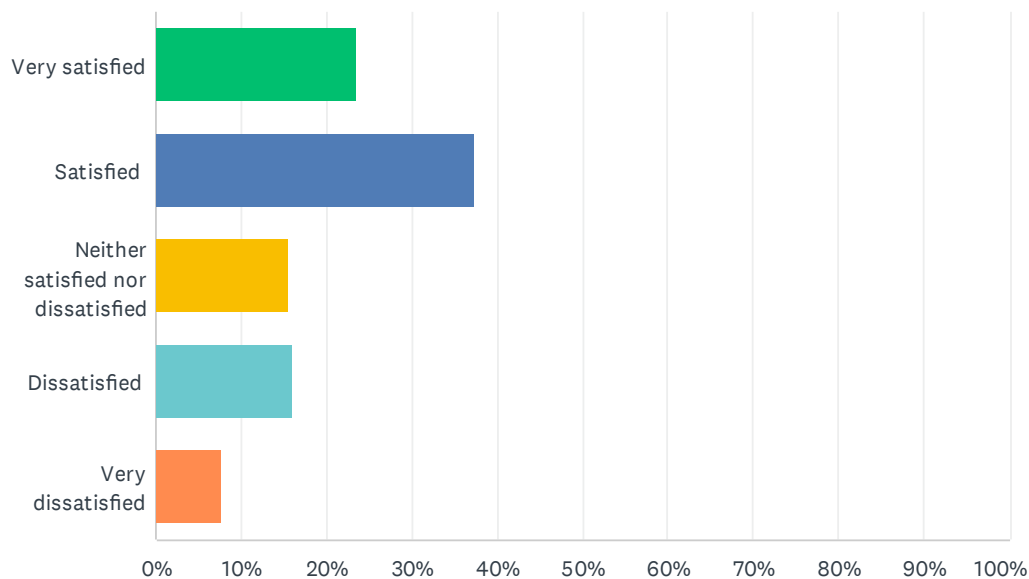
#	OTHER (PLEASE SPECIFY)	DATE
1	Subsidized	11/10/2025 1:37 PM
2	subsidized	11/10/2025 1:10 PM
3	The Towers	11/7/2025 4:27 PM
4	Apartment Complex	10/29/2025 3:11 PM
5	rent apart above garage	10/10/2025 11:30 PM
6	car	10/9/2025 12:35 PM
7	unhoused	10/9/2025 12:33 PM

City of Lebanon

8	tent	10/9/2025 12:26 PM
9	tent	10/9/2025 12:25 PM
10	traveller/ single house	10/7/2025 5:39 PM
11	Apartment	10/7/2025 8:26 AM
12	Apartment Complex	10/6/2025 10:16 PM
13	apartment building	9/29/2025 12:06 PM
14	Apartment	9/27/2025 7:15 PM
15	Apartment complex	9/26/2025 7:09 PM
16	Apartment	9/26/2025 5:50 PM
17	workforce housing apartment complex	9/26/2025 11:54 AM
18	room rental	9/24/2025 4:52 PM
19	tent	9/24/2025 4:50 PM
20	Hotel	9/24/2025 4:38 PM
21	unhoused	9/24/2025 4:35 PM
22	Sober House	9/7/2025 7:32 AM
23	Apartment complex	9/4/2025 7:45 AM
24	Unhoused	8/29/2025 1:52 PM
25	Apartment	8/22/2025 6:53 PM
26	Living with friend	8/14/2025 7:55 AM
27	Homeless shelter	8/9/2025 1:20 PM
28	Hotel	8/8/2025 7:12 AM
29	Condo	8/6/2025 5:18 PM
30	ski cabin residence	8/1/2025 8:35 AM
31	Shelter	7/30/2025 3:42 PM
32	live with family	7/30/2025 3:07 PM
33	I manage both Multi Family & Single Family	7/30/2025 8:44 AM
34	Recovery House	7/17/2025 2:27 PM
35	Twin Pines	7/9/2025 12:40 PM
36	2 Bedroom Apartment	7/9/2025 11:54 AM
37	Apartment	7/9/2025 11:48 AM
38	Motel	7/9/2025 11:44 AM

Q6 Overall, how do you feel about your current living situation?

Answered: 522 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very satisfied	23.37%	122
Satisfied	37.36%	195
Neither satisfied nor dissatisfied	15.52%	81
Dissatisfied	16.09%	84
Very dissatisfied	7.66%	40
TOTAL		522

#	PLEASE EXPLAIN WHY YOU FEEL THIS WAY IN 5 WORDS OR LESS.	DATE
1	Living in LHA property	11/10/2025 1:34 PM
2	Does it matter?	11/10/2025 1:32 PM
3	it helps me stay within my financial needs	11/10/2025 1:25 PM
4	rent is expensive	11/10/2025 1:24 PM
5	we used to be 55+ over than 35 and older now we have people 20 years did and new people who are not adhering to our rules in regulation smoking and having more people in an apartment than supposed to be amen.	11/10/2025 1:22 PM
6	everything is in walking distance and there are buses	11/10/2025 1:17 PM
7	Takes care of basic needs	11/10/2025 1:15 PM
8	Satisfied but not thrilled with the building situation (other tenants - however, apt. is good / fortunate. rent is affordable.	11/10/2025 1:10 PM
9	It meets ALL my needs	11/10/2025 1:05 PM

City of Lebanon

10	expensive, work needed move in	11/7/2025 9:33 PM
11	peace beauty gratitude respect generatively	11/7/2025 5:06 PM
12	it is handy near hospital and shopping	11/7/2025 5:03 PM
13	love my apartment, but the building is in a heat island and so limits outdoor activites	11/7/2025 5:01 PM
14	the rent is affordable	11/7/2025 4:57 PM
15	its in Lebanon	11/7/2025 4:55 PM
16	clean, quiet, good neighbors	11/7/2025 4:50 PM
17	the traffic is good and its safe	11/7/2025 4:34 PM
18	I love where I am	11/7/2025 4:30 PM
19	its a nice place to live, nice neighbors, nice maintenance	11/7/2025 4:27 PM
20	It has everything I need -	11/7/2025 4:24 PM
21	Affordable, consistent, reliable	11/7/2025 4:21 PM
22	been here 17 Years feels good	11/7/2025 4:20 PM
23	easy access to transpiration, affordable	11/7/2025 4:18 PM
24	I love my wild animals	11/7/2025 4:17 PM
25	I would love a more private place to raise my daughter and ideally future children	11/7/2025 3:58 PM
26	good location, affordable, nice inside	11/7/2025 3:56 PM
27	safe and secure/accessibility - schools	11/7/2025 3:51 PM
28	i can barely afford my mortgage	11/7/2025 8:10 AM
29	Needs current updates.	11/5/2025 4:49 PM
30	I love my house but I wish I didn't have a 50 minute commute	11/5/2025 4:41 PM
31	Had affordable rent raised several times in the past 3 years - Just because Social Security increased to \$20 we never saw init is well as rent increases	11/5/2025 12:31 PM
32	Well its ice but things have happen like no heat no water but I am grateful	11/5/2025 12:27 PM
33	Affordable housing unit - so fine space for cost	11/5/2025 12:26 PM
34	Gossip-Drama	11/5/2025 12:17 PM
35	I own a wonderful building	11/5/2025 12:09 PM
36	long commute	11/5/2025 5:13 AM
37	Live an hour away at my sisters because I can't afford housing.	11/4/2025 8:34 PM
38	Too limited options create too high prices for rentals	11/4/2025 7:20 PM
39	Expensive to live in town	10/31/2025 9:43 AM
40	City prices, small town income	10/30/2025 12:53 PM
41	the cost of the rental and the management company	10/30/2025 8:09 AM
42	prices are too high for the lack of quality	10/29/2025 3:30 PM
43	Rent is too expensive for two lower middle class salaried employees. Homeowning is near impossible.	10/28/2025 5:24 PM
44	i bought my house when pay and cost of living were relatively evenly matched and people could afford it.	10/22/2025 3:31 PM
45	Tax burden and water/sewer are unaffordable	10/16/2025 2:12 PM
46	Want to be homeowner	10/16/2025 11:30 AM

City of Lebanon

47	it works for now	10/15/2025 3:18 PM
48	tiny apts for a family	10/15/2025 2:04 PM
49	lack of single family homes	10/15/2025 1:55 PM
50	I have no debt	10/15/2025 10:34 AM
51	too expensive, close to work	10/14/2025 5:50 PM
52	wish I was closer to work at Dartmouth so I could bike to work	10/10/2025 11:30 PM
53	Satisfied with location but taxes are too high	10/9/2025 3:37 PM
54	Family homestead, manageable commute	10/9/2025 12:53 PM
55	taxes too high	10/9/2025 12:41 PM
56	location, enough space, atmosphere, neighbors	10/9/2025 12:38 PM
57	horrible - want a real bed	10/9/2025 12:33 PM
58	cannot have guests or friends over	10/9/2025 12:31 PM
59	homeless	10/9/2025 12:26 PM
60	it is very unstable	10/9/2025 12:25 PM
61	Not ideal location	10/9/2025 10:34 AM
62	Currently live with parents, would rather live independently	10/9/2025 9:55 AM
63	Small and very expensive	10/9/2025 6:45 AM
64	Lack of apartments	10/8/2025 10:39 PM
65	Owner sold the Duplex and we have to move out.	10/8/2025 9:02 PM
66	Not close enough to work	10/8/2025 8:14 PM
67	size and circumstances	10/8/2025 4:02 PM
68	Too expensive for the quality	10/8/2025 2:22 PM
69	high taxes	10/8/2025 2:19 PM
70	Comfortable apartment, limited freedom	10/8/2025 1:53 PM
71	happy with quality of the home	10/8/2025 1:30 PM
72	Nice location	10/8/2025 1:20 PM
73	We would like to build	10/8/2025 1:04 PM
74	Very limited housing inventory for purchase	10/8/2025 12:50 PM
75	affordable, safe, well maintained	10/8/2025 9:52 AM
76	I can only afford to buy a single-family home if it's nearly an hour to work @ DH.	10/8/2025 8:23 AM
77	I do not like the 40 min drive to work nor the school situation in Claremont but it was the only area affordable to live	10/7/2025 10:27 PM
78	too expensive for area	10/7/2025 5:39 PM
79	live 1 hour away, the drive is long	10/7/2025 12:55 PM
80	Taxes too high	10/7/2025 11:58 AM
81	I know that I will need to downsize soon	10/7/2025 10:55 AM
82	would like more space	10/7/2025 9:59 AM
83	Small and expensive	10/7/2025 9:56 AM

City of Lebanon

84	far from work can't afford	10/7/2025 8:53 AM
85	I feel lucky that I bought my home in 2017 when housing was available. I would not be able to live in this area if I tried to buy now.	10/7/2025 8:39 AM
86	Safe. Affordable rent.	10/7/2025 8:26 AM
87	but wish I lived closer to work	10/7/2025 6:04 AM
88	I don't love my house, but I'm lucky to have it.	10/7/2025 2:10 AM
89	Expensive cost, poor management communication	10/6/2025 10:16 PM
90	Long commute not desirable	10/6/2025 5:46 PM
91	Commute is too long	10/6/2025 5:32 PM
92	but I'd prefer to be able to live closer to work	10/6/2025 5:08 PM
93	we have what we need	10/6/2025 3:54 PM
94	70-80 minute commute	10/6/2025 3:47 PM
95	unaffordable	10/6/2025 3:44 PM
96	It is expensive	10/6/2025 3:40 PM
97	It took 9 months find current living arrangements.	10/6/2025 3:38 PM
98	My friends treat me like family - yet as an adult, would like to know there is affordable housing I could find.	10/6/2025 3:36 PM
99	Long commute from work (~1 hour)	10/6/2025 3:27 PM
100	leadership, policing, drugs, crime	10/6/2025 3:26 PM
101	Too expensive and too small	10/6/2025 3:18 PM
102	my landlord lives on premises	10/6/2025 3:13 PM
103	space, walkability, proximity to restaurants	10/6/2025 3:11 PM
104	Rent is to high	10/6/2025 3:09 PM
105	Able to purchase after 18mo search	10/6/2025 1:51 PM
106	I would like to find a place to be more independent, but even with a full-time job it is not feasible.	10/6/2025 10:39 AM
107	We own our home, but taxes and utilities are increasing exorbitantly.	10/6/2025 10:33 AM
108	Hard to find new place	10/6/2025 8:59 AM
109	Long commute to work	10/4/2025 11:32 AM
110	Location is close to work but rent is more expensive for a lower sq ft. than Boston.	10/3/2025 3:56 PM
111	Not close enough but affordable.	10/3/2025 2:56 PM
112	I wish my mortgage was less money.	10/3/2025 12:49 PM
113	We like where we live but need more spac	10/3/2025 7:16 AM
114	Not comfy	10/2/2025 3:36 PM
115	Rent is too high.	9/27/2025 9:24 PM
116	Property taxes are extremely high	9/27/2025 7:21 PM
117	Need to own home	9/27/2025 7:15 PM
118	It is extremely overpriced for what I get	9/27/2025 10:37 AM
119	I would like to be able to rent or buy a single family home.	9/26/2025 8:36 PM
120	Good size/amenities, too expensive	9/26/2025 7:09 PM

City of Lebanon

121	Close to my work	9/26/2025 5:50 PM
122	clean living enviornment	9/26/2025 11:54 AM
123	Would like our own place	9/26/2025 11:42 AM
124	I feel lucky that I had help and a stipend so I could move here. Otherwise I might not have taken the job.	9/26/2025 10:20 AM
125	Rural but accessible	9/26/2025 9:49 AM
126	Most rentals in Lebanon area are very costly and unaffordable	9/26/2025 9:19 AM
127	Expensive, small, poor amenities	9/26/2025 8:58 AM
128	Lebanon is a nice place to live	9/26/2025 6:03 AM
129	Price point, amenities, and management makes my life easier	9/25/2025 4:06 PM
130	City Taxes are out of control	9/25/2025 10:04 AM
131	Walkable to downtown	9/25/2025 9:37 AM
132	Lebanon is wonderful but worried about taxes as I approach retirement	9/25/2025 8:03 AM
133	Love the place, just so expensive. \$2800+ a month	9/25/2025 8:00 AM
134	I'm inside for now. Was sleeping outside.	9/24/2025 4:52 PM
135	Not enough money to rent.	9/24/2025 4:50 PM
136	Live in a tent on a mountain.	9/24/2025 4:42 PM
137	Property tax and utilities are too expensive	9/24/2025 4:41 PM
138	Everything has a waitlist. The unknown.	9/24/2025 4:38 PM
139	It works	9/24/2025 1:12 PM
140	the rent is HORRIBLS	9/24/2025 10:42 AM
141	Okay but no other options.	9/23/2025 11:54 PM
142	very old and not big enough	9/22/2025 11:31 AM
143	Nice place, not ADA compliant	9/20/2025 2:32 AM
144	happy to be stable	9/17/2025 11:12 AM
145	Too expensive and poorly managed	9/16/2025 8:36 PM
146	Rent is increasing and there is a cockroach infestation	9/13/2025 11:48 PM
147	Great house and neighborhood	9/13/2025 10:50 AM
148	Temporary housing until home purchase	9/12/2025 8:35 AM
149	Want to downsize	9/12/2025 7:38 AM
150	Want to upgrade but theres nothing on the market	9/11/2025 8:55 PM
151	the home I own is in another state, where ownership is affordable.	9/11/2025 7:59 PM
152	Couldn't live above CrossFit anymore	9/11/2025 6:16 PM
153	it's a great property and we like Lebanon however: it's not safe to walk (more rural road with high traffic speeds), our assessment is high so our taxes are high but we can't afford most needed home improvements on a house that has had little done to it since 1980. Also no garage and we would build one with an ADU but the costs are too high plus due to septic standards as they are, our field would have to be updated.	9/11/2025 1:23 PM
154	Comfortable	9/7/2025 7:32 AM
155	Nice house, two nice roommates	9/5/2025 11:39 AM

City of Lebanon

156	Close to downtown	9/5/2025 7:57 AM
157	It is expensive	9/4/2025 7:45 AM
158	live too far from work	9/3/2025 1:26 PM
159	Great community	9/1/2025 6:31 PM
160	Better than renting here	8/29/2025 1:52 PM
161	Just wish no stairs	8/28/2025 12:15 PM
162	Expensive	8/27/2025 3:28 PM
163	Owned/occupied for last 30 years	8/27/2025 1:12 PM
164	Lebanon and the surrounding areas within 15min drive charge too much for rent. I feel that the rent charged is based around the travelers and people moving here with high income. Most people do not make enough to support themselves and rent more than 1200. Landlords do not care, they just want money. I have rented through 2 different businesses and they feel a one bedroom studio sized apartment should be 1700 or more. That is ridiculous. Unless you make 28.00 or more you cannot live comfortably.	8/25/2025 6:48 PM
165	Traffic increasingly annoying, come see.	8/25/2025 10:18 AM
166	Good apartment	8/23/2025 8:15 PM
167	Because of my job at DHMC since they offered relocation assistance and workforce housing. AND I GET A ROOMMATE DISCOUNT AND A SUBSIDY DISCOUNT. My monthly rent is \$825 on altaria	8/22/2025 6:53 PM
168	overpriced, rundown, hot, falsely-advertised, mice	8/22/2025 3:34 PM
169	Nice house, good location	8/22/2025 7:02 AM
170	Unaffordable and long commute	8/21/2025 3:42 PM
171	Far, dodgy	8/20/2025 4:22 PM
172	Can't find affordable housing	8/14/2025 7:55 AM
173	It's too expensive but the cheapest option around that meets my needs.	8/11/2025 2:56 PM
174	Far too expensive	8/11/2025 10:42 AM
175	Family court took my kids	8/9/2025 1:20 PM
176	Love my home but taxes are killing us	8/7/2025 2:07 PM
177	location, shelter, permanence, ownership, happy	8/7/2025 10:06 AM
178	Not in a walkable neighborhood	8/7/2025 9:18 AM
179	very long commute	8/6/2025 3:38 PM
180	Stable and comfortable	8/6/2025 3:36 PM
181	Pay mortgage and lot rental, distant from employment	8/6/2025 3:29 PM
182	spacious, garage, quiet, reasonable rent	8/6/2025 3:24 PM
183	Price; housing quality	8/6/2025 3:23 PM
184	I have AC, Washer/dryer in unit, it's quiet, and safe.	8/6/2025 3:15 PM
185	not enough options for buyers	8/6/2025 2:44 PM
186	I prefer to live in Lebanon but, I had to move to Enfield due to the taxes and cost to purchase in Lebanon	8/5/2025 11:25 AM
187	great location, enough space inside	8/4/2025 11:19 AM
188	affordable	8/4/2025 11:09 AM
189	I like my apartment and the proximity to downtown, but it's so expensive. I'm lucky to be in	8/3/2025 2:00 PM

City of Lebanon

this apartment, but I'm always worried that something will break or the rent will go up.

190	Cost of Living	8/2/2025 3:24 PM
191	Cheap rent, nice housing	8/2/2025 10:00 AM
192	like my neighborhood	8/1/2025 12:51 PM
193	no room and expensive	8/1/2025 12:18 PM
194	prefer to rent	8/1/2025 8:35 AM
195	it's inexpensive but adequate	8/1/2025 8:17 AM
196	Hoped to get single family housing.	8/1/2025 7:49 AM
197	Older home with expensive upkeep	7/31/2025 3:27 PM
198	price but would like to be closer to work	7/31/2025 3:00 PM
199	Expensive for apartment	7/31/2025 1:34 PM
200	Too expensive	7/31/2025 12:50 PM
201	The rent keeps going up.	7/31/2025 11:18 AM
202	i own property that is affordable	7/31/2025 10:12 AM
203	glad I bought it when I did	7/31/2025 9:26 AM
204	neighborhood is too crowded together with lots of traffic	7/31/2025 9:16 AM
205	Taxes are too high	7/31/2025 8:47 AM
206	But will be looking to downsize with my age	7/31/2025 7:50 AM
207	cant save for nothing cause u got ur hole paycheck going to rent and barely to pay ur other bills	7/30/2025 10:23 PM
208	very cheap but old building	7/30/2025 4:06 PM
209	Rent prices are increasing while my current pay has not increased to account for the increase in living.	7/30/2025 3:53 PM
210	I feel unsafe	7/30/2025 3:42 PM
211	I like the location. However, the house is small, only 2 bedrooms.	7/30/2025 3:35 PM
212	distance to lebanon	7/30/2025 3:24 PM
213	expensive	7/30/2025 3:17 PM
214	Want more square footage	7/30/2025 3:16 PM
215	Because I have a place	7/30/2025 3:16 PM
216	I bought before prices soared	7/30/2025 3:10 PM
217	I want to downsize	7/30/2025 3:08 PM
218	Don't make enough to move away	7/30/2025 3:03 PM
219	Great access to outdoor space and close to Lebanon but able to have more room in and around my house (live in Plainfield)	7/30/2025 11:44 AM
220	good school and space	7/30/2025 10:50 AM
221	I love my location and easy commute.	7/30/2025 10:49 AM
222	High property taxes	7/30/2025 8:45 AM
223	My residents are frustrated with the cost of rent.	7/30/2025 8:44 AM
224	Relatively affordable considering the current market	7/30/2025 8:32 AM
225	great location, decorated beautifully	7/29/2025 8:38 AM

City of Lebanon

226	Too expensive, negligent landlord	7/28/2025 12:58 PM
227	afraid i can't get a secure job in my field	7/28/2025 10:27 AM
228	Home is paid for and is in a nice neighborhood.	7/27/2025 3:45 PM
229	Taxes too high. City budget out of control	7/27/2025 10:20 AM
230	We got a reasonable price in good location. The house is old so needs work	7/24/2025 4:09 PM
231	I enjoy amenities	7/23/2025 10:56 AM
232	Lucky to have a place	7/18/2025 2:50 PM
233	Vehicle traffic and speed has deteriorated and is making the neighborhood unsafe.	7/18/2025 11:12 AM
234	community in neighborhood	7/18/2025 11:05 AM
235	Location, rent amount, size	7/18/2025 9:12 AM
236	Great in town location	7/17/2025 8:06 PM
237	City management, west lebanon decline	7/17/2025 5:13 PM
238	It is not a healthy place	7/17/2025 2:27 PM
239	We have safe and secure housing.	7/17/2025 1:35 PM
240	nice house, location, neighborhood	7/17/2025 1:13 PM
241	Propriety taxes are a negative	7/17/2025 11:31 AM
242	awesome landlords, amazing price	7/17/2025 10:56 AM
243	would like another bedroom for out of state guests	7/16/2025 10:52 AM
244	No sidewalks into town	7/15/2025 3:24 PM
245	I'd like a bigger house	7/15/2025 11:23 AM
246	My son owns this property. Otherwise, I could not afford higher rent.	7/15/2025 7:35 AM
247	It's a decent place.	7/14/2025 6:12 PM
248	Too expensive	7/14/2025 3:35 PM
249	Unusually low rent	7/14/2025 2:45 PM
250	High property taxes	7/14/2025 1:40 PM
251	I live in an older home that was remodeled before we purchased it. There are some issues with it but overall its good. The town of Lebanon is a wonderful town to live in, however.	7/14/2025 1:18 PM
252	Just bought a house	7/14/2025 12:07 PM
253	Ima homeowner	7/14/2025 11:48 AM
254	I want to be a homeowner	7/14/2025 11:33 AM
255	Location walkability safe attractive community	7/14/2025 11:02 AM
256	High cost, lack of options	7/14/2025 10:56 AM
257	The expense is astronomical given the service provided	7/13/2025 5:27 PM
258	House is old	7/13/2025 10:32 AM
259	Rent is too high ...area is overpriced ... not a good value.	7/12/2025 4:15 PM
260	Too expensive	7/12/2025 1:26 PM
261	Getting older	7/11/2025 11:35 AM
262	Nice location	7/11/2025 11:03 AM

City of Lebanon

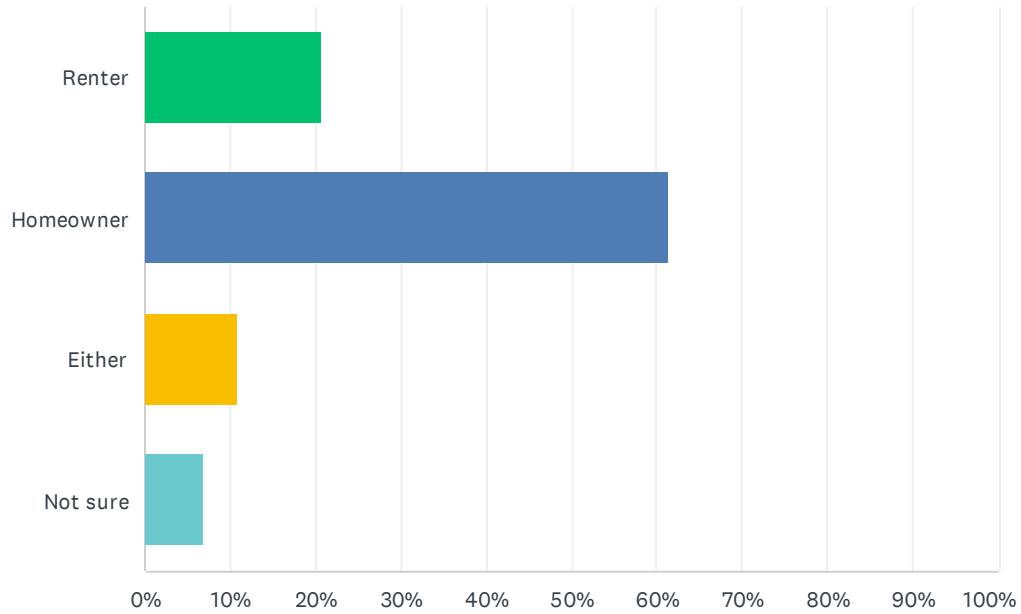
263	I like my location and house.	7/11/2025 7:08 AM
264	impossible with 5 words <	7/11/2025 6:59 AM
265	Can't afford to move	7/10/2025 11:16 PM
266	18 month waiting list	7/10/2025 9:26 PM
267	Plenty of room for two	7/10/2025 5:50 PM
268	Noise, traffic	7/10/2025 2:49 PM
269	I love my street	7/10/2025 1:21 PM
270	Property taxes are out of control for retired people.	7/10/2025 12:57 PM
271	Expensive with little benefit	7/10/2025 12:06 PM
272	Nice home in good neighborhood	7/10/2025 7:24 AM
273	I am securely housed	7/10/2025 7:00 AM
274	Too expensive for small place	7/9/2025 10:24 PM
275	Too expensive to move out	7/9/2025 8:48 PM
276	Nice neighborhood, home smallish	7/9/2025 8:25 PM
277	great neighborhood, good city services	7/9/2025 8:21 PM
278	Would prefer my own space	7/9/2025 8:00 PM
279	My rent is so high i can't afford food	7/9/2025 6:59 PM
280	Safe and secure	7/9/2025 6:57 PM
281	Current town too far away	7/9/2025 6:52 PM
282	Rental management isn't great, rental is not good quality + expensive, would like to buy	7/9/2025 6:11 PM
283	High taxes little opportunity	7/9/2025 5:53 PM
284	Poor quality of housing stock	7/9/2025 5:42 PM
285	Expensive, inefficient	7/9/2025 5:08 PM
286	Great neighborhood	7/9/2025 4:29 PM
287	it's shelter plus acres - still needs many upgrades and to eliminate fossil fuels	7/9/2025 3:57 PM
288	Taxes too high.	7/9/2025 2:45 PM
289	Can afford it	7/9/2025 2:45 PM
290	5 words? W.T.F	7/9/2025 2:16 PM
291	No HOUSES no land	7/9/2025 1:55 PM
292	Love Lebanon but it's expensive	7/9/2025 1:53 PM
293	I love our neighborhood	7/9/2025 1:40 PM
294	High property taxes	7/9/2025 12:50 PM
295	Nice and new house.	7/9/2025 12:27 PM
296	price of rent in insane	7/9/2025 11:58 AM
297	In walkable mixed use area	7/9/2025 11:56 AM
298	Property taxes getting out of control	7/9/2025 11:55 AM
299	Would prefer single family home	7/9/2025 11:54 AM
300	Rents are getting too high for elderly	7/9/2025 11:53 AM

City of Lebanon

301	Poorly maintained some	7/9/2025 11:53 AM
302	Rent too high, can't save	7/9/2025 11:48 AM
303	Great except unreasonably high taxes.	7/9/2025 11:47 AM
304	It's expensive. It's not permanent.	7/9/2025 11:44 AM
305	to far from work!	7/9/2025 11:44 AM
306	Good house in great location, bought with low interest loan (3.3%)	7/9/2025 11:43 AM
307	would like a larger home	7/9/2025 9:16 AM

Q7 At this time, would you prefer to be a renter or homeowner?

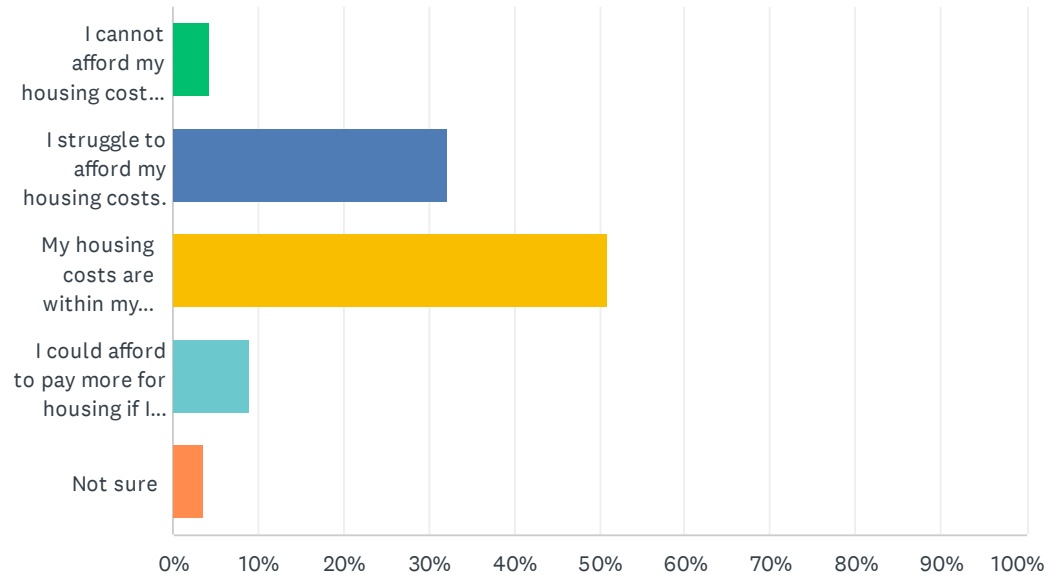
Answered: 521 Skipped: 6



ANSWER CHOICES	RESPONSES	
Renter	20.73%	108
Homeowner	61.42%	320
Either	10.94%	57
Not sure	6.91%	36
TOTAL		521

Q8 How do your monthly housing costs compare to what you would be comfortable paying?

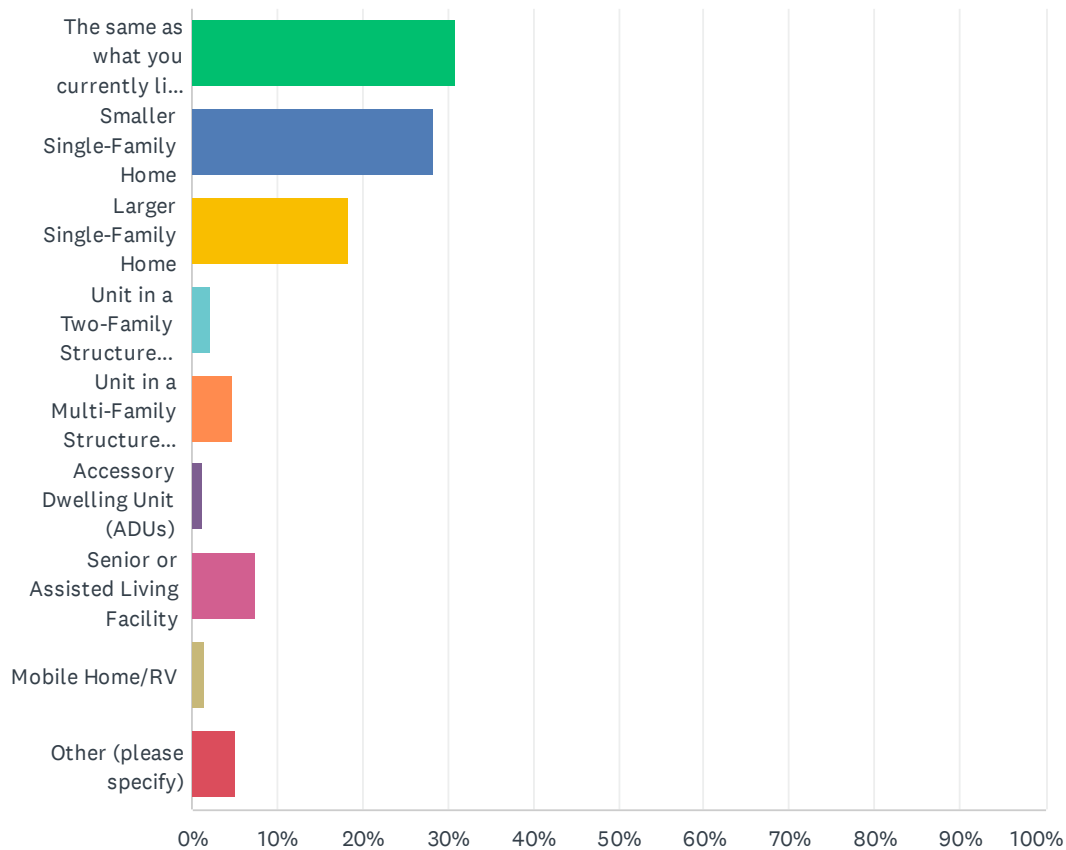
Answered: 523 Skipped: 4



ANSWER CHOICES	RESPONSES	
I cannot afford my housing cost right now (at risk of having to leave my home in the next two months)	4.21%	22
I struggle to afford my housing costs.	32.12%	168
My housing costs are within my budget.	51.05%	267
I could afford to pay more for housing if I needed to.	8.99%	47
Not sure	3.63%	19
TOTAL		523

Q9 What type of housing unit will you likely want or need in ten years?

Answered: 520 Skipped: 7



ANSWER CHOICES	RESPONSES	
The same as what you currently live in	30.96%	161
Smaller Single-Family Home	28.46%	148
Larger Single-Family Home	18.27%	95
Unit in a Two-Family Structure (Duplex)	2.12%	11
Unit in a Multi-Family Structure (Three or more units)	4.62%	24
Accessory Dwelling Unit (ADUs)	1.35%	7
Senior or Assisted Living Facility	7.50%	39
Mobile Home/RV	1.54%	8
Other (please specify)	5.19%	27
TOTAL		520

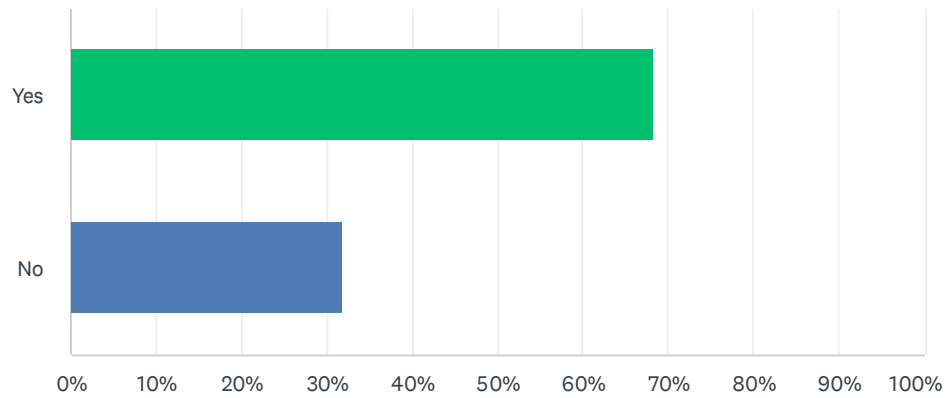
#	OTHER (PLEASE SPECIFY)	DATE
1	I am 93 years old	11/10/2025 1:15 PM

City of Lebanon

2	cemetery	11/7/2025 4:29 PM
3	senior or assisted living facility	11/7/2025 4:20 PM
4	? Senior or Assisted Living Facility	11/5/2025 12:26 PM
5	the same one i have but we designed aging in place accessories 15 yrs ago	10/9/2025 12:53 PM
6	unsure	10/9/2025 9:55 AM
7	We need to build to accommodate a child with medical needs	10/8/2025 1:04 PM
8	Ideally a 2 bedroom home (currently in a studio)	10/8/2025 9:52 AM
9	I would like to buy a house	9/27/2025 10:37 AM
10	Rental - apartment	9/25/2025 11:54 AM
11	double triple wide home	9/24/2025 4:47 PM
12	anything	9/24/2025 4:42 PM
13	Either smaller single family home, unit in multi-family home, or larger family home, or mobile home	9/23/2025 11:54 PM
14	Not sure!	9/5/2025 7:57 AM
15	Unknown at this time	8/28/2025 12:15 PM
16	Luxury Apartment in Manhattan overlooking central park in the next 10 years BUT community housing like dorms or shared living spaces literally right now where rent is \$500/month	8/22/2025 6:53 PM
17	Intentional community or co-housing	8/22/2025 7:02 AM
18	(CH transferring and they didn't say)	8/7/2025 2:07 PM
19	Larger yard	8/4/2025 11:19 AM
20	Most of my residents want single family.	7/30/2025 8:44 AM
21	Not sure--want to stay in same home if at all possible.	7/27/2025 3:45 PM
22	My son buying this unit affords me the opportunity to stay in it.	7/15/2025 7:35 AM
23	Condo	7/14/2025 4:01 PM
24	Condominium	7/13/2025 5:27 PM
25	Larger single family home on one floor--no stairs	7/10/2025 12:57 PM
26	Smaller home, or studio	7/9/2025 12:40 PM
27	Would be 87 in 10 years, not sure yet.	7/9/2025 11:47 AM

Q10 Have you actively looked for new housing in the last 5 years?

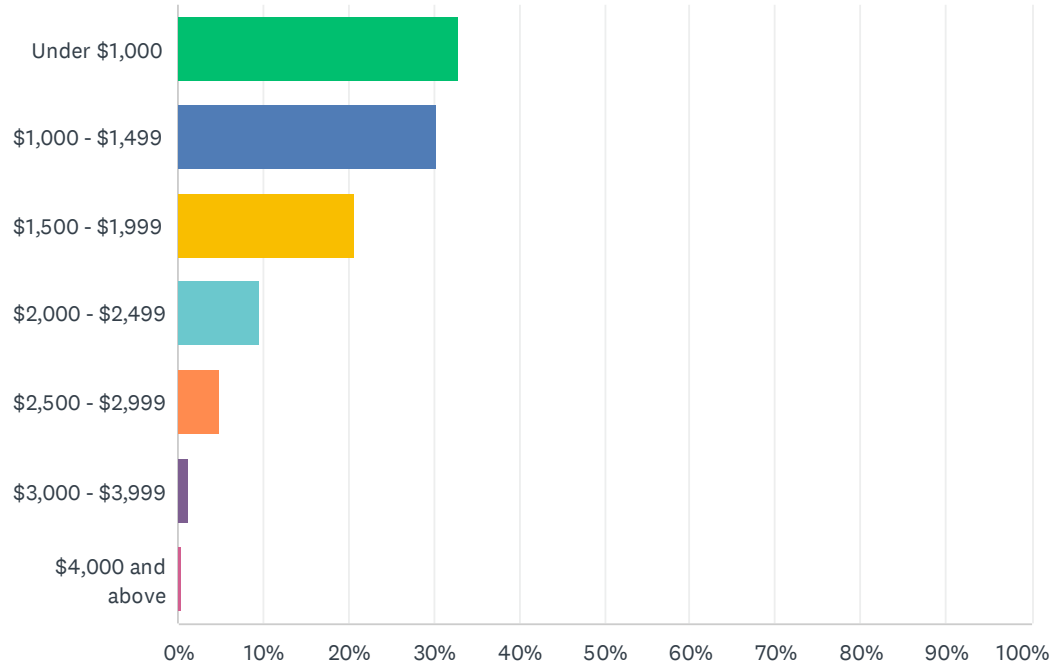
Answered: 521 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	68.33%	356
No	31.67%	165
TOTAL		521

Q11 If you are a renter, what price range are you looking to pay for monthly rent?

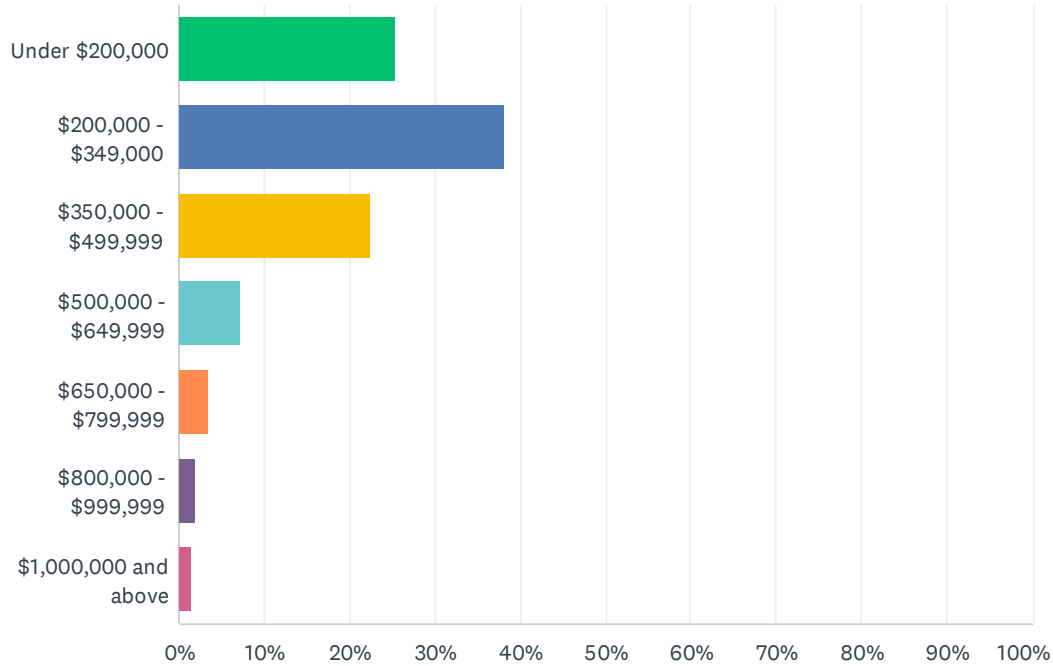
Answered: 290 Skipped: 237



ANSWER CHOICES	RESPONSES	
Under \$1,000	32.76%	95
\$1,000 - \$1,499	30.34%	88
\$1,500 - \$1,999	20.69%	60
\$2,000 - \$2,499	9.66%	28
\$2,500 - \$2,999	4.83%	14
\$3,000 - \$3,999	1.38%	4
\$4,000 and above	0.34%	1
TOTAL		290

Q12 If you would like to purchase a home, what price range are you looking to pay for a home sale price?

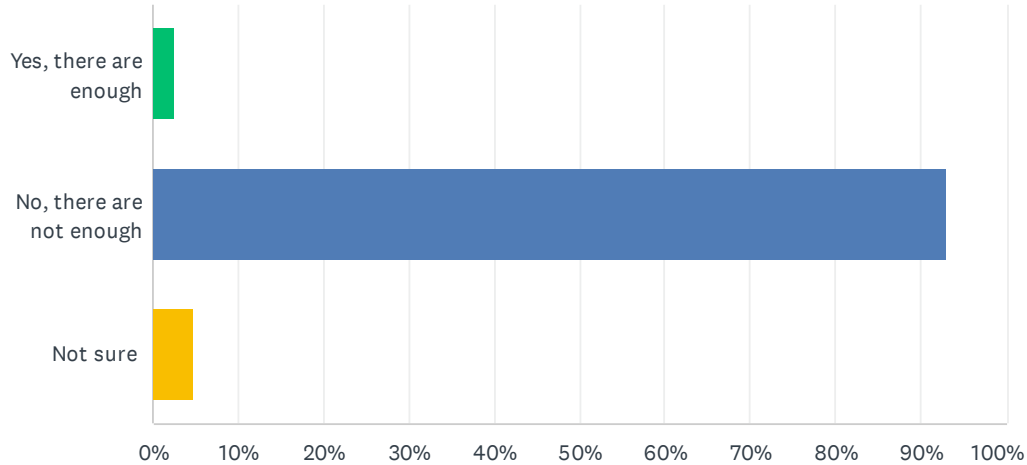
Answered: 385 Skipped: 142



ANSWER CHOICES	RESPONSES	
Under \$200,000	25.45%	98
\$200,000 - \$349,000	38.18%	147
\$350,000 - \$499,999	22.34%	86
\$500,000 - \$649,999	7.27%	28
\$650,000 - \$799,999	3.38%	13
\$800,000 - \$999,999	1.82%	7
\$1,000,000 and above	1.56%	6
TOTAL		385

Q13 In your experience, do you think there are enough housing options in your price range for you/your household within Lebanon?

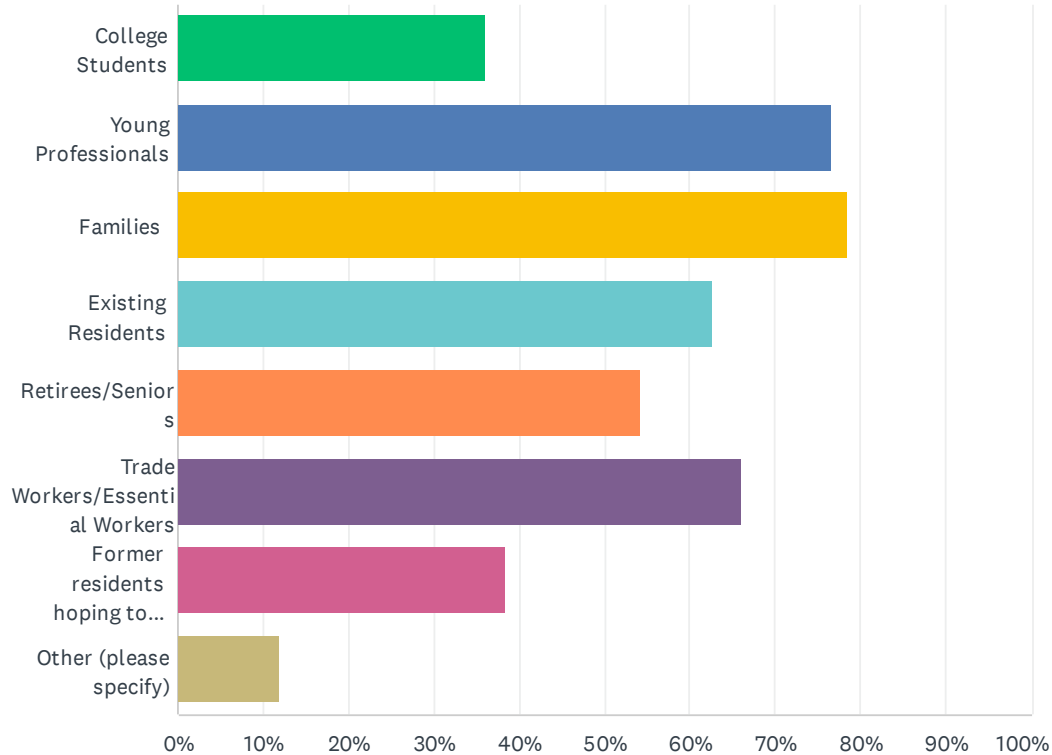
Answered: 519 Skipped: 8



ANSWER CHOICES		RESPONSES	
Yes, there are enough		2.50%	13
No, there are not enough		92.87%	482
Not sure		4.62%	24
TOTAL			519

Q14 Who do you feel is seeking housing in Lebanon and having trouble doing so? Check all that apply.

Answered: 521 Skipped: 6



ANSWER CHOICES	RESPONSES	
College Students	36.08%	188
Young Professionals	76.58%	399
Families	78.50%	409
Existing Residents	62.76%	327
Retirees/Seniors	54.13%	282
Trade Workers/Essential Workers	66.03%	344
Former residents hoping to return	38.39%	200
Other (please specify)	11.90%	62
Total Respondents: 521		

#	OTHER (PLEASE SPECIFY)	DATE
1	all	11/10/2025 1:39 PM
2	Way too expensive!	11/10/2025 1:37 PM
3	Other and everyone	11/10/2025 1:34 PM

City of Lebanon

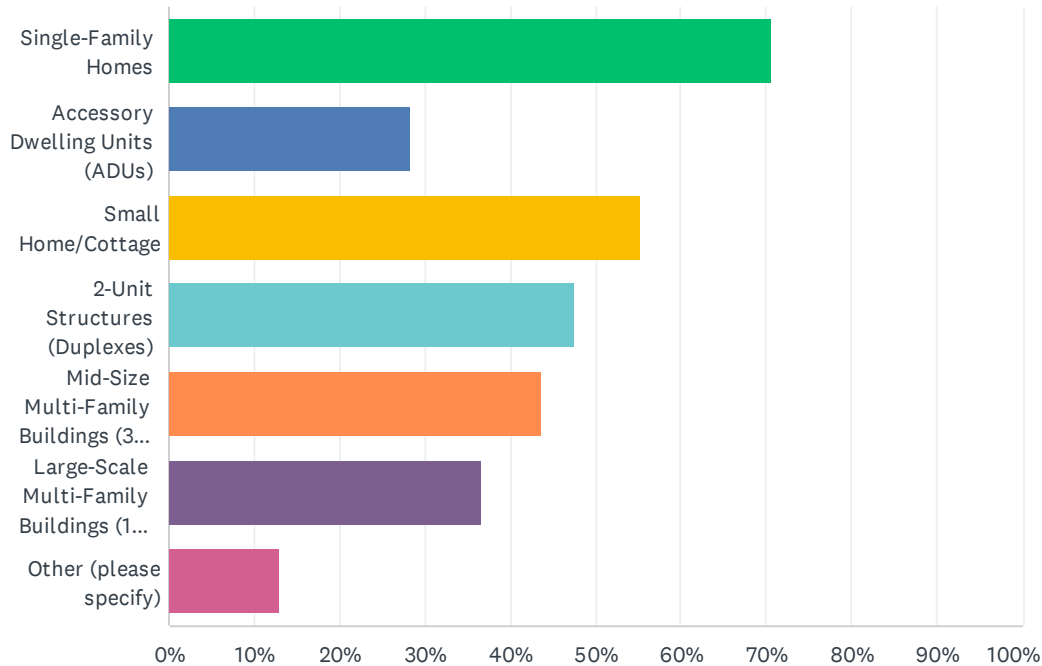
4	homeless vets	11/10/2025 1:22 PM
5	Not sure	11/10/2025 1:15 PM
6	heard of one local landlord raising rent \$900/month!!	11/10/2025 1:10 PM
7	homeless	11/7/2025 5:06 PM
8	folks who are working class cant afford down payments even though they sometimes work 2 jobs	11/7/2025 4:57 PM
9	drug users, mentally challenged people	11/7/2025 4:50 PM
10	all of the above	11/7/2025 4:30 PM
11	all ages - lower income	11/7/2025 4:18 PM
12	young adults just out of high school	11/7/2025 4:17 PM
13	everyone.	11/7/2025 3:56 PM
14	Anyone outside of wealthy students, high level nurses, and doctors.	10/28/2025 5:24 PM
15	Anyone looking for affordable housing and not spend the majority of their paycheck on rent/ house payment . City taxes are to high.	10/15/2025 3:14 PM
16	All of the above	10/15/2025 10:34 AM
17	all	10/10/2025 11:30 PM
18	/people who fail background checks	10/9/2025 12:35 PM
19	everyone except wealthy	10/8/2025 2:19 PM
20	Dartmouth employees	10/8/2025 12:50 PM
21	Individuals and families who have entry level positions and people with Disabilities or on TANF	10/7/2025 1:59 PM
22	blue collar workers with everyday/retail/food svc jobs who have to commute a VERY LONG way	10/7/2025 8:53 AM
23	All	10/7/2025 8:46 AM
24	Travelling professionals. e.g. RN's	10/6/2025 5:46 PM
25	everyone	10/6/2025 3:25 PM
26	In four years I haven't met anyone who isn't having trouble finding housing, whether to rent or buy	10/6/2025 3:18 PM
27	First time home buyers needing to purchase in the 325k-400k	10/3/2025 7:16 AM
28	homeless	9/24/2025 4:50 PM
29	homeless	9/24/2025 4:45 PM
30	Homeless	9/24/2025 4:42 PM
31	Professionals	9/24/2025 4:41 PM
32	unhoused people	9/24/2025 4:35 PM
33	Homeless individuals and families	9/24/2025 4:33 PM
34	I work with people who are housing insecure at my job and it's basically impossible for them to live in this area and it's been a huge problem	9/17/2025 11:12 AM
35	mid career looking to locate there	9/11/2025 7:59 PM
36	those needing temporary/transitional housing whether refugees, or in treatment, or for winter shelter	9/11/2025 1:23 PM
37	People in recovery	9/2/2025 11:52 AM
38	People that do not prioritize owning a home but have other spending habits above their means.	8/25/2025 10:18 AM

City of Lebanon

39	EVERYBODY! Especially since DHMC is thinking about expanding the hospital because people who move to work in DHMC need housing. I literally don't know how I'm gonna survive with minthly rent if I DHMC didn't help me.	8/22/2025 6:53 PM
40	Travel medical professionals	8/14/2025 7:55 AM
41	Price gouging. \$2600 for a studio is unrealistic.	8/12/2025 8:21 PM
42	I feel that everyone, other than people with significant means, would struggle to find housing here	8/3/2025 2:00 PM
43	travel nurse, travel resp therapist, etc	8/3/2025 9:07 AM
44	Anyone who wants to work in the area. There's simply not enough housing for the average joe when most jobs pay ~\$18/hr and rent is \$2000/mo	8/1/2025 7:03 PM
45	EVERYONE-"REGULAR" DH EMPLPOYEES CAN'T LIVE HERE-MUST BE A DOC OR RESIDENT OR RICH TO AFFORD LIVING HERE	8/1/2025 8:35 AM
46	People relocating for work, short term & long term	7/30/2025 3:10 PM
47	Everyone. Even those who can afford the current homes want more for their money.	7/30/2025 8:32 AM
48	Teachers	7/26/2025 9:19 PM
49	Local students who have recently graduated	7/25/2025 5:42 AM
50	Climate migrants like ourselves	7/18/2025 2:50 PM
51	Impossible to ascertain	7/17/2025 3:42 PM
52	I need to have my own place which was approved by Lebanon Housing and I'm still stuck in a drug and alcohol recovery house that is not even close to being a safe place.	7/17/2025 2:27 PM
53	Everyone not a doctor at DH	7/17/2025 10:56 AM
54	Low- to moderate-income individuals	7/15/2025 7:35 AM
55	Homeless people	7/14/2025 6:12 PM
56	low income	7/11/2025 6:59 AM
57	Relocators!	7/9/2025 9:12 PM
58	Residents who have lived here our whole lives that are being pushed out by these ridiculous housing costs.	7/9/2025 8:48 PM
59	Lower middle class people like me	7/9/2025 6:59 PM
60	First time renters	7/9/2025 12:40 PM
61	People working at DHMC	7/9/2025 11:48 AM
62	Unhoused residents of Lebanon	7/9/2025 11:44 AM

Q15 What housing types does Lebanon need more of in the future? Check all that apply.

Answered: 517 Skipped: 10



ANSWER CHOICES	RESPONSES	
Single-Family Homes	70.60%	365
Accessory Dwelling Units (ADUs)	28.43%	147
Small Home/Cottage	55.32%	286
2-Unit Structures (Duplexes)	47.58%	246
Mid-Size Multi-Family Buildings (3-9 units)	43.71%	226
Large-Scale Multi-Family Buildings (10+ Units)	36.75%	190
Other (please specify)	12.96%	67
Total Respondents: 517		

#	OTHER (PLEASE SPECIFY)	DATE
1	Every possible option, especially tiny homes	11/10/2025 1:34 PM
2	not sure	11/10/2025 1:15 PM
3	WHY are rents so high and so many becoming homeless? Not a coincidence.Affordable apts. for single dwellers, esp young professionals.	11/10/2025 1:10 PM
4	transitional for those in recovery from trauma	11/7/2025 5:06 PM
5	Senior housing disabled housing	11/7/2025 4:27 PM

City of Lebanon

6	social housing and co-ops and boarding houses	11/7/2025 4:17 PM
7	but with high cost of living saving for any of them would be hard for families or individuals	11/7/2025 3:56 PM
8	they need to be affordable and they are not	11/5/2025 5:13 AM
9	Actual affordable housing, not new expensive condos or apartment buildings that use the "low-income housing tax credit", which only the rare few qualify for, to skirt by not actually having a reasonable price range.	10/28/2025 5:24 PM
10	tiny homes	10/10/2025 11:30 PM
11	Mixed use buildings that utilize all existing space most effectively.	10/9/2025 12:53 PM
12	some of all	10/9/2025 12:38 PM
13	homeless	10/9/2025 12:35 PM
14	section 8	10/9/2025 12:33 PM
15	low income housing	10/9/2025 12:31 PM
16	Multi unit apartments	10/8/2025 10:39 PM
17	Senior housing	10/8/2025 6:01 PM
18	More low-income housing, tiny homes would be great for transitional housing for the unhoused.	10/7/2025 1:59 PM
19	Passivhaus, pls see link in comments	10/7/2025 8:53 AM
20	large scale multi family buildings with apartments large enough for folks to have roommates! less of these tiny 1 bedroom units	10/6/2025 3:11 PM
21	Can we finish building all the houses and apartments that have been started!	10/6/2025 10:39 AM
22	a variety, but most of what is being built is too expensive	10/6/2025 10:33 AM
23	Hotel options that are reasonable	10/2/2025 3:36 PM
24	Small, single family community housing	9/25/2025 8:03 AM
25	single rooms for rent	9/24/2025 4:52 PM
26	Section 8	9/24/2025 4:42 PM
27	literally any housing would be helpful	9/17/2025 11:12 AM
28	More accessible housing for seniors who want to age in place	9/12/2025 7:38 AM
29	mixed use commercial on street and residential & office above.	9/11/2025 7:59 PM
30	Entry level ownership homes, Not "luxury apartments"	9/11/2025 6:16 PM
31	Mid-size like housing coop and group living or other more affordable LMI options included here?	9/11/2025 1:23 PM
32	Renovated mill buildings or downtown buildings as market rate condos.	9/5/2025 7:33 AM
33	None. Lebanon has many houses, condo's and apartments. If anything develop other areas not just homes but towns so the desire is there and not here. We current residents have given enough.	8/25/2025 10:18 AM
34	Apartments.	8/22/2025 6:53 PM
35	Units for travel medical professionals	8/14/2025 7:55 AM
36	Affordable apartments	8/11/2025 10:42 AM
37	mobile homes / starter homes	8/9/2025 1:01 PM
38	Decently priced rental units	8/6/2025 3:38 PM
39	affordable pricing; current prices are astronomical	8/4/2025 11:09 AM
40	AFFORDABLE	8/4/2025 7:44 AM

City of Lebanon

41	Any type of housing that can be affordable for the average family.	8/1/2025 7:03 PM
42	affordable housing to support a vibrant community	8/1/2025 12:51 PM
43	ALL HOUSING-out of staters get first dibs-what about the local residents/workforce employee=dhmc	8/1/2025 8:35 AM
44	Condos	8/1/2025 7:49 AM
45	low-income housing	7/31/2025 11:18 AM
46	Affordable housing such as that on Prospect Street in White River Junction	7/27/2025 3:45 PM
47	Affordable senior-living communities	7/18/2025 2:50 PM
48	Housing for young adults just out of high school or college. 2500 for a 2 bedroom apt. is ridiculous.	7/17/2025 6:37 PM
49	Housing for elderly with a service to live independently	7/17/2025 6:06 PM
50	Whatever a free market decides	7/17/2025 3:42 PM
51	1 bedroom apartment and studio apartments	7/17/2025 2:27 PM
52	Affordable housing in all categories	7/15/2025 7:35 AM
53	Homeless shelters, without a doubt.	7/14/2025 6:12 PM
54	Handicap accessible housing	7/14/2025 4:01 PM
55	low income	7/11/2025 6:59 AM
56	NONE	7/10/2025 1:17 PM
57	Over 55 housing with lots of amenities	7/10/2025 12:57 PM
58	All the housing!	7/9/2025 9:12 PM
59	AFFORDABLE HOUSING FOR NON DARTMOUTH PROFESSIONALS! We live here too and this city wouldn't operate without us!	7/9/2025 8:48 PM
60	Affordable apartments	7/9/2025 8:25 PM
61	Mobile homes	7/9/2025 6:59 PM
62	Large multifamily developments are fine as long as units are large enough for long term families.	7/9/2025 5:08 PM
63	AFFORDABLE HOUSING! Stop with the huge complexes that are wiping out the environment.	7/9/2025 2:45 PM
64	Lots so people can build what they want	7/9/2025 1:55 PM
65	Studios	7/9/2025 12:40 PM
66	We need larger until 3 and 4 and 5 bedroom places for large families	7/9/2025 11:53 AM
67	Townhouse neighborhoods	7/9/2025 9:16 AM

Q16 General Comments:

Answered: 188 Skipped: 339

#	RESPONSES	DATE
1	Happy at Roger's house what is called for entrance?	11/10/2025 1:37 PM
2	Build housing baby, building so much housing. There are zero trees left in 90% of all Lebanon/West Lebanon!!!!!!!!!!!!	11/10/2025 1:34 PM
3	housing is always needed, but not a homeless shelter	11/10/2025 1:25 PM
4	we think nowhere in America every state is in the same situation as Lebanon is in more low income housing God help America	11/10/2025 1:22 PM
5	there is a list of people needing these types of homes	11/10/2025 1:17 PM
6	after divorce in 1990s I needed to sell Canon house and moved to much less costly location	11/10/2025 1:15 PM
7	rent increases MUST be controlled - landlords should not be permitted to blatantly raise rents at will and at any amount they wish -	11/10/2025 1:10 PM
8	Look up the median rent for a one bedroom apartment in Lebanon. Calculate what someone would need to make in order to afford that apartment making the 3x rent that most renters require. Think realistically how many people in the area make that in one income. Realize that somehow it was made impossible for a single person to live in town without having to rent a health risk. Especially with a pet. If there are no intentions to fix this, fall out a 12 story widow, so someone who might try to fix it can have your job.	11/7/2025 9:33 PM
9	homeless need recovery tools housing first	11/7/2025 5:06 PM
10	I am disappointed that the housing developments hat were approved by the City have not materialized - Kleen Laundry site and the lot that includes the old village market. what can be done to ensure that developers will build?	11/7/2025 5:01 PM
11	"affordable" living is NOT AFFORDABLE to many families. when I moved to Lebanon my rent was one entire paycheck plus \$70 out of the next one (I was paid biweekly) 12 years later it was better, but then my rent went up and up.	11/7/2025 4:50 PM
12	there is not enough housing - affordable - for working class and lower income people	11/7/2025 4:21 PM
13	Lets do away with marking minimums. municipal rental registries - commercial and residential what about considering vacancy fees? (vs a blight ord.)	11/7/2025 4:17 PM
14	I am very fortunate to have purchased my home 17 years ago. Today I would be unable to live in this community	11/7/2025 11:58 AM
15	We need new models of high density housing with shared resources and community. It is the only/best way to address our diverse challenges and needs here in Lebanon, and the world.	11/5/2025 12:09 PM
16	There is not enough housing that lower middle class can afford. For the people that do not qualify for income based housing but also can not afford \$2000plus for an apartment.	10/31/2025 9:43 AM
17	The cost of housing has skyrocketed and incomes have no way of keeping up for people who are low to middle class and who actually plan to live and work here full time.	10/30/2025 12:53 PM
18	The housing market is horrible and may be the reason we leave.	10/30/2025 8:09 AM
19	too expensive for the poor quality that the current housing is(old, worn, need repair, not updated)	10/29/2025 3:30 PM
20	housing needs to be more reasonable and affordable for people who live on a resident/fellow salary	10/29/2025 3:11 PM
21	My husband and I are hardworking Lebanon citizens, and we both work for the Dartmouth Health system. We love caring for others and we want to stay in this town, but it is difficult	10/28/2025 5:24 PM

City of Lebanon

when the price of living constantly rises and only expensive housing is added to the community. Affordable housing shouldn't be limited to a select handful of people. Saying you provide affordable housing, but it requires one person to quit their job to qualify, while rent takes 80% of the other's income... is not affordable housing. Especially in a nation where the cost of healthy food skyrocketed and most people were fooled into debt. It's a scape-goat reason that allows companies to say they are helping without actually doing so.

22	i have a grown professional son trying to be a first time home owner. it is very difficult to find a private property that either doesn't need a ton of fixing up and the taxes are too high. and the ones he can afford in mobile home parks charge just as much for the rental of the land or an HOA fee, as the mortgage.	10/22/2025 3:31 PM
23	No more apartment complexes. Too many and creating a transient population. Destroying sense of community in Lebanon	10/16/2025 2:12 PM
24	In the future, I will be taxed out of my house and will need to sell it. I will also be in my 80s. There is no appropriate housing for seniors such as small cottages not condos.	10/16/2025 10:47 AM
25	Homes on the market seem to be purchased for the purpose of renting and is pushing out local people. New apartments are priced too high for the average family/person to afford.	10/15/2025 3:22 PM
26	lack of housing iscompletely unacceptable when it's the home of a 10,000+ people that work at DHMC plus other businesses. Where are needed medical professional supposed to live?	10/15/2025 1:55 PM
27	The housing costs far exceed the wage structure in our area. To say that the average family can afford the median of \$400,000.00 to purchase a home is ridiculous. I wonder how many homes are being foreclosed on due to people getting mortgages they can't afford through financial institutions that allow them mortgages to begin with.	10/15/2025 10:34 AM
28	The need for "luxury" apartments has been met. More Marek Buildings only encourages the increase in rent's to match insane one bedroom prices. We need to encourage families who want to raise their children in Lebanon to have options to do so	10/14/2025 2:55 PM
29	Housing market is very challenging right now. While our house value has increased significantly, we couldn't afford to move anywhere else in Lebanon due to the prices.	10/9/2025 3:37 PM
30	As WFH increases, and more office bldgs in commercial zones become empty, allowing their conversion to mixed use would alleviate the strain in infrastructure without requiring massive teardowns. Also, amend zoning/building requirements to make this option affordable and practical. Current requirements are often counter productive and sometimes just plain do not make sense.	10/9/2025 12:53 PM
31	Housing with parking	10/9/2025 12:44 PM
32	Very lack of apartments in this area and companies are monopolizing right now. Rent is way too high compared to Concord or Manchester	10/8/2025 10:39 PM
33	The current rental prices are unaffordable to most working families making under \$70.000 a year.	10/8/2025 9:02 PM
34	New developments I have seen seem to be leaning towards apartment buildings and multifamily buildings (duplex/triplex). Frustratingly, many of the apartments are either too small (studio) or too expensive for us to rent while paying off student loans. And while duplexes/condo's provide the option to own, they come with HOA fees and rules which make many condos too expensive, or restrictive. As a young professional soon to be looking for a home in the next couple years, it would be nice to see more developments with single family homes WITHOUT a HOA. Lebanon has a new development on prospect hill which has single family homes. But those are rented out... As a final note, I will say that building ~600 sf apartments and charging \$1,000+/month for them will not incentivize us to move to Lebanon and start a family - despite working in the area.	10/8/2025 1:53 PM
35	Overall housing is few and far between, what is available is incredibly expensive. We frequently cite cost/availability of housing as one of the biggest downsides to living in this area when talking to prospective residents	10/8/2025 1:30 PM
36	Once you have children in the school district, especially ones with IEPs, there is a lot of pressure to stay in Lebanon, but housing costs are extreme, and buying is not affordable	10/8/2025 1:04 PM
37	Small, simple, low maintenance homes with minimal barriers to physical entry	10/8/2025 9:52 AM

City of Lebanon

38	I have little hope of ever being able to afford a single home rental or sale in the greater Lebanon area, which is disheartening as I plan to work at DH for at least 10 years.	10/8/2025 8:23 AM
39	I am a Community Health Worker in Lebanon and work with a lot of individuals/families who are low income and unhoused. We need to do more for our community by thinking creatively. Housing is not a privilege it is a basic need.	10/7/2025 1:59 PM
40	rent is currently very high and not inclusive	10/7/2025 12:55 PM
41	I will be looking to downsize to a smaller single floor home on flat land for retirement. Less upkeep.	10/7/2025 10:55 AM
42	There are several unhoused individuals and those who cannot afford basic necessities due to costs to income ratio.	10/7/2025 9:56 AM
43	Passivhaus has been largely successful in MANY instances in the US, including in colder climates. The initial investment/investor seems to be the largest barrier to this, but the longevity of not only the building, but of the technology that goes into it, as well as the drastically reduced cost of running and maintaining it, and the tax deductions are all incredible virtues that make it an excellent long-term investment option, with the potential to house MANY people at a much more reasonable cost to tenants/consumers. https://www.bing.com/search?q=passivhaus&FORM=AWRE	10/7/2025 8:53 AM
44	Better websites and communication would be very helpful for the local apartments.	10/6/2025 10:16 PM
45	I needed to purchase a home just over 30 minutes away as rent prices were astronomical for what you get and homes are inaccessible to buy due to competition of others also trying to buy. The costs, to include rent/mortgage as well as the huge property taxes that I would incur if I did purchase a home here are unsustainable for anyone other than seemingly physicians. My salary is a 6 figure salary plus, my spouses salary and an affordable home was too difficult to come by.	10/6/2025 5:08 PM
46	There needs to be more affordable housing	10/6/2025 4:35 PM
47	The cost of housing is not currently affordable. With no cap on the amount landlords can charge, the rent keeps going up in NH in general. Relocation is difficult and I would relocate to work at the DHMC.	10/6/2025 3:54 PM
48	Less furnished short term rentals for hospital travelers and students, more permanent resident working family units	10/6/2025 3:47 PM
49	we need to stop building so many unaffordable housing structures and stop pushing out the locals.	10/6/2025 3:44 PM
50	More affordable pet-friendly rental options (most existing pet-friendly rentals are not affordable)	10/6/2025 3:27 PM
51	People cannot live here	10/6/2025 3:25 PM
52	It is appalling that residents who are working and are not college educated are being forced to leave the area in order to find housing. You need all types of people in your society to ensure your streets and buildings are clean yet you refuse to ensure there is adequate housing for all income levels. We are not all college educated professionals and that is all you seem to be catering to!	10/6/2025 3:13 PM
53	Families and those hoping to start families and work in the upper valley want single family homes with square footage ranging 1500 - 2500. The majority of the people moving to the area are drawn by high skilled or technical work (healthcare, engineering, business). Multifamily rentals and condo units do not satisfy the living goals of those who pursued the education requirements for this type of work. It is not likely that they envision rental or multifamily unit living as a long-term housing goal. This holds especially true in an area that bills itself as a rural community. It would be much more likely in alignment with goals of people planning to live in a highly urban environment.	10/6/2025 3:12 PM
54	Please do not expand like other States with their over development, low quality, crowded, cookie-cutter housing	10/6/2025 1:51 PM
55	I would like to have a place to live independently that I can afford and still use the bus system to get to and from work.	10/6/2025 10:39 AM
56	We seem to keep building and building, while finished apartment buildings are not full, because	10/6/2025 10:33 AM

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they are not affordable for most people, even those who have a good job with a hospital, college, or other local thriving industry.

57	Most of the newer larger apartment buildings look like human warehouses. No outdoor space, no porch or balconies, just a giant paved parking lot. You should require more parking garages.	10/6/2025 8:41 AM
58	I work in real estate in town. And I do fix and flips they can help create older housing to new affordable housing. However, with the New permitting guy in the office has been a disaster. And word is out in town to not do projects and improve things in Lebanon Either on your own home to order inventory or for somebody like myself that's fixing things up because it's such a pain and takes so long that it eats into profits and adds additional cost. He has cost our office on a renovations 10s of thousands of dollars on the office during the renovation again make it so a business has to be very committed to stay here to deal with the permitting office	10/3/2025 7:16 AM
59	Being a traveler at Dartmouth hitchcock. It was hard to find affordable housing for a 13 week contract	10/2/2025 3:36 PM
60	Rent needs to be lower, with more utilities included. Not paying \$1400 with nothing included.	10/1/2025 9:12 PM
61	The overall rent in this area of NH is very high. There is also a lack of single family homes that are affordable because of the influx of wealthy out of state residents (Dartmouth families/doctors/MA residents) that cause the prices to raise even higher than normal.	9/27/2025 9:24 PM
62	Property taxes for single homeowners must come down. All towns in the Upper Valley must shoulder and solve the housing problem together. Lebanon must not bear the brunt of building new housing and should stand its ground re: to Hanover, Norwich, Hartford, etc. Development that does occur should take place near the center of Lebanon and West Lebanon where commercial centers are already developed. Developers and landlords should pay higher property taxes than individual owners, given how much money they are making off of renters. CREATIVE solutions to solving the housing needs at all levels of income and need are essential. Same old solutions of building ugly, monolithic, large apt complexes and ugly housing developments are not the answer.	9/27/2025 7:21 PM
63	The lack of affordable housing in Lebanon is pushing people to quit and leave jobs which in turn impact the availability of skills in this area. Rising housing prices as compared to pay scale in this location is very frustrating.	9/27/2025 7:15 PM
64	Monthly rent is expensive like the price range for larger urbanized cities	9/26/2025 5:50 PM
65	The City needs to control its overall spending to keep housing affordable for existing residents and families trying to move to the area. 12%-13% proposed rate increases per the strategic plan was totally unacceptable and foolish.	9/26/2025 9:49 AM
66	Lebanon Housing is becoming unaffordable for most young professionals	9/26/2025 9:19 AM
67	Cost of living mixed with lack of housing makes this location the worst to live, we stay for the community and the job. If we found the same job in a lower cost of living city we would gladly move.	9/26/2025 8:58 AM
68	Please help with more single family homes or condos	9/26/2025 6:03 AM
69	Allow more housing development by allowing smaller lot sizes and less restrictions and roadblocks to private builders and developers. Reduce the time it now takes to go from application to building start. Once started, see that the rules are followed by all the builders and stop the process if they are not. ie make it easier to start and harder to not deliver what was promised.	9/25/2025 10:04 AM
70	Property taxes and utility costs are so high, but the town looks like it's a low-income town. As a higher income household with no subsidies, we don't feel motivated to stay here. Tax the churches and non-profits, Move the homeless shelters towards the outskirts of the bus line, clean up the fentanyl situation, start attracting income-earning residents.	9/24/2025 4:41 PM
71	Single level housing/ condos for seniors	9/20/2025 7:23 AM
72	people are really struggling in this area and housing is the number one complaint i hear from my patients, my friends and colleagues. most people have to leave the area because they cannot buy or rent, nothing is available or affordable	9/17/2025 11:12 AM
73	My son could not afford to return here after college and live on his own	9/13/2025 10:50 AM

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74	two big issues: one constantly rising property taxes are forcing longtime residents out. two there isn't enough smaller/senior friendly housing so people who want to downsize can't find anything and thus they stay in housing meant for bigger families thus making it harder for families to find places in Lebanon.	9/12/2025 7:38 AM
75	The cost of housing in Lebanon is wild for the quality of services that are available compared to actual cities. The number of buildings in downtown that are multi-family house construction that actually contain offices is distressing.	9/11/2025 6:21 PM
76	Small condos for ownership without exorbitant HOA fees and small 2-3 bedroom homes with a bonus room for expansion, both with affordable property tax. Places like ledgeworks are rent gouging at lease renewal for \$200 a month increases, and artificially driving up costs but claiming it's property tax and utilities, but they don't repair or maintain. Instead they take the money and build/buy new places and repeat, creating a monopoly.	9/11/2025 6:16 PM
77	I live with roommates because I can't afford to rent a house by myself. I got lucky it's a nice house and nice people and together we can split the rent. All the new apartment buildings are "luxury" and overpriced, I would have to pay >50% of my salary as a Doctor to live there!! It's not like Boston where prices are high because people WANT to live there. In Lebanon prices are high because the renters don't have any options and can be forced into it out of necessity of having a place to live.	9/5/2025 11:39 AM
78	All of the new development seems to be sold/rented at "market rate," offering a clear benefit to developers more than to the community. Anything billed as "affordable" sounds way too small to meet the needs of people looking to put down roots here or remain here. New housing, and businesses too, should prioritize community connections and multimodal transportation more than they currently do.	9/5/2025 7:57 AM
79	I would prefer not to have more income limited low-income housing. Ideally we would have more market rate units at a range of prices so that various income levels can find housing. From what I have seen the "low income" units that go in are limited for individuals for extremely low incomes - essentially the unemployed. My sister in law who made \$35k per year teaching preschool tried to get a twin pines apartment and was denied because she was over the limit, which means the units are essentially all section 8 housing, increasing the ratio of services needed/tax revenue. Please don't give away more city land for income restricted housing.	9/5/2025 7:33 AM
80	I think the region is far and away too expensive, especially for what is here. I am from Florida, and I'm paying like \$1000 more for a similar apartment there in Orlando to be in an area that's pretty small. When I moved up here for work I had to put my rent on credit cards because the relocation and everything didn't cover it enough. I like the area, I like my job, but the housing is ridiculous.	9/4/2025 7:45 AM
81	There needs to be more apartments and homes that are reasonably priced that are not 40+ miles away	9/3/2025 1:26 PM
82	With the current tax increases there will never be affordable housing in Lebanon, Water Rate increases, Sewer Rates, Landfill fee's, Electric Rate going up 47%. Seniors are being forced out of their homes that have lived here all their lives with clearly lack of concern by the City of Lebanon	9/3/2025 2:03 AM
83	Lebanon is a beautiful area and alot of people would love to relocate here but the limited housing is hard	9/2/2025 11:52 AM
84	Lebanon is a great community that is desperately in need of more housing units. We need all types in all areas of town.	9/1/2025 6:31 PM
85	Unable to find a single affordable unit in Lebanon or any surrounding towns for the entire year of 2023 and I gave up trying.	8/29/2025 1:52 PM
86	Fenced yards for dogs. More full bathrooms. Currently have 3 people living in 2 bedroom with 1full bathroom	8/28/2025 12:15 PM
87	Not enough housing for work force nor for young professionals	8/27/2025 1:12 PM
88	No more apartments! Build single family homes.	8/26/2025 8:58 AM
89	Most people do not make enough to love here. The rent and housing market are charging to much because they are basing their costs around travelers and focusing on those who make lots of money instead of the people who are struggling or have been residents of the area for	8/25/2025 6:48 PM

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years. I know costs of things have gone up, but wages have barely gone up. Business are greedy. It's ridiculous.

90	Why does Lebanon city feel we need to be responsible for providing housing? I grew up here and loved it. Now more and more people flock here. It is becoming harder and harder to find simple services. There are for to many people already in the area that can be supported. What are the average wait times for dental, eye or special medical need services? Other town and cities need to develop so what we have is not being flocked to for services. Look into how long you wait for an appointment at a doctor's office. New residents might not even find any places that will take new patients. Why build new houses if we cannot provide these services to our current residents.	8/25/2025 10:18 AM
91	We need more housing built. I can afford my rent but that's because I have a really well paying job. It seems unaffordable for almost anyone.	8/23/2025 8:15 PM
92	Downpayment Assistance, Very cheap shared living space (shared kitchen, but separate bathrooms for single people/living alone) literally a NYC-style shoebox apartment units can suffice that has like 10 floors near the hospital would be ideal because so many young professionals still live with their parents and almost everybody has a 40-minute commute going and coming home from work! But then there's the issue of parking. Literally a parking garage underneath and then apartment complexes above. My co-worker is literally looking for apartments and there is literally no way she can afford a \$1250 apartment (WITH A ROOMMATE) on a \$2200 monthly income (40k income) Literally build shoebox apartments NYC-style for young professionals and for people who live alone because they can make it work!	8/22/2025 6:53 PM
93	The wealthy who can afford housing are paid too much, to live closer and commute less, while the unwealthy aren't paid enough to get by, with longer commutes. The nurses are pampered, everyone just scrapes to get by. Not worth long term commitments	8/21/2025 3:42 PM
94	The rent prices are crazy. Even though my household is not considered cost burdened at spending more than 30% of our incomes on housing, I'm unsure how we will ever save enough for a down payment on a house.	8/19/2025 2:42 PM
95	I think the cost for a room in New Hampshire is ridiculous. Rental housing should be regulated. Rooms should not be allowed to cost over 800, it's criminal.	8/14/2025 7:55 AM
96	Too many landlords are buying homes and turning them into apartments that are too expensive.	8/11/2025 2:56 PM
97	Housing is currently unaffordable for anyone who wants or needs to move to the city for work. Employers are losing qualified people because they either cant find housing or it is price prohibitive.	8/7/2025 2:07 PM
98	I have lived in Lebanon 32 years but if I had to move to another either apartment and/or house; I would be forced out of Lebanon due to pricing houses \$500,000.00 rent \$1800-4200. No one can afford that cost plus everyday living cost that keep going up. You will start to see families moving in together in order to afford a place. Every time Lebanon builds these apartment building or housing developments they are too expensive. The workforce cannot sustain shortages, young people will be forced to other states.	8/7/2025 10:06 AM
99	Residential development should continue to expand the walkable core of Lebanon. Far flung developments like the ones on Mount Support Road (where I live) are too car dependent and far from walkable amenities.	8/7/2025 9:18 AM
100	Not enough affordable housing for sale in Lebanon	8/6/2025 5:18 PM
101	Too expensive to live up here	8/6/2025 3:38 PM
102	More options for buyers, we have enough small rentals.	8/5/2025 9:44 AM
103	Ban large apartment buildings. We aren't suburbia and don't want to be.	8/4/2025 11:19 AM
104	need to redefine what a true "affordable" living situation is. Right now the housing in Lebanon is more priced and geared towards MD's whereas you have other levels of essential workers, with families, who need housing and cant get it because due to the location and proximity to the hospital the costs are beyond any level of affordability, especially for single parent/single worker households.	8/4/2025 11:09 AM

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105	Single Family homes that are more modestly priced. Low income or income- based apartment buildings are needed as well	8/4/2025 9:31 AM
106	Cannot afford even a fixer upper in the Lebanon area and if it is my price range would not pass an inspection	8/4/2025 8:22 AM
107	We need more housing! Especially affordable housing, but I'm hoping that by increasing the supply, costs may go down. We also desperately need better protections for renters. The current system leads to exploitation.	8/3/2025 2:00 PM
108	I love this town and this area, and I think that more housing could be built without sacrificing any of its character. I'm only looking to rent (especially in apartment complexes), since I like close proximity to other people, but I'd rather see many mid-size apartments in Lebanon rather than the large complexes near DHMC. Both are fine of course but I think the former keeps with the character more :)	8/2/2025 10:00 AM
109	Lebanon has a lot of potential but the prices of renting and/or buying drive young families away. The population is aging but they are not making room for young workers to come in and take over. If Lebanon doesn't find a way to house its workers and potential residents, people will keep leaving and the local economy will begin to fail.	8/1/2025 7:03 PM
110	lack of affordable housing is a HUGE problem and needs to be addressed	8/1/2025 12:51 PM
111	Pricing and availability are an issue. With the increase in inflation, everything is getting harder to afford. My income level stays the same.	8/1/2025 12:18 PM
112	I feel like this survey is great but it begs the question of why now?! Furthermore, I lack confidence of change. Peep all the new apartment complex that's opening near DH in leb. How many local residents live there?! How can ANY SINGLE PERSON on MINIMUM WAGE afford to live anywhere near DH. It's crazy. Peep all the out of state license plates at these complexes. This group of people that's being catered too changes every 5 years creating gaps in the work force. Nothing changes around here, few persons of quality sticks around either.	8/1/2025 8:35 AM
113	the more affordable housing options for singles is frequently taken by travelers. Better short term units (ie, hotels with kitchenettes) for them would immediately open ADUs and small apartments for single permanent residents and small families	8/1/2025 8:17 AM
114	I think that more families might be able to live in this area if the taxes were more affordable. I think that this is why many seniors can't stay in their homes longer.	7/31/2025 1:16 PM
115	The upper Valley needs to foster community in smaller community living where the housing encourages pedestrian commute to work/ stores/ entertainment, community garden/ green spaces amongst the dwellings to encourage connection to nature for children and the elderly, reduce concrete and asphalt that causes warming of the local environment and sustainable landscape architecture to encourage co-habitation native plants, animals, pollinators ect.. A community plan for the future is needed, rather than a quick fix short sighted solution. Affordable housing with limits on short term rental abilities such as Airbnb... keep it local, keep it safe, keep it sustainable for generations to come.	7/31/2025 12:39 PM
116	Lebanon needs more affordable apartments- not for low income, just lower the prices. the ones near DH are too expensive. Houses in Lebanon are not ideal for people who make less than 100k a year.	7/31/2025 11:25 AM
117	There should be more low-income housing that people like me can afford and not have to get strapped with a ton of fees that are unnecessary.	7/31/2025 11:18 AM
118	We don't need more apartment complexes on Mt. Support Rd.	7/31/2025 9:26 AM
119	There is a shortage of affordable housing in the upper valley for the pay range of the majority of the City's work force	7/31/2025 9:04 AM
120	There are too many single family homes sitting vacant or being bought for rentals. Need to encourage single family homes to be bought by the families that will actually be living there. Just check out Seminary Hill neighborhoods, a large portion of the starter homes are now rentals. It's a shame and is detrimental to the community experience as turnover is high.	7/31/2025 8:47 AM
121	My daughter and her family of 2 kids can not afford to rent or own in Lebanon. I will be looking to downsize and be closer to stores as I close into retirement.	7/31/2025 7:50 AM
122	Moved to Lebanon in 2022 and had significant difficulty finding housing in the UV. Ended up	7/30/2025 6:44 PM

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purchasing a home much larger than we needed for much more money than we planned because there was so little housing available that met our needs. We love our home, but won't be able to afford to keep it if either my partner or I have a significant change in our income.

123	I don't pretend to know what type of housing would benefit Lebanon the best, but I know that I am very lucky in that I pay a third of the average rental payment for a Lebanon apartment. Consequently, I'm stuck in a very old building because I cannot afford the average rental payment for a Lebanon apartment.	7/30/2025 4:06 PM
124	I hear a lot of prospective candidates choose positions elsewhere due to lack of housing or high housing costs	7/30/2025 3:46 PM
125	There is not enough housing in any community at this time. Nothing that is affordable.	7/30/2025 3:42 PM
126	Housing needs to be affordable. No more condos going for \$2500+ per unit. Too many high end pricey buildings aimed at high incomes & not enough for the essential, but low/average paid, residents.	7/30/2025 3:23 PM
127	I have lived in Lebanon for most of the last 15 years, though I just recently purchased a home in Enfield because rent for apartments in Lebanon have reached the point that they are as expensive or more expensive than the mortgage on a house. I know several other young professionals and recently engaged/married couples who have and are struggling to find apartments and houses that are affordable even with combined incomes.	7/30/2025 3:21 PM
128	The property taxes are crazy high. In most places there are no sidewalks or bike paths or public transportation. I think this is important to consider. We also need to develop trash collection. Why do people need to dump their trash at a place that only opens till 3pm?	7/30/2025 3:13 PM
129	I feel lucky because I bought before prices soared. I pay less for my mortgage than most of my friends pay in rent (and they are getting significantly less space). We need housing to be affordable, essential staff often make low wages. If they cannot afford to live close to their workplace because of high housing costs then they are less likely to remain in this area - thus contributing to a shortage in certain workforces.	7/30/2025 3:10 PM
130	build some subdivisions of single-family homes	7/30/2025 3:08 PM
131	The housing market is unaffordable, and the cost of living is increasing beyond compensation levels. Studio apartments are over \$2000 a month! Essential workers cannot afford things like this.	7/30/2025 10:36 AM
132	The City needs to encourage new home developments that are affordable (under \$400,000) for a single family. 3 bed, 2 bath, 1,200 sq. ft. with a small yard. We are not asking for much, but the current market has driven out the middle class.	7/30/2025 8:32 AM
133	This area desperately needs housing reform. Everyone is struggling to afford rent and their mortgage. My husband and I tried buying a home for over 6 years and couldn't find anything in our price range yet we were paying almost \$2,900 in rent a month. This is a tragedy for families	7/28/2025 10:04 AM
134	Developers seem to be more interested in building high-end homes, but Lebanon and West Lebanon need more affordable housing.	7/27/2025 3:45 PM
135	The rent need to be cheaper for the average paid person can afford. My son makes 22.60 and cant afford to live on his own with the price of rent on a single renter	7/25/2025 5:42 AM
136	I am concerned about school funding with the messed up state funding system ... I think single family homes are terrible for the long term environmental impact but best for school funding as the system currently operates. I also have the privilege of living in a single family home and would be open to more . I would want smart housing communities built around shared resources - bus stop, play space, rec space and shared tools	7/24/2025 4:09 PM
137	New condo developments would be great	7/20/2025 9:58 AM
138	Retired, owning and living in Lebanon has become very expensive; property taxes, dump fees, water & sewer, energy along with everyday living expenses of grocery and dining out. The city needs to control expenses and projects.	7/18/2025 11:12 AM
139	Services for in-home care for elderly residents	7/17/2025 6:06 PM
140	Taxes are too high with no benefits for homeowners who are subsidizing the infrastructure for	7/17/2025 5:13 PM

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visitors and workers who live elsewhere. City code and permit process for trivial things like fences or sheds is too cumbersome and regulated. Foot traffic, congestion, and loud motorcycles/mufflers/music on 12A make property enjoyment impossible.

141	Please remove parking minimums for new developments. To get the density we need there can't be only parking lots everywhere.	7/17/2025 4:32 PM
142	The main obstacle for housing development is the government and its regulatory and interventionist stranglehold on the housing market. Get it out of the way, problem solved.	7/17/2025 3:42 PM
143	Lebanon Housing approved me and I'm still waiting to get out of a bad living situation.	7/17/2025 2:27 PM
144	New housing should be built in areas that are walkable to stores/businesses and/or on the bus routes.	7/17/2025 1:35 PM
145	As someone looking at retirement in the next few years, I am concerned with our ability to continue paying higher property taxes as our income becomes fixed. I work for a large employer in the area and housing is the largest reason for people declining jobs. Or they are having to move out of the City (up to 1 hour away) to find affordable housing.	7/17/2025 11:09 AM
146	It's time to build UP, not just ACROSS. We have so much useless land, start making choices to provide housing not just tax income for the city with the insane housing prices.	7/17/2025 10:56 AM
147	Please no more mega apartment complexes.	7/16/2025 10:52 AM
148	I know many families who are renting and would like to stay in the area but are unable to find single family homes	7/15/2025 11:23 AM
149	Why would you provide housing for town employees who might move here from elsewhere before taking care of current lifelong residents? Our children were born here and putting non residents ahead of them is unacceptable. Also your schools and overly liberal policies are pushing the aging population out. It is your job to provide basic necessities to the residents but you seem to want to provide every want. The schools are draining people's wallets while the roads are ignored.	7/15/2025 6:24 AM
150	We need to take care of the homeless here- it's our responsibility as a city, and anything less is inhumane.	7/14/2025 6:12 PM
151	I don't know why we continue to build new apartment buildings along the Mt Support corridor / elementary school area and no other towns build any. Why do we have to provide them all? A new development is getting constructed behind the middle school and our friends still can't afford to build there. Stop allowing luxury apartments. No one wants luxury, they want to afford housing, pay their damn student loans, afford to save for a crisis, and maybe even retirement. Cost of rent is outrageous and has been for a decade. Who is lining their pockets with deals with the town? A huge complex across from the elementary school and not widening roads? Insanity.	7/14/2025 3:15 PM
152	We just need more house and not luxury apartment complexes	7/14/2025 2:45 PM
153	More density, less nimbyism!	7/14/2025 1:40 PM
154	1. We don't need more luxury apartments. 2. We just bought a home and paid double what most of our friends did 5-10 years ago for a smaller house. It's nearly impossible for a middle income family to buy	7/14/2025 12:07 PM
155	Please remember that ADUs are not long-term living solutions. I lived in California for years. One of my units had no kitchen at all—I washed dishes in the bathroom sink—and some did not have bathrooms (I kid you not!), requiring elaborate timesheets designed with homeowners for bathroom or laundry access in the main house. NH needs more small apartment buildings, multi-use condo buildings, and single-family homes. Ideally, the town would work with developers willing to spend more money to make their designs align with the character of neighborhoods, or who specialize in converting industrial spaces into apartments and condos to move higher-paying renters into different housing stock. People need air conditioning and in-unit washers and dryers. And kitchens and toilets.	7/14/2025 11:33 AM
156	Lebanon housing market is very expensive	7/14/2025 10:44 AM
157	Current rent \$2800/mo for 1500sq ft. Same size/age house and quality neighborhood in Corpus Christi, TX is \$1500-\$1800/ mo ...within 4 blocks of ocean. Headed south when lease is up.	7/12/2025 4:15 PM

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158	Need more awareness for seniors waiting to scale down	7/11/2025 11:35 AM
159	There are no rentals for low income, but many options for those who have a higher income. All that seems to have been constructed in the past few decades are for the higher income.	7/11/2025 6:59 AM
160	I'd love to see more multi-unit options including studios for new/single or couples. The size of the apartments and homes are large but they're cost prohibitive to many.	7/11/2025 4:06 AM
161	We need starter homes and longer term housing. Not more rental units.	7/10/2025 5:50 PM
162	is there a density bonus or parking relief for housing immediately adjacent to bus stops	7/10/2025 4:08 PM
163	it's hard for locals to afford to live in Lebanon. We tend to get pushed out by people moving here for Dartmouth.	7/10/2025 1:47 PM
164	It would be great if new housing was well constructed and visually appealing. New developments should also be energy efficient and have lots of trees integrated into the landscaping.	7/10/2025 1:21 PM
165	Increasing residential housing imposes an unbearable tax burden on CURRENT RESIDENTS, whether renters or homeowners. Please take better care of CURRENT RESIDENTS.	7/10/2025 1:17 PM
166	NO MORE LARGE SCALE APARTMENT/CONDO BUILDINGS IN LEBANON THAT ARE FOR RENT. LEBANON NEEDS MORE PEOPLE WHO PAY PROPERTY TAXES. LEBANON IS PRICING OLDER ADULTS WHO LIKE LIVING HERE ARE BEING PRICED OUT OF THEIR HOMES!	7/10/2025 12:57 PM
167	need more 2 bedroom apts. would like to downsize to either affordable apt or condo.	7/10/2025 12:43 PM
168	Too many apartments contributing to a strain on community services. Affordable housing should include single family home ownership for working professionals,	7/10/2025 12:06 PM
169	I own a 2 family home that I live in. This is the only reason I am able to afford living in Lebanon. Without that rent I would have to work beyond retirement to age or move.	7/10/2025 12:05 PM
170	The city should not make building or renovating so difficult for the average property owner. Fees and processes are ridiculous. At the same time, the city should also have no part in purchasing land and developing it for resale. The Main Street, West Lebanon and Barrows Street projects are not in the tax payers best interest.	7/10/2025 11:42 AM
171	Lebanon needs to build more apartment and duplex housing at its center. The location of the rebuilt fire department in my opinion was a wasted opportunity to build some housing in a logical place. Then build accessory dwellings and small houses in the old neighborhoods where there are already single family homes. Development should be built smartly with walkability and nearby transportation in mind. Larger multi-family building projects would be ideal for the commercial district of W. Lebanon off of 12A. There is a lot of empty space to create a livable housing and business new town center.	7/10/2025 9:14 AM
172	We need more affordable housing units. I'm especially concerned about the young professionals needing smaller, more affordable housing. These people will be the backbone of our future.	7/10/2025 7:24 AM
173	This is a useless survey. These questions are obvious. Lebanon has known there was a need for housing for more than 20 years and decided to do nothing about it and they're all out of ideas. Residents actively fight developments. If you're serious about housing, you need to change zoning laws and offer developer tax incentives and quit shouting into the wind.	7/10/2025 7:00 AM
174	See above. You need restaurant workers, retail workers, city workers etc...to work in all the other places in this city. Stop only thinking about Dartmouth and catering to the professionals. Those of us barely getting by on \$15 an hour need to afford to live to work in your city and make your coffees, serve your food, run registers in your grocery stores. We are the heart of this city, not Dartmouth and its rotating "professionals"	7/9/2025 8:48 PM
175	I want to downsize and cannot.	7/9/2025 8:21 PM
176	The city needs to put a cap on landlords and the gouging of tenants	7/9/2025 6:59 PM
177	The fiscal management here is out of touch and does not prioritize infrastructure.	7/9/2025 5:53 PM
178	Lebanon needs to end its restrictive zoning in areas currently served by water and sewer. No neighborhoods should be limited to only single detached houses. Small multi-family should be	7/9/2025 5:42 PM

City of Lebanon

allowed by right, and you should not have to use a pre-approved "pattern book" design to build a house on a small lot.

179	Taxes are ridiculous. We are in danger of losing our home because of the high taxes.	7/9/2025 2:45 PM
180	Lebanon has continued to add apartments at a rapid rate which has not helped the property tax situation. Something either needs to change with how apartments are assessed and/or Lebanon should focus on SFH, MFH, and Condos.	7/9/2025 2:16 PM
181	I worry about my kids' ability to find housing nearby when they graduate. We feel strongly that more housing of any type will lead to more affordable housing. We also want more options for the unhoused. Lebanon should be for everyone.	7/9/2025 1:53 PM
182	Anything to encourage single family home ownership. Investment properties/ chopped up multifamily properties are a leading cause of blight in the city. The tax code should be corrected to counterbalance undervaluing /lower tax rate of multifamily buildings so that single family homes don't carry the bigger tax burden.	7/9/2025 1:12 PM
183	What is required is faster approval for housing projects and from companies, not friends of the city council.	7/9/2025 12:27 PM
184	It's not just Housing. It's also the skilled trades to update the home when the home is purchased as very few homes in the area are new construction and what is on the market typically needs work.	7/9/2025 11:54 AM
185	As a retired female who has lived in Lebanon over 45 years it's getting more difficult to find leveled living housing to rent at affordable prices. Rents have increased \$75-\$120 each year. My partner and I sold our house just before the housing market went crazy high and we can't get back in and now as retired seniors we only see renting in our future. If something happens to him I definitely wouldn't be able to afford housing on my own income in Lebanon. I know more people who have lived in Lebanon for a long time who can't afford to stay. I would love to see duplex housing to rent where stairs are limited for seniors to live in.	7/9/2025 11:53 AM
186	More large units. Enough 1 and 2 bedrooms. We need 3 plus bedroom units. More affordable these 2500 and up for apts is killing normal families.	7/9/2025 11:53 AM
187	Surveys suck. Talk to people. Go to DH and talk to anyone not living with their parents getting paid less than 25 / hr	7/9/2025 11:48 AM
188	ADUs sound appealing from a homeowner's perspective, but when we look into the costs associated with construction, etc., it's not attainable. I bought my house here in 2013. There is no chance that I could afford what it would go for now. Wage increases have not come close to matching the housing prices.	7/9/2025 11:46 AM

Q17 Have you experienced challenges securing housing in Lebanon? Did you face barriers when downsizing from a larger home to a smaller home, finding an affordable rent, or competing as a first-time home buyer? Have you found it difficult to stay in Lebanon? Have you found it difficult to move to Lebanon? We want to know your story!

Answered: 296 Skipped: 231

#	RESPONSES	DATE
1	I have found housing for seniors to be a few and too expensive	11/10/2025 1:43 PM
2	Know I have not experienced challenges yet if housing costs keep going up it will get harder for us seniors.	11/10/2025 1:41 PM
3	We love it here	11/10/2025 1:39 PM
4	Lived and worked on once got on list for Rogers house - good!	11/10/2025 1:38 PM
5	No, I have not experienced challenges yet if housing costs keep going up it will get harder for us seniors	11/10/2025 1:35 PM
6	Difficult finding affordable options, any affordable options, moving to Lebanon, New Hampshire	11/10/2025 1:34 PM
7	love it here, but not many that like I stayed to myself too many residents love to start trouble. That's the only thing I don't like.	11/10/2025 1:28 PM
8	I left an apartment in Lebanon and could not afford it. My current housing makes it affordable. no homeless shelters here in Lebanon please they are robbing stores and causing drug problems in walking trails not safe not cool	11/10/2025 1:26 PM
9	I found a wonderful lady in Lebanon and had no problem moving from Charlestown, New Hampshire to Lebanon. God bless her.	11/10/2025 1:22 PM
10	there was a two year waiting list saying is hard still have too much. It was not difficult to live in Lebanon had to rent a U-Haul to move to Lebanon. We are seniors from 67 to 74. We live at the Rogers house we moved from Goshen, New Hampshire to the Rogers house paying over 1000 a month with no utilities to a one bedroom at Rogers house for 721 a month with everything even cable. We are so happy here in Lebanon.	11/10/2025 1:19 PM
11	I lived in a single-family house in Cannon, New Hampshire for 20 years after house sale in 2016 I needed to move to public housing	11/10/2025 1:16 PM
12	I came two lemonade seven years ago to an affordable apartment on Camp Bell Street in that period I was secure and not at all concerned at someone's advice. I placed my name on LHA's list and forgot about it. Then I received a call and was presented with a lovely studio apartment all utilities, and affordable. Is it ideal? No many very personalities almost worse than my born/raised living in New York City but my apartment is my home and what I create out of it you can absolutely share my story. I hear horror stories. No one should be without shelter, especially families in the past 2 to 3 years the side of homeless people has become part of Lebanon's landscape what has happened these are not all drunks in attics that's bunk who wakes up one morning and decides to simply use drugs. No people lose their home shelters cannot take in all the animals given up because they are too expensive to feed so where down to living to my food or my dogs/cats food where are the shelters for winter to help accommodate people the spaces that could be used in one year Lebanon fell asleep and has done nothing as we face another winter. How many dead bodies does it take to send a message or is it that the homeless don't matter and I believe the general consensus in Lebanon is just that my father used to say as we walked down a city sidewalk and saw someone perhaps sleeping on the street that person used to be a baby in his/her mother's arms	11/10/2025 1:13 PM

City of Lebanon

13	I came out of Assisted Living with no place to live and the housing authority saved my life.	11/10/2025 1:05 PM
14	One person can't afford a place to rent in Lebanon. It's insane that the rent for a two bedroom apartment is only \$200-\$400 more than a one bedroom. You could have 4 people in a 2 bedroom. Consider a system that makes rent based on occupancy. Perhaps room number, then occupancy. Only rent a 2 bedroom to a single person if they have a LLC, are a single parent, or can otherwise prove they need a second room. Give single parents priority for low income housing over disabled old people. This isn't really my story, just some suggestions for a positive change	11/7/2025 9:39 PM
15	white supremacy male supremacy stalking gaslighting prejudice intolerance bullying	11/7/2025 5:07 PM
16	I had no trouble moving into senior housing but they need more buildings for seniors	11/7/2025 5:04 PM
17	it has been relatively easy for me to find and pay for an apartment, although I waited 2 years for an LHA apartment and anticipate a 2 year wait for a subsidized apartment at Quail Hollow.	11/7/2025 5:02 PM
18	My husband and myself were Able to find affordable housing only because we had landlords who worked with us to keep the rent affordable. unfortunately houses are being purchased by corporations who only want to make a fast buck and cater to the more affluent people. we were Never able to be homeowners but at least we could afford the rent and pay our bills. I think it would be very difficult nowadays.	11/7/2025 4:58 PM
19	as a divorced ive never been financially able to buy my own home. thats somewhat okay with me as I dont have the "worries" homeowners have when their roof starts leaking, or their furnace quits. Ive been lucky. I guess. Ive managed to keep my head above waters, paying my debts is always my first priority. I dont smoke, I dont vacation and I respect my apartment and treat it with care. I think ive gone off topic here, sorry. Lebanon needs more housing period. too bad the people who are homeless could not participate in creating these homes.	11/7/2025 4:53 PM
20	waited 7 years to get into senior housing (LHA)	11/7/2025 4:32 PM
21	I moved without any difficulty two years ago into senior housing - the Towers. My son helped with the applications, I enjoyed my apartment and the people around me.	11/7/2025 4:31 PM
22	I have lived at the Towers for 8 years and am very happy here with no intention on leaving	11/7/2025 4:28 PM
23	I have lived in a rooming house - which was what I could afford - shared bathroom with six other persons - not ideal. but some what affordable - rents went up to \$180/wk rent paid on a weekly basis - 52 weeks a year. I currently live in senior housing - rent based on income - subsidized. much more affordable.	11/7/2025 4:23 PM
24	I was looking for housing at the exact right time and we right n here. If we were to be evicted or need to leave, there would be nowhere to go.	11/7/2025 3:59 PM
25	Our landlord raised our rent by \$500 without LHA we would have had to leave Lebanon. There was/is nothing affordable anywhere in this area.	11/7/2025 3:57 PM
26	not working being mentally handicapped it was hard losing for a place by myself. I had to get help with a part work and it took 2 years to get into subsidized housing. but now I have help it very helpful.	11/7/2025 3:54 PM
27	As a single pregnant mother during the pandemic I was lucky to find a one unit in west Lebanon. from there I got a section 8 voucher and the housing authority was able to help me move two more times into bigger and nicer apartments over the last 5 years. we plan to stay where we are for as long as possible.	11/7/2025 3:53 PM
28	I bought my home many years ago	11/7/2025 11:59 AM
29	Didn't really even consider Lebanon due to the Housing costs. We knew that we needed to live farther away from work.	11/6/2025 2:08 PM
30	Husband owns a business in Hooksett so we're actively purchasing a home in the middle so I can work here (looking in Sutton/Warner). Everything is way too expensive for what it is. \$1M homes and everything inside is non-functional.	11/6/2025 12:33 PM
31	I took this job living an hour and 10 minutes away. I looked at rentals closer but it would have increased my rent by 50%. I started looking at houses for sale but was unable to find something I could afford close to Dartmouth. I ended up buying a house 50 minutes away.	11/5/2025 4:49 PM

City of Lebanon

32	1) Existing Residents/Tenants on Fixed Income/Social Security/Retirement who can only afford so much for rent. You have greedy property owners, LLC entrepreneurs that have bought out existing housing, only to raise the rent unnecessarily. To force them out they rent properties for 2x or 3x what the original tenant pays. 2) Out of State Developers - come from Mass, NYC, RI, Conn - Buy properties already existing - Tear them down or rebuild them, forcing people out cause the rent is too high - demand 1st and last months rent and deposit all at once which folks cannot afford also - buy the vacant property develop it and charge \$2,600 and the small efficiency apartments all this forces the original residents out to seek housing outside of Lebanon even into Vermont. 3) There should be opportunities for rent to buy housing, which would allow tenants to become homeowners 4) Construction - too many new buildings do not have sound insulation or not enough - so you are bothered by the neighbors up above you or next door, too much noise, younger people play loud video games, computer games, or music much too loud, disrespecting posted and legal noise ordinances.	11/5/2025 12:37 PM
33	No	11/5/2025 12:27 PM
34	Thanks	11/5/2025 12:26 PM
35	Yes I had an apartment I lived there like 9 years then. had to go on SSDI and could not afford rent so I had to get on Section 8 waiting list	11/5/2025 12:18 PM
36	Lebanon permitting, building codes, fees, and zoning restrictions makes the creation of innovative more affordable housing more challenging.. These systems exist for good reason. But they all need to be examined and allowed to evolve for the benefit of our wonderful city.	11/5/2025 12:12 PM
37	My son and Daughter-in-law work in the upper valley and there are no single homes in their price range. Lebanon and the surrounding arear are way overpriced.	11/5/2025 5:16 AM
38	I had to live with my parents as a grown-ass adult with a doctorate in a medical field, because rent here is so insane. We struggle to recruit new workers to our department as nobody can afford to live here. We have had most of our student clinicians cancel their rotations because they can't find housing. If we want to care for our own community, we need to be able to house workers. Not just telecommuters making city \$\$ and people moving here for super high paying jobs.	10/30/2025 12:58 PM
39	Y&es, I took a job at DHMC, looked for housing and was forced to take a 3 bedroom condo with a horrible leasing company. There has been problem after problem, and it costs 3950 a month. we would like to buy but the options are horrible	10/30/2025 8:10 AM
40	during my search, it seems that to find an up to date (at least in the last 5 years)- it's over \$2,500 per month for rent-which i do not have the salary for. it's like these places do not have a standard or code to follow. poorly maintained. also, the number what of apartments availability here was low. close to campus.	10/29/2025 3:35 PM
41	yes difficulty finding affordable, available housing at a reasonable location as a resident who works 16 hour days	10/29/2025 3:12 PM
42	Yes, when we married, we were approved for a house in our budget and had signed to purchase it, but the owner sold it to someone else and told us last minute. We rushed to find housing and were met with many availabilities that were too expensive to obtain. We had to live in an apartment that had mold, that was our only choice. We both have received raises over time, and now we can afford a bit better housing. But we cannot purchase a house in this economy. We hope there will be better opportunities in the future. We are getting older and want kids, but do not have the space to bring them into this world, considering the housing market.	10/28/2025 5:28 PM
43	i cant afford to move to lebanon, so i make the commute work. see my previous comment, i am more concerned about the younger work force. cost of living is way higher than the wages they are making.	10/22/2025 3:34 PM
44	Difficult to afford due to rising taxes and costs to fix current home, but unable to move anywhere else that is affordable and livable at the same time. We got lucky and moved before COVID so pricing was down.	10/16/2025 11:58 AM
45	It's hard to stay in Lebanon , the taxes are way to high and this years increase was insane. It feels like the city wants to put people out of their homes into rental properties that are overpriced and poorly cared for by the owner of the property. The town will be a slum in a few years.	10/15/2025 3:21 PM

City of Lebanon

46	When we've looked at homes in the area, the prices are astronomical for what you get. It seems that anything below \$300,000.00 is a home that has major repairs (not just preference of paint color etc.) A two income family can't begin to afford anything in this area unless the combined income exceeds \$150,000.00 per year.	10/15/2025 10:37 AM
47	I have had trouble finding alternatives to my current rent that are within my price range, and additionally faced challenges with budgeting as my monthly rent increased significantly in the past year. I also feel as though the housing I can afford is not worth the prices that the housing is listed at	10/14/2025 5:51 PM
48	I was very blessed to have a job in finance that made me decide to leave our very bland apartment and buy our current home in 2021. I did so for interest rates and a certainty that then was not the peak of the housing boom. Unfortunately others in similar income levels as my own now struggle even more so as housing prices stay elevated and interest rates remain above 6%. The increased property cases and reassessments have increased by tax burden more than I'd appreciate and that does make me worry in decades down the road what our solution is to not remain dependent on property taxes and keeping them fair. The increase in utilities and cost of living will not stop either making it harder for everyone.	10/14/2025 3:01 PM
49	Fortunately, we purchased in 2011 when the market was completely different. We are happy to be in Lebanon as we could not afford today's rent or mortgage rates if we had to at this time.	10/9/2025 3:38 PM
50	Lived in same location for 66 years (since I was 3). We were always a multigenerational household and that allowed our family to sustain and stay in Lebanon. As a young married, we would NEVER have been able to purchase a house in Lebanon alone - even in 1982 (18% interest rates - look it up). Our son never considered moving out as rental rates were already so high as to be ridiculous - in 2006- compared to salaries. So this is nothing new. Most of the members of my high school class live in towns surrounding Lebanon as they could not afford to live in town - in 1974. Covid just accelerated the strain on current residents by bringing in 'covid refugees' once they could work remotely and not be required to be in a NYC or Boston office regularly.	10/9/2025 12:59 PM
51	I work in Hanover for an engineering firm. We recruit from all over the country. We have had many people not accept our offer due to the cost of housing in the upper valley. I bought my house 11 years ago and have an amazing 3.2% interest rate. My wife, son, and I would love to buy a larger house that's newer, but the cost of buying is out of control. My wife and I make good salaries as well.	10/9/2025 12:48 PM
52	if you found an apartment that you could afford there was not any parking of a vehicle	10/9/2025 12:43 PM
53	housing market is bad	10/9/2025 12:35 PM
54	I moved to low income housing almost 14 years ago. My family home burned down and had no place to live. 4 years ago I moved from Canaan to Hanover to be closer to the hospital.	10/9/2025 12:32 PM
55	Have always has a place to live until the past couple of years. Lost all in a fire and have struggled since then mostly because of security deposits and one bad rental response	10/9/2025 12:29 PM
56	Domestic abuse	10/9/2025 12:24 PM
57	I work for Dartmouth Health. I would like to live close to campus, but have not found anything close to the campus that is affordable.	10/9/2025 10:35 AM
58	I own my own home in Lebanon (30yrs), would love to downsize but am unable to find a suitable smaller affordable home in Lebanon. Not only are there very limited houses to purchase the TAXES make it very difficult to afford to live in Lebanon. I would love to move to a small single level ranch, 2-3 bedrooms, 1 or 2 baths. The cost of housing itself, along with very limited inventory and the TAXES make this extremely difficult. Even a cottage type of home would be nice. I don't want to live in an apartment housing unit; neighbors are too close. I want to build equity in my own home. Lebanon is also putting all of these new Apartment housing units all in ONE area and that area of the Lebanon High school and Mount Support road is so congested with apartment housing!!!! Mount Support road is too narrow for all these cars and people do not obey the speed limit. There has to be other land available than just Mount Support Road. I am seriously considering moving out of Lebanon within the next 5 years due to the lack of smaller housing and the Lebanon tax rate.	10/9/2025 10:18 AM
59	I'm a post-grad RN and wanted to live in an apartment. However, it's hard to find affordable housing options that is close to DHMC (Leb, Hanover, etc).	10/9/2025 9:56 AM

City of Lebanon

60	Very difficult to move to Lebanon, the cost of rent is sky high, and if you don't either have a perfect credit score or know someone who is a landlord, then it is impossible to secure a place.	10/9/2025 6:47 AM
61	Since Covid-19 and the shortages of nurses in Lebanon it has been increasingly difficult to find housing for my family, especially since I do have animals/Pets. Owners of rentals have quadrupled their rents do to the fact that travel nurses make more money with the stipend they get for travel assignments so rents go up and a family like mine cannot compete. What used to be affordable has become non-existent. Even the new apartment buildings that have been built are not affordable for us. I don't qualify for section 8 because I "make" too much money (under \$70,000). So, what is a family like mine to do in a situation like this? My husband can't work due to health reasons and doesn't qualify for SSDI, so we are at a loss. It has become very depressing.	10/8/2025 9:15 PM
62	I was on the wait list for a local housing assistance program and gave up after 5 years of waiting. I searched market price apartments but most will not allow pets.	10/8/2025 6:03 PM
63	affordable housing for lower middle-class families is very hard to find in the Upper Valley.	10/8/2025 4:03 PM
64	We are both young professionals who are currently renting out of town but work in the area. We are not completely excluded. However, we chose to rent out of town because rents in Lebanon were too high for what you get. We get pretty discouraged seeing apartment buildings renting out small studio's for 1000+/month (not exclusive to Lebanon sadly). I appreciate the effort to provide more housing for a more affordable price, but ~600 sf studio apartments are not for everyone. We also can't afford to pay for the high prices of the "luxury apartments".	10/8/2025 2:48 PM
65	Yes, very difficult to find adequate housing to start and what we did find was difficult to afford. I would not be able to live where I do if my husband didn't also have a job, and many residents come to town with only their single income.	10/8/2025 1:31 PM
66	Struggling finding affordable rent	10/8/2025 1:25 PM
67	We have lived in Lebanon for a long time, and would like to stay, especially with children in the school district, and jobs here, but the cost of housing is extreme. We have a child with medical needs, and really need to build a home to accommodate them, while staying in the district where their IEP is, but do not see that as an option (lack of affordable land, lack of affordable building) which puts a lot of stress on us as caregivers and parents	10/8/2025 1:09 PM
68	We relocated from Seattle to work at Dartmouth and cannot find a quality home in the area.	10/8/2025 12:51 PM
69	Recent DHMC resident physician. Initially moving to the area, I was surprised by the high price of rental housing in the areas close to the hospital.	10/8/2025 11:08 AM
70	I accepted a job in the area in summer 2023. I was commuting from Concord, NH and moved into temporary housing in WRJ at Hotel Coolidge for 3 months before a friend of a friend told me of a place in South Royalton. It is a studio less than 275 square feet. It provides basic needs as I have a bed, a bathroom and a kitchen but that is it. I am grateful that I am an outdoor person and don't get cabin fever. I am a professional with a masters degree and a good job for my career.	10/8/2025 9:59 AM
71	We were priced out of living in Lebanon because of housing being unaffordable and out of our price range. We purchased a house in Claremont. I am not happy with the drive into and from work everyday.	10/7/2025 10:29 PM
72	travel professional with one dog. Very hard to find affordable housing. I'm paying around 2400, for a single family home. one a single income. that is still 25 minutes out of the city to work in Leb. Cannot continue to stay with cost of living around the area. Having to take call is a challenge with the distance and response time.	10/7/2025 5:43 PM
73	So many individuals and families struggle to obtain and maintain housing due to limited income, Criminal HX, SO HX, or they have had previous evictions. How can one maintain their health, and employment when they don't even know where they are going to sleep at night.	10/7/2025 2:01 PM
74	I am fearful that I will not be able to sell my home, as younger people will not be able to afford to buy it or pay the taxes	10/7/2025 11:59 AM
75	My current home in Plainfield has doubled in tax value making it significantly more expensive. My tax escrow has gone up \$200 per month. I am disabled and the stairs and steep driveway have become problematic.	10/7/2025 10:58 AM

City of Lebanon

76	Feel guilty because we took an affordable home off the market when we could afford more, but due to lack of options it was the only thing available at the time in our desired location. It needed a lot of work and luckily, because we spent so little, we could put \$100,000+ into it.	10/7/2025 10:00 AM
77	I could not afford a house/rental in Lebanon.	10/7/2025 9:57 AM
78	My husband and I moved to Lebanon in 2021 and rented an 800 sq foot freestanding house (2 bed, 1 bath, concrete basement, one car garage) in town. Rent started at \$2300 per month (no utilities, lawn care, or snow removal included) and between 2021 and 2023 increased to \$2500 and finally \$2800 per month. The tenants who moved in after we moved out paid \$3000 per month with nothing included. We looked to purchase a home for many months in 2023 in Lebanon, West Leb, and surrounding areas, eventually finding a home in Grantham slightly out of our preferred budget and a little farther from DHMC than we hoped. There was a complete dearth of affordable housing in Lebanon even back in 2023. Homes that sold for \$200k pre-2020 were selling for \$400k+ with many needing massive upgrades or renovations. Even as a renter back in 2021 options were incredibly limited. Part of the problem is the lack of affordable, mid-range apartments. Most people do not want or need a "luxury" apartment or condo that rents for \$2000+ per month. Middle class individuals, couples, and families are being priced out of the area. New build houses and apartments are taking advantage of current inflation pricing by listing starting rent prices as above, which in turn drives up competition and prices for purchasing a home. I am fortunate enough to have a comfortable income as does my husband. I truly don't know how single- or lower-income families are surviving in this area.	10/7/2025 9:14 AM
79	Myself and my family moved to the area 8 years ago, and wanted to live in Lebanon, but the cost of housing was prohibitive (we looked at renting and buying). As such, we picked a smaller outlying town that means commuting +40 minutes a day to get to work, which has meant additional costs in vehicle maintenance, fuel, extended childcare hours/costs, all equating to more time away from home, increased stress, and less time with family. And yet, with all those costs, both tangible and intangible, the cost of living in Leb is so unaffordable, that we have had to choose this option. We have since bought a home, because despite both my wife and I having drastically increasing our salaries since moving here, we still could not afford to live in Leb, as the cost of housing kept climbing! My wife and I both discuss frequently that if we have found this so challenging (and we are lower middle class for this area), then how incredibly frustrating and nearly impossibly challenging it must be for part-time and everyday retail/food svc/blue collar workers must find it to afford housing and make it to jobs in Lebanon. Many of these people that I know or have spoken to about it cannot even afford to live where we do now, as the price of both rental and permanent housing has gone WAY up due to proximity to Lebanon, and any options that are not subsidized in one way or another in Leb have become so unaffordable, that they have had to move even further onto the periphery, which makes housing more affordable, but like us, increases costs for everything else. But they're trapped because Lebanon is one of the only places to get work for folks in this area, in quite a large radius.	10/7/2025 9:14 AM
80	I live over the border in White River Junction. I bought in 2017 when housing was available and affordable. I would not be able to buy now so would be paying what I currently pay in mortgage, insurance and property taxes in rent if I moved here now.	10/7/2025 8:41 AM
81	when we were in the market to purchase a home there was little to no homes available and what was available was priced so high that one we could not afford it and two it needed alot of work to pass inspections	10/7/2025 6:05 AM
82	I prefer not to share.	10/7/2025 2:11 AM
83	When reviewing the lease agreement for an apartment in Emerson Place, my wife and I found that the monthly rent had been raised by more than \$300/month from the listed price. This increase occurred without communication and was only identified when we reviewed the lease agreement. When brought up to management, we were told that the website has known price discrepancy issues, but that the listed price was incorrect and the new increased price was correct. There was no apology and the message was very succinct. My wife and I decided not to sign the lease and looked for other housing accommodations, given the poor communication and what we found to be poor business practices. We are travel nurses and have never had this issue in any other state.	10/6/2025 10:23 PM
84	From NH all my life but have lived in a number of cities/towns over the last decade, recently moved to Lebanon for work in the last 6 months. Initially had trouble finding a rental for me and my partner due to what felt like very few options in our budget that fit our interests. We are a young couple, and found there weren't many small house/cottage style homes for rent or	10/6/2025 8:09 PM

nicer/luxury-style apartment buildings that cater to the younger professional demographic other than the Mareck or Emerson Place. I think Lebanon/Hanover is unique demographic unlike much of the rest of the state/surrounding area because the college and hospital in particular attract talent from all over the country and world and there are many young people looking for trendy/modern housing options who are also here to enjoy an active NH lifestyle. I've found the biggest housing issue in the area is housing volume but second would, in my opinion, be that the nature of the existing housing feels dated. I think this area certainly has the demand for at least one more large apartment-style multi-unit building with modern amenities, for example, without compromising the charm of the area. While we love the place we found (last minute mind you), the lack of options is indeed a drawback of the area, and this has been echoed by a number of my colleagues, seniors, and other prospective newcomers who have opted to move elsewhere.

85	I had a landlady who was constantly violating my tenant rights. She raised the rent by \$500 simply because she knew she could get a renter who would pay the increased rent. It forced me out of that rental. Currently own an RV, but had to move 25 miles out to find a park where I could put it. I could not afford land and home due to high prices. The park fees keep going up. I am having to rent out a bedroom to travelling nurses to help meet financial obligations.	10/6/2025 5:49 PM
86	We rented in Lebanon in 2021. The rent was higher than our previous mortgage but working at DHMC made it worth it. We needed to leave the rental as the owner wanted to sell the house. The house did not meet our full needs, we were making it work (child using partially finished basement as a bedroom). We have wanted to return ever since as both myself and my wife are career employees at DHMC. The rental options are far to expensive (average \$3200 a month for a 3 bedroom) and the purchase options are too limited.	10/6/2025 5:35 PM
87	I moved here from across the country to take a job with Dartmouth and be closer to my aging family. With the challenges selling my home from where I moved, my husband stayed and this caused us to incur two household costs. The mortgage I paid on the home I owned (2700 sq ft on 2 acres in a remote area with moderate to high cost of homes and cost of living) was less than the studio/single bedroom apartment costs in the Lebanon area ie. \$2200. This made my move extremely challenging, while also looking to identify a place to ensure my pets would have a place to live. My challenges were two-fold in attempting to sell in a cold market when the interest rates were extremely high, but then also challenging here to literally double my costs out in order to live while starting a new job. Once settled here the property taxes in Lebanon and Hanover were too scorching to attempt to buy close to the hospital and despite looking at homes in the area, the options that were comparable to my previous home would have put me in the over \$600,000 range and that is just not feasible, and then think about the property taxes on top of that. Add to this the competition of home buying. My current home we were 1 of 4 offers on the home after seeing it on the day it opened for viewing and putting in an offer immediately after seeing it. Two summers ago, I went to one open house in the area that had 21 offers on it after the open house and the accepted offer went for \$100,000 over asking price for a 2BR 1Bath. The value for the dollar of cost is not matching the products available and the available products are not worth the amount being asked. This is for home purchases, the rent values are a whole other story. When looking at rental prices that start at \$2200 for a 1 BR, that is just unacceptable. I don't know who could or should afford that. I think more can be done to help increase accessibility for not only mid-range providers of the hospital but our support staff levels. I could go on about gas cost, mileage buildup on vehicles and how that impacts those who don't earn the higher pay grades but I think you see my feelings on this.	10/6/2025 5:24 PM
88	Lebanon is incredibly expensive, and prices continue to rise making it challenging for younger people to come and STAY in the area.	10/6/2025 3:57 PM
89	I commute from the Northeast Kingdom of Vermont to DHMC Lebanon. I thought it would be super easy to find a place nearby to cut down my travel time. Over a year later, and nothing fitting my needs is available/in budget/disability friendly	10/6/2025 3:50 PM
90	I have worked at DHMC for three and a half years now and have been unsuccessful in securing an affordable rental that allows animals (I have a small, well behaved dog) without relying on roommates. As a young professional, my rent has exceeded the recommended 30% of my income in each place I have lived. This has caused difficulty in affording other necessities (such as student loans) and greatly hinders my ability to save significant amounts of money. I have lowered contributions to my retirement and student loan payments in order to save, however I am no closer to affording any reasonable housing for when I decide to purchase. Through the three+ years I've worked in Lebanon, I have had to live 40+ minutes away. Currently my commute is ~1 hour which is challenging for my daily schedule. The	10/6/2025 3:41 PM

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housing issues in the area have led me to seriously consider finding a new job and relocating despite how much I enjoy the area and my current workplace.

91	Although I am not looking to move at the moment, finding affordable rents and/or mortgages is nigh impossible, especially since COVID. The cost to rent currently takes more than half of your monthly salary. Middle class people struggle to cover these costs and reasonable transportation and food.	10/6/2025 3:39 PM
92	As a homeowner prior to 2020, we had less difficulty finding an affordable single-family home. Since buying however, we have faced challenges in upgrading from a starter home. Something I believe was once much more common in previous generations. Between 2014-2020, prices for homes built after 2000 remained beyond reach financially. A combination of factors between home pricing increases and stagnant wage growth has limited the upward housing mobility of many families in the area. As such, those of us who purchased our first homes remain in them 10 and 20 years later leaving new families no affordable starter homes to purchase. We're now in the position of finishing raising our families and then determining next steps for living, most likely outside of Lebanon. Not due to taxes, but due to a lack of inventory of the type of home we would want, lack of buildable land without massive environmental or infrastructure challenges, other regulatory barriers and the resulting lack of home building to stabilize the cost of new construction homes.	10/6/2025 3:28 PM
93	we had to live in a motel for three months when we first moved to Lebanon, because there was no housing to rent or buy in our price range (and without having cash for the full purchase price)	10/6/2025 3:19 PM
94	I have tried looking for a home to purchase more than once, however given the cost of living have not been able to accrue enough funds for a 3% downpayment, especially when home prices regularly exceed \$300k. There is no path forward for anyone on a single income to become a homeowner. It's extremely discouraging and in a community where everyone cares to love their neighbor so much it's very sad. It's all lip service. All talk with no action.	10/6/2025 3:15 PM
95	we moved to Leb from SF and so our budget was a little higher than someone moving from a cheaper city. so we were surprised by the cost but not horribly shook up. it's when rents continue to get higher for smaller and smaller units we decided we HAD to look for a home to purchase. I am so happy to live in a home and not have to pay astronomical prices for somewhere like the Merrik for barely any room at all. We also need more units closer to downtown leb or downtown west leb for folks to want to stay, work, and live here!	10/6/2025 3:13 PM
96	I was able to obtain an efficiency apartment that was \$1350 a month. However, it goes up \$25 every year so now I pay \$1425 a month and this can be hard when you have to pay for other bills like car payment, insurance (renters and car), and phone and internet etc. I work at the hospital as a medical assistant and get paid less than the cleaning team. I am finding it hard because the cost of food and other things is also going up.	10/6/2025 3:13 PM
97	We re-located to Lebanon due to a great job opportunity I had. It was 2-two weeks prior to the actual move before we were able to find a rental. Pet-friendly rental spaces are a challenge. We were beyond fortunate with our rental, but the amount of rent was almost double our Texas mortgage of a 3-bedroom, 2-bath, 2-car garage, fenced-in yard, 2000 sq ft home. We spent 18-months looking for a home to purchase. We immediately lost out on potential homes in our budget due to bidding wars. Another challenge is the age of the homes. There is the price of the home and then the needed budget to renovate, which equaled or exceeded the purchase price. It's as though at minimum you need 1 million dollars to start, which is not reality for the majority. What made the process further heart breaking is losing a home to someone who had cash to give with the intention of fixing and flipping. We were trying to get a home, invest in and be part of the Lebanon community, but were outbid by persons with no vested interest in Lebanon. Our last experience was so heart-breaking that we decided to stop the search. The home we just recently purchased was the 5th house we could afford to submit an offer and truly believe it was divine intervention it was accepted.	10/6/2025 2:52 PM
98	The housing market needs serious work. We have so many people moving into and out of Lebanon and it is incredibly difficult to find housing on your own.	10/6/2025 1:13 PM
99	I have been working for over a year in full-time employment and am still unable to afford any of the apartment rentals that are available. If I were able to secure one, I would not have any resources left to pay for utilities, groceries or other necessities. I don't drive, I can easily use the bus system where I live, but many of the places that we've considered are it is a challenge	10/6/2025 10:45 AM

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to access public transportation. All of the building going on in the area seems to be targeting a highly professional set of people, not tradesmen or supporting staff.

100	We are homeowners, but are children are now adults and struggle to find accessible housing that they can afford alone or with others. Many places require at least, first month, last month and a deposit. In many cases this is well over \$7K, just to get in.	10/6/2025 10:35 AM
101	It is sad to me that my 22 something children can't afford to stay here and/or afford their first apartment, even making more money than I ever did in my twenties (1980's). I could afford a used car, share an apartment with a girlfriend, etc.	10/6/2025 8:43 AM
102	Yes - finding affordable housing in Lebanon was a longgg project. I found that many apts were over 2k which isn't affordable for me. It was tough finding an apt that isn't a studio and is within my price range.	10/5/2025 2:17 AM
103	My commute is 62 miles r/t. I cannot afford to live in Lebanon but would love to be closer in a rural area. My salary is \$20 hr which is not a livable wage for a single person when rents in Lebanon average \$2000 month	10/4/2025 9:51 AM
104	Finding affordable rent for apartments that kept and not soon to be health hazards is very difficult.	10/3/2025 3:58 PM
105	Fortunately we bought our home in 2015 before the price run up. But for us right now we'd love to upgrade and find a bigger house with some more space that fits our needs better but are planning to stay put and maybe upgrade our current house because it's more affordable. If we were to move out of our current house that would open up an entry-level home for another young family Like we were when we bought it. Also working in real estate. I had a new family with a budget up to \$350,000 looking for their first place that 1 works at Dartmouth and the other works in Thetford and they would love to be in Lebanon. Ended up settling on a place in Haverhill because of what they could get for their budget and our commuting to Lebanon every day for work. I'm seeing that story more and more with folks settling in surrounding towns and commuting 30 minutes plus to Lebanon for work.	10/3/2025 7:19 AM
106	Rent is insane. You either have to move 30min to an hour away, and then spending more on gas. There's no winning.	10/1/2025 9:14 PM
107	I was able to connect with GME housing after my fellowship match who helped find housing for me and my partner in Lebanon as I wanted to be close to the hospital. This is our second year in Altaria. Typically, we would meet with a realtor and be shown several places but due to the lack of housing we had two options and needed to pick ASAP. Now, will be staying on after fellowship and looking at renting a house and there is nothing available to rent.	9/29/2025 12:10 PM
108	I am currently securing housing through employee assistance (they pay a portion of my rent as it's above 30% of my salary). If this were not the case, I would need to find a location to rent well over 30 mins away just to afford to live and work at my current job. This is true for purchasing homes as well as the average home cost within this area is FAR above the average salary for most residents.	9/27/2025 9:26 PM
109	Downsizing is difficult for older residents because of the very limited supply of attractive, affordable apartments, townhouses, and communities.	9/27/2025 7:24 PM
110	Unable to find apartments while moving into Lebanon. No online portal publishes the available options. The rent prices are unacceptable and the yearly increase in rent is equal to extortion. The current situation in Lebanon has forced many to leave this place for better location to enjoy a family house in affordable scenario.	9/27/2025 7:17 PM
111	It feels like we are gouged for pricing given that it's not a renters market. There are not enough options so the pricing is outlandish for the amenities available.	9/27/2025 1:46 PM
112	Available rental units are nearly all over \$2000. Financially speaking that is only reasonable for people making over \$100,000/year. I would guess that the vast majority of Lebanon residents and people who work here and contribute to the community here are not being paid that much.	9/27/2025 10:40 AM
113	I was fortunate enough to be able to secure housing through the DHMC employee relocation office. However, I would like to purchase a single family home. I'm having trouble finding anything to purchase that's within my price range.	9/26/2025 9:25 PM
114	There is waitlist always	9/26/2025 5:51 PM

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115	I'm happy with my situation because I got help from DH location services.	9/26/2025 10:21 AM
116	We are concerned with the direction of Lebanon, the unnecessary spending, and have considered moving after 44 years.	9/26/2025 9:51 AM
117	Yup, we moved here in January of 23'. We couldn't find housing. Dartmouth had to help us find housing sight un-seen. We moved from a 1200sqf town home with 2 bed 2 bath and a garage that we were paying 1850 a month for before utility. Since moving we now are in a 950sqf 2bd 2bth apartment with no garage and the 2nd bed room acts as our storage unit. We cannot afford to rent anything else larger. We pay 2750 before utility after utility we are more like 3k-3100 a month. Its cutting into our savings and any money we did have or would have had to purchase a home we now dont have. Long term we probably won't be able to afford to stay but we love the community. Which makes it feel terrible.	9/26/2025 9:02 AM
118	not enough nice places to live.	9/25/2025 4:07 PM
119	No story - haven't moved in over 30 years.	9/25/2025 10:08 AM
120	My property tax will increase by about a third for the December tax. This is not sustainable for me.	9/25/2025 8:20 AM
121	No	9/25/2025 8:06 AM
122	I help employees find housing. Single parent families and those making under \$25 an hour (the majority of our essential workers) are struggling as rent and utility costs rise, but they make too much to qualify for many supports and programs.	9/25/2025 8:06 AM
123	Yes - we looked at 4/5 different rentals, and landed on the most expensive one. The others either didn't have availability or were in bad shape. It's really hard to want to stay here when I feel like we will never save enough for a down payment to buy a house when we are paying \$2800+ in rent a month. I pay 3x the amount of rent as what I paid in the southern US, and trust me, the wages are not that much higher here - slightly but not to make up for these astronomical housing costs.	9/25/2025 8:03 AM
124	I own a home in another town, but the home is uninhabitable. I'm trying to make a plan to install a septic system so I can return to that home.	9/24/2025 4:54 PM
125	Been homeless 6+ years. Car was stolen. Living in a tent on top of a mountain surrounded by coyotes.	9/24/2025 4:43 PM
126	Being on SSI with 2 kids to take care of, it has been difficult to save money to get into a place. Need a place to have a babysitter to be able to work is a catch 22.	9/24/2025 4:40 PM
127	I can't get a job because I'm homeless.	9/24/2025 4:36 PM
128	Yes and yes. Housing is overpriced and unaffordable in Lebanon. I have found it difficult to move to Lebanon.	9/24/2025 1:14 PM
129	I currently rent a room in a nearby town in a single family house, the rent is \$500 without utilities which is within my budget as someone working in local manufacturing. I've searched for housing many times in the last few years and never found anything in Lebanon in my price range without the extra logistical hurdle or finding multiple roommates even though it would be a really ideal location for me and I'd be interested to live there since it's close to things and I shop/spend time in the city.	9/23/2025 11:57 PM
130	Yes	9/22/2025 11:20 AM
131	I'm looking to move my elderly parents into the area to be close to me so I can provide more care for them as they age. I don't have space to build a mother-in-law apartment on my property. The search goes on.	9/20/2025 7:26 AM
132	My rent keeps going up and it's stressful. Meanwhile my landlord isn't investing as much in upkeep.	9/20/2025 2:34 AM
133	When I was renting, I was not able to find anything in the area and had to rent in Killington and commute an hour to Leb for work. I was eventually fortunate enough to be able to buy a house eventually in West Leb, and thats where I plan on staying, but I'm lucky to be able to afford to do that and I know most people are not. I work with a lot of housing insecure people at my job who want to be in the area because they receive medical care at DH, but arent able to because it's not affordable and there are so few options, which has left people very sick, frustrated, and	9/17/2025 11:30 AM

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vulnerable. Lebanon doesn't even have an emergency shelter for people who are really struggling

134	I want to move, but it's very difficult to find new housing options within budget. It feels incredibly scary, like if I leave the housing I have, I'll be gambling between worse options	9/13/2025 11:49 PM
135	Having trouble helping a young person in an entry level job without a car find an apartment she can afford	9/13/2025 10:52 AM
136	Family is relocating to Upper Valley as a result of job changes. One parent employed as educator in Lebanon school. Would like our children to attend Lebanon schools so looking for housing in Lebanon. Costs are high, likely in part a result of a shortage of housing available.	9/12/2025 8:39 AM
137	Tried for several years to find affordable home with first floor master where we could age in place. Instead we had to settle for something that isn't ideal. We'd love to downsize and sell our home to a family but there's nothing for us to buy in town.	9/12/2025 7:41 AM
138	We spent years looking for a small single family home in Lebanon. Our street is not maintained and is badly in need of paving. Our city council continuously makes decisions that negatively impact residents, and housing is unaffordable for working class families.	9/11/2025 6:24 PM
139	competing as a first-time home buyer against all-cash, no home inspection offers was so hard and the available stock was often so run-down that only an experienced contractor/developer or someone with a lot of cash could afford to make it livable and up to code. We need banks to offer more affordable rehab/home improvement loans and for NH to support more homeowner incentives for energy upgrades.	9/11/2025 1:26 PM
140	To many questions	9/7/2025 7:34 AM
141	It's too expensive! And there's not enough	9/5/2025 11:50 AM
142	I do find the increasing property taxes to being a real barrier to housing affordability in Lebanon.	9/5/2025 8:56 AM
143	No, I was fortunate to have purchased a home before the pandemic when home values and interest rates were much lower than they are currently.	9/5/2025 7:58 AM
144	I am from Florida, I moved here for work and for my girlfriend to go to Dartmouth. I had to snatch up what was available and eat to costs even though it is far too expensive. The price is really driving me to move away from Lebanon. I pay \$2500 a month for a 2/1. That's more than a similar if not much better apartment or house in a much bigger city like Orlando. I have gone into debt to be here just to rent. It's unfortunate, I don't want to move but I might have to.	9/4/2025 7:48 AM
145	I was not able to find anything within my price range in Lebanon, so I had to move 45 miles away to Springfield, VT and have to commute 45 minutes one way every day to work at Dartmouth	9/3/2025 1:52 PM
146	Very difficult to afford anything in Lebanon, Retired or fixed income living has gone by the wayside. To many worries about special projects and less about the tax payer. It is very difficult to afford anything in Lebanon. Retired individuals or those on fixed incomes are struggling. There are too many concerns about special projects, tree coverage, green space, modifying zoning to allow more DHMC housing and less focus on taxpayers. IDEA let DHMC build the houses for the impact they caused.	9/3/2025 2:07 AM
147	I was looking for almost a year before I finally found a place for me and my son	9/2/2025 11:53 AM
148	Unable to find a single affordable unit in Lebanon or any surrounding towns in 2023 and I gave up trying. My former roommate had to leave her job as a professional at Dartmouth-Hitchcock because she could not afford to live in the area and was unable to commute.	8/29/2025 1:54 PM
149	Have lived in single-family homes in all 3 wards in Lebanon since 1976. The current housing crunch in Lebanon is the worst that I'm aware of since my family and I have lived here, especially for new wannabe home owners and for people with limited budgets (work force, retired and retiring seniors, first-time home owners).	8/27/2025 1:12 PM
150	We bought a 2 family home in 1979. It was built in 1865. We made it one family. It has grown ten times in value. It is completely rebuilt for energy efficiency.	8/26/2025 8:58 AM
151	I can barely support myself in this area unless I go to school for something that pays better and that's almost impossible if you're independent. Paying over 1100 for rent, high car payments,	8/25/2025 6:50 PM

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groceries and utilities makes it hard to not have to work Overtime for a lot of people. Most people cant juggle all that and school.

152	I married in 1988 and needed to move to Grafton rather than remain in Lebanon like I wanted as housing was greater demand was greater than the supply. Lebanon did their part and built new houses. I am not sure of the number of houses that have gone up since 1980 but I would imagine the Condos and apartments far exceeds house. While it provides housing it generally is not for those looking to make Lebanon their home for life. I was able to move back into Lebanon first as a renter until I could build a savings for a down payment. In 2001 i bought my home and since then I have seen Multiple complexes move into my area I would venture to say over 800 units some multi bedrooms. Along with it I can tell you have come many problems which need to be addressed and I am close to having the state get involved as the local police cannot keep up with the problems I see. When you over crowd an area these problems are more prevalent. I can honestly say that as a resident who is active with the community is being overlooked and considered not to matter. I have received many letters from the town asking my opinion about building being built and my say seem to mean nothing. What are my choices? Sell my house leave where I grew up, raised my children, leave behind all the things I have built. I have always respected my elders and now as I approach that class I know what they have talked about. If I feel this way in my 60's what will it be like when I am 70 or 80? We need to think about building a community not places for people to sleep.	8/25/2025 10:35 AM
153	There's so few rental options. And my rent went up almost 10% this year.	8/23/2025 8:16 PM
154	So I moved from an Asian country and there are a lot of people who are visa-sponsored that work in DHMC. When I was hired, I applied to workforce housing at DHMC and I'm very grateful that DHMC has that! Reach out to DHMC relocation. I genuinely believe your team can make a deal with DHMC for housing on newly hired DHMC employees (for funding on a large scale project) especially if they're thinking of expanding the hospital. There's also the aspect that Dartmouth College is nearby and there are a lot of people moving in that needs housing from other countries. DHMC is literally a gold mine with a shit ton of revenue and money afaiK.	8/22/2025 6:58 PM
155	the area needs more apartment complexes that arent luxury, and that are well built. The few that exist are overpriced and very poorly built (had to move out of one because my neighbor just walking around above me shook my walls). There are no renter protections. A/C units should be mandatory like heat is- with climate change the indoor temps in the summer with no A/C are dangerous. There should also be renters protections for when landlords are slow to fix things, dont upkeep their properties, and dont help for things like pest control including bugs and mice. I was shocked moving here from a major city in another state to learn it wasnt standard for landlords to turn over apartments between tenants- they charge cleaning fees but leave it disgusting, dont bother to paint or repair anything, yet still charge the former tenant for "damages." The landlords here are out of control and the lack of housing or affordable housing is a major reason i wont be staying here long term. We are in a small town in a rural area but paying the same rental prices as boston. The high property taxes should not fall solely on the renters. I make the most money i have ever made and am struggling because of the cost of living here.	8/22/2025 3:36 PM
156	The people who don't struggle for needs make more, commute less, and price those who can't afford anything even further out of call distance. It's not worth it. The wealthy are far too out of touch.	8/21/2025 3:46 PM
157	It's been difficult to find housing in the Lebanon area. I've worked at Dartmouth for eights years. Finding an affordable rent has been hard. I've had to rent with roommates several towns over with an hour commute. In hopes of saving up to afford a down payment on a house in the area. That feels further and further away. With prices that seem to be rising and a shortage of starter homes.	8/20/2025 6:30 PM
158	Coming from several urban cities prior to moving to Lebanon, I never would have expected for my rent for a one-bedroom apartment to be almost 3 times as much as I was used to paying. My fiance and I could have found cheaper & larger options & we toured such places, but there was zero availability on such units within our timeframe. We ended up at one of the most expensive apartments simply because that was all that was available. We were new to the area, not ready to purchase a home here yet, and was surprised at the lack of rental options. Even though we are not technically considered "cost burdened" through our housing, I don't know how it's feasibly possible for us to save up enough to put a down payment on a house when we are paying almost \$3,000 a month in rent. I can attest that the Upper Valley is a very special place, but I never would have imagined that the costs of renting a unit would be 2.5-3x the amount I'm used to in larger metro areas down south.	8/19/2025 2:46 PM

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159	Scammers are feeding off the desperation of the people looking in the housing market.	8/14/2025 7:58 AM
160	My current landlord plans to double the rent to only appeal/rent to travel nurses. I am a permanent resident not making enough to afford travel rates and price gouging.	8/12/2025 8:22 PM
161	Yes. My wife and I moved from Longmont, Colorado (10mi north of Boulder). We were paying \$1,800/mo for a 2 bedroom, 1 bath apartment. Upon moving to the upper valley we found there were no apartments to speak of that came in less than \$2,500/mo. We stayed in a 400 sq ft furnished apartment for the first several months and ended up buying a condo as it was essentially the same cost as renting in this area.	8/11/2025 12:57 PM
162	yes. it was difficult finding affordable housing. i had to resort to living 30+mins away. i still have not been able to find affordable housing so far.	8/11/2025 12:42 AM
163	I sold my house to flee domestic violence and afford to hire an attorney a vehicle and temporary housing but my court case got pushed and my lawyer withdrew and my ex-husband has family and resources that don't exist for me here and losing custody of my kids in practice my ability to qualify for the supports I needed to restore my life and protect my family and I now only see my children 4 days a month if that	8/9/2025 1:21 PM
164	Cannot find housing for a singlet person in my budget. I always have to have a room mate	8/9/2025 7:14 AM
165	Cannot find housing. Everything is insanely over priced. Even overpriced options are poor in decor and layout. Feel like I'm paying for a place in NYC that is considered pricy in NYC	8/8/2025 7:15 AM
166	Bought our house a number of years ago and the taxes have skyrocketed and it is currently assessed for much more than it is worth. However because there is a shortage people are getting ridiculous prices when they sell. We really want to stay but the taxes are making it very difficult on a fixed income. Some areas give seniors a break on their property taxes.	8/7/2025 2:07 PM
167	We have lived in Lebanon 32 years since 1993. The house we bought back in 1993 was 100 years old \$69,000 which was hard for us. We are both Ex-military, so we used Veterans Mortgage program to get our home. Houses were more affordable back then but not good choices or in good shape. We tried to sell our house when our children were in highschool 2001 to upsize but the cost had gone up to \$200,000 to \$300,000 per home, which we could not afford. If we tried now with housing \$500,000 we would leave Lebanon.	8/7/2025 10:11 AM
168	I am a mom with two small children working full time as a nurse. I am fortunate in that my position provides a higher salary than many front line staff. I am currently hoping beyond hope that my lease is renewed as all other available rentals are significantly out of budget.. and this is a house that I would describe as "significantly subpar" bordering on slumlord status. The house is in poor repair. Electric circuits are nonsensical (you can't use multiple kitchen appliances simultaneously), spiders are literally everywhere, the entire house slopes downward unevenly, I keep finding broken glass in the yard/driveway, paint is peeling off the tub, the exterior light doesn't work. Property management is essentially non-existent despite having an office in Lebanon. Nothing is resolved without multiple phone calls and emails. Peeling paint in tub has been ongoing since early spring and there is no plan in place to fix it. There is zero lighting outside without the exterior lighting - yet it still has not been replaced or fixed.	8/6/2025 3:46 PM
169	Income is not keeping up with inflation, making housing more difficult to afford. Also, cannot afford to retire because housing is too expensive. I can't afford to put more money into retirement. I have to travel farther to find affordable housing, which means I spend a lot more time commuting, which increases fuel, car insurance and car maintenance expenses. There are parts of Lebanon that I would not feel safe living in.	8/6/2025 3:32 PM
170	It was a challenge and stressful experience to find housing in Lebanon when I moved here for work. If it wasn't for DHMC housing I would have struggled to secure housing.	8/6/2025 3:16 PM
171	Had to bid above asking for our current house	8/4/2025 11:19 AM
172	My husband and I both work for Dartmouth Health and could not afford to buy a home in Lebanon	8/4/2025 8:23 AM
173	YES	8/4/2025 7:44 AM
174	My first apartment here was pretty run down and didn't always feel safe. I spent months checking about a dozen websites multiple times a day. Most times when I reached out to a landlord about a new listing within a few hours of it being posted, they told me it was already	8/3/2025 2:02 PM

City of Lebanon

filled (or I never heard back). I could afford to move and was highly motivated to do to, but there was so much competition for so few options.

175	We could not even look in Lebanon or the Lebanon and surrounding area as possible homeowners due to the fact that the price range of homes was so expensive. If Lebanon wants to keep the prices of rent and mortgages high, then pay needs to go up. If you do not account for those that make less than \$25/hr, those jobs will be left by said essential workers and the community's economy will begin to perish. The population in general is beginning to age quickly but there is simply no room being made for the younger generations to come in and take over. Lebanon's rent and hourly pay are pushing people out of the area. If you want essential workers there for the services you need in order to live day to day comfortably, then give them a safe, affordable space and a livable wage. It's quite simple but yet has not been put into place. If the average joe makes \$20/hr working 40 hours a week at the local grocery store, that \$1600 bi weekly before taxes. Lets say, after health insurance and federal withholding/medicare, he get's \$1200. Thats \$2400 monthly to work with. How is Joe supposed to find a place to live when rent is averaging \$2,000/month? Most places need proof of 3x rent. Joe will be forced to leave the area to find a higher wage and more affordable housing.	8/1/2025 7:12 PM
176	I am very fortunate that I bought my house 20 years ago. As a single professional I would be unable to live in Lebanon if I was seeking housing now	8/1/2025 12:51 PM
177	I am unable to find any affordable housing. Because the government has not accounted for inflation, the government housing limits are the same from the 1960s. Also, because housing rent has gone up, but my employer has not kept up with inflation, I do not get paid enough to afford a home/apartment in Lebanon.	8/1/2025 12:21 PM
178	There are no options for housing that caters to those making minimum wage/single member family. If options are around, the prices are too high to keep any person within the rec' 30% of monthly gross spent towards rent. I recently lost my apartment, after 2 rental increase within the start of this year. The amount that I make working at DH-leb, does not come close to being livable. I don't see myself being able to rent on my own for some time as i CANNOT afford rent within the upper valley. Furthermore, fixed income housing states that i make too much money & I don't qualify for state help due to the same reason. I feel pushed out of New England in general. Pushed out of my own home. I am homeless. I don't see myself ever being able to succeed. I cannot secure a home that I can afford & keep up with any of my other bills: car, phone, food etc... the cycle of poverty. I am sick of seeing all the fancy complexes being put up for the "rich." DO BETTER. CATER TO THE COMMUNITY. CATER TO YOUR NEIGHBOURS.	8/1/2025 8:42 AM
179	Downsized to live close to family. Hoped to get single story living. House or condo.	8/1/2025 7:50 AM
180	My partner and I moved to Lebanon in 2022 to escape the city (and city prices). We initially wanted to rent but found that rental prices in Lebanon were comparable with those we had paid in a high cost of living metropolitan area. Because we had the money for a down payment, we chose to buy a home instead to avoid sinking so much money into another rental. We faced a lot of competition from other buyers who were willing to provide additional incentives to sellers such as waiving inspections. Houses were expensive and sold quickly, sometimes the same day as the first open house. We were fortunate to find a house that was for sale by owners who were willing to negotiate with us, but this situation was not typical.	7/31/2025 3:32 PM
181	Housing in Lebanon is expensive. Homes for rent look unsafe and possibly lead-laden.	7/31/2025 3:00 PM
182	It is extremely hard to find affordable housing. There aren't many options to begin with and the options available at the time we moved here from Colorado for employment were expensive. Yes we are surviving and able to pay rent each month but we don't have the luxury to be able to spend money to support small businesses in Lebanon/West Lebanon now like we use to. Going out to eat is hard, going to places with our daughter that cost money is off the table. Rent is extremely high and just went up over \$100 per month if we resign. We've looked we don't have options so now even less money to give back to the businesses.	7/31/2025 1:39 PM
183	Yes and taxes were very expensive without a difference in services provided compared to other towns including Hanover.	7/31/2025 1:32 PM
184	I was lucky that my family sold me the home that I am in now. Otherwise I don't think I would have been able to buy a home in Lebanon that I could have afforded.	7/31/2025 1:18 PM
185	There are rising numbers of homeless on the streets of west lebanon. Nurses at DHMC cant find housing in the area where they work or the price range is too high. Many nurses commute	7/31/2025 12:50 PM

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over an hour to get to work.

186	I live in an apartment that is charging me fees for renter's insurance, and I already have it, and it was approved by them. I all so get charged for other fees like snow removal and they come out a couple days later and I have already shoveled it out of the way. They have also increased my rent each year for no reason. They state that it is due to rising fees. I pay for everything including pest removal of all of the insects that are in my apartment that are in the old house. It is all so very hard to buy a home because on my income alone I can't afford the homes in the area. I qualify for under 100,000 and everything is over that. I have been contemplating moving to another state that is more affordable.	7/31/2025 11:23 AM
187	Lebanon boomed rents during the pandemic when places like Dartmouth would pay premium prices for staff--and now the rents are outrageous for what most people who make a barely livable wage (20-25 per hour) can afford to pay. Rents need to be no more than 40%of income.	7/31/2025 10:13 AM
188	I bought my house 15 years ago. If I was looking today to buy a house I wouldn't be able to afford one especially with the taxes going up every year.	7/31/2025 9:28 AM
189	Difficulty downsizing 20 years ago because of prices. Took what I could find in a quiet neighborhood, although seven houses added in one year, so not quiet neighborhood any longer. High traffic as neighborhood used as short-cut. Property taxes have me considering other options out of Lebanon. So much traffic! So much noise!	7/31/2025 9:21 AM
190	In previous comment	7/31/2025 7:50 AM
191	why cant they just make it affordable for everyone?	7/30/2025 10:26 PM
192	See question above. It was difficult to secure housing when moving to the Upper Valley. We ended up in a bidding war and felt forced to purchase a home much larger than we needed simply because we struggled to find suitable housing options. Ideally, we would like to downsize in the next 3-5 years, but right now there are so few options available in the market that meet our needs.	7/30/2025 6:49 PM
193	I was able to own a small single-family home in Ohio for \$200K. The equivalent space here for much older stock is at least double that price...and so limited that it was impossible for me to compete with downsizing retirees placing cash offers.	7/30/2025 4:46 PM
194	If we were to move within Lebanon now, we would not be able to find a 3 bedroom, two bath home in our price range that is also not a fixer upper. Single family homes are two expensive making it difficult to own a home if you don't already and sell and purchase a new home in the affordable price range. Many homes that are affordable in Lebanon require major fixing and updating, which is also costly and there are not enough contractors available, affordable or trustworthy. Having a lack of affordable, safe, updated homes is a deterrent to retaining residents or families who are hoping to move here but do not have affordable options that are move in ready.	7/30/2025 4:17 PM
195	I consider myself lucky that I pay a third of the average rental payment for a Lebanon apartment, but that also means that I'm stuck in an old building that hasn't been updated in decades because I cannot afford to live anywhere else on my own. One month's rental for most apartments I've seen in Lebanon is almost equal to my gross monthly income. The cheapest Lebanon house I've seen for sale recently is still hundreds of thousands of dollars out of my price range.	7/30/2025 4:14 PM
196	My wife and I have been working at DHMC for 8 years and in the 8 years we have been here the prices of housing has gone past affordable.	7/30/2025 4:11 PM
197	We had to pay a lot when we bought a small 2-bedroom home in Lebanon: \$509,000. The house we bought is 0.3 miles from my husband's job, so he can walk to work, which was the number one criterion for our new house: walkability and proximity to his job. We need more affordable, single-family homes and other housing (apartments, condos, etc.) within walking distance to major employers like schools, DHMC, and downtown Lebanon. Single family homes with ~2,000 sq ft and at least 3 bedrooms, 2 full baths and a decent yard are probably the most desirable and the least available form of housing for me and my family right now.	7/30/2025 3:44 PM
198	Unable to find housing that is affordable has forced me to be homeless.	7/30/2025 3:43 PM
199	Found it very difficult to find affordable housing (for 2 adults) almost 30 years ago & conditions haven't improved. Would not be able to afford to live in the area now if I didn't already have a home that I own.	7/30/2025 3:26 PM

City of Lebanon

200	we want to downsize and move within Lebanon but we can't find a home in good shape for a reasonable amount- so I still commute a distance	7/30/2025 3:25 PM
201	I have lived in Lebanon on and off for the last fifteen years. Since returning from college myself, my partner, and numerous of my friends have struggled to find rental properties that were affordable even with multiple incomes, and those of us who have pursued home-buying have found the prices to be absurd and the market to be ridiculously competitive, to the point that it has been cheaper for us to purchase homes in other nearby towns rather than to continue to rent in Lebanon.	7/30/2025 3:23 PM
202	Cost and a lack of move in ready spaces were the biggest issues when I was looking. The only affordable places needed a lot of work, making them just as expensive as the others. I'd say that recently the increases in utilities (electric, water/sewage), and property taxes have been the most stressful things about remaining in our current space. I'd always thought this would be my starter home and that I'd eventually be able to move onto another home in the area but everything is way too expensive now - and I say that as a DINK receiving reasonable wages. Which means that my cheap home will not enter the market for another individual/family to purchase at more of an "entry level" price for a home.	7/30/2025 3:22 PM
203	Rent is too expensive for most local workers and housing prices have doubled while wages have not.	7/30/2025 3:18 PM
204	The biggest issues in Lebanon are the taxes and the cost of water/sewer. Both have increased exponentially in the 20 years I have lived here.	7/30/2025 3:18 PM
205	We moved from Toronto. It was very difficult to find an apartment. Most real estate agents want to meet physically to visit the place. I'm lucky that my boss did that for me and spot me for the apartments downpayment.	7/30/2025 3:15 PM
206	Housing costs (buy, rent, and taxes) are extremely high in Lebanon. Additionally, building/renovation processes are cumbersome, time-consuming, frustrating, and often result in additional expenses for the homeowner.	7/30/2025 3:12 PM
207	I want a single level housing to retire in with 2 car garage	7/30/2025 3:08 PM
208	We probably would move to Lebanon but the housing stock is outdated or overpriced - the nice houses with some space that aren't over \$1.5M are off of the market in days. You can get more for your money in other surrounding downs.	7/30/2025 11:45 AM
209	I bought my home many years ago and my taxes just doubled!!! Utilities are increasing. The cost of living is exceeding pay. A young family cannot afford a \$400,000 home.	7/30/2025 10:38 AM
210	Increasingly more and more of my elderly tenants are vacating the area for lesser expensive markets (Claremont, Charlestown, Newport).	7/30/2025 8:45 AM
211	I have been trying to purchase a home in Lebanon or West Lebanon since 2019. I would like a single family home, 3 bed, 2 bath, 1,200 sq. ft., small yard. When I started the prices were still under \$300k, but I was outbid by cash buyers every time in spite of offering \$15k over asking price and waiving my rights to inspections. Now the lowest price homes in our market are \$400k for a 2 bed, 1 bath and those will require \$50k to fix them up. While I make a good living at \$120k per year, I cannot afford a \$3,000+ mortgage payment each month on my own. That is outrageous!	7/30/2025 8:35 AM
212	I bought my house 31 years ago. Part of my house was used as my wife's office. She was a psychologist - waiting room, bathroom, consultation room, and office for paperwork.	7/29/2025 8:39 AM
213	finding affordable rent to be able to work in a local business is a challenge- i would love to not have to own a car	7/28/2025 10:27 AM
214	We love Lebanon. For over a decade we tried hard to stay in this area. We have always wanted to raise our kids here but the availability of affordable apartments was always scarce and when we did find one in our price range it was small and not suitable for a family. We were finally lucky enough to buy a very small single family home after years of putting in offers and being outcompeted and now our mortgage is almost \$3,000 a month. It's a small, old home in downtown Lebanon with a range of issues that we can't afford to fix. Or property taxes are astronomical. I don't see how this is sustainable for families. Between housing costs, childcare and general cost of living—we are barely making ends meet despite us both working two jobs.	7/28/2025 10:04 AM

City of Lebanon

We love Lebanon but like many of our neighbors, are finding it more and more difficult to remain here

215	Everything is over priced due to wasteful spending by the city	7/27/2025 10:20 AM
216	Housing costs more than 50% of my annual income.	7/26/2025 9:19 PM
217	The prices of housing in the upper valley is unlivable with the high prices for either homes, condos, or apartments. A home that sold before 2020 was sold for 275,000 now sells between 400,000 and 500,000. People on an tight budget cant afford that and with high taxes on top of that.	7/25/2025 5:42 AM
218	We got lucky because were looking in 2016	7/24/2025 4:09 PM
219	Single family homes 3-4 bedroom that are affordable don't exist. They either rent for 3500\$ and up or sell at 500\$ plus taxes and finance rates that is not affordable at all. There are no available rentals that are 3-4 bedroom 2k or under.	7/24/2025 12:39 PM
220	I'd like an apartment complex with amenities (gym, outdoor space, etc.) that really feels like a community. This feels hard to find besides a select few.	7/23/2025 10:56 AM
221	We were fleeing the smoke from wildfires out West and wanted to rent around here to try it out as a new home but couldn't find a rental. They were all locked up in long-term contracts. So we bought a condo instead. Given our age, we'd rather be in a single-story home of some kind than in a three-story town house, be here we are. We love the area enough to stay.	7/18/2025 2:50 PM
222	No personal challenges	7/18/2025 2:19 PM
223	It is very challenging living in retirement.	7/18/2025 11:12 AM
224	As a senior the rising cost of property taxes. Living here 30 years we have more than double in taxes. Luckily we own our home with sacrifices during the years to accomplish this task. We now pay more to the city in taxes than what our mortgage payment was. I feel that using more commerce as revenue source hasn't helped in our perceived budget reduction. Just adding to ancillary support. I do feel the few tax payers are doing their support to help with the social issues but need help with a wider net. I do NOT want Lebanon to turn into another Burlington Vt.	7/18/2025 11:05 AM
225	No, I moved to Lebanon in summer of 2019 and was fortunate to find an apartment in a home that was transformed into a duplex and have lived here since then.	7/18/2025 9:12 AM
226	We are lucky we bought our house in 2008 when it was affordable. I couldn't imagine being a young family trying g to find a home in Lebanon now.	7/17/2025 8:06 PM
227	I find it difficult that my taxes have doubled in 10 years. Any equity I may have built is gone when you factor in that I now pay \$5k more per year to live in Leb, while services, infrastructure, and quality of life have declined.	7/17/2025 5:13 PM
228	We bought before the pandemic so we are fine. I have professional friends who can't afford housing in Lebanon even after advanced degrees.	7/17/2025 4:32 PM
229	No	7/17/2025 3:08 PM
230	My life is not good where I am at, I have not had a drink in four months and cannot continue to live where I'm at.	7/17/2025 2:27 PM
231	Rising property taxes make me worry I won't be able to keep my home.	7/17/2025 1:35 PM
232	W can afford them but we're concerned about property taxes. We deplore the State's giving tax relief to wealthier residents (eg, doing away with Interest & Dividends Tax) while downshifting costs to municipalities.	7/17/2025 1:13 PM
233	Anywhere to build is cost prohibitive for any but the most well heeled.	7/17/2025 10:56 AM
234	N/A	7/16/2025 7:08 PM
235	If I did not already own a home, there's no way I could afford to buy one. I'm not even sure I could afford to rent a small apartment here. Housing costs have grown way faster than my income. Maintaining my home is proving challenging too as permitting costs and hurdles compound the pressures of too few contractors. It seems like contractors also charge a premium for the headache of taking a job in Leb.	7/16/2025 10:53 AM

City of Lebanon

236	Bought spring of 2020 with a low interest rate. We are lucky but feel stuck in our house/mortgage because of it.	7/16/2025 10:52 AM
237	Tax increases are making it more unaffordable	7/15/2025 3:24 PM
238	We looked for a long time to find a single family home, and when we did, there were also 11 other offers on our house. I think this shows how many people need single family homes.	7/15/2025 11:23 AM
239	My rent at the Emerson Place Apartments kept going up until unaffordable, when I was fortunate to have a son who bought a property for me to live in.	7/15/2025 7:35 AM
240	My daughter, a young professional has been unable to find affordable housing in Lebanon. She has been looking for 5 yrs	7/15/2025 7:11 AM
241	Yes our workforce children cannot afford to buy here even with decent savings. Taxes are out of control.	7/15/2025 6:24 AM
242	Had difficulty finding single-level living accommodations for a handicapped person. Most places required extensive renovations. We ended up having a house built that met our needs. However, there are many people who do not have that option.	7/14/2025 4:01 PM
243	There is no housing in Lebanon! It is impossible to find a place and god help you if you are low income, you're screwed which is where I am now!	7/14/2025 3:35 PM
244	It's a tragedy to know so many people that can't afford to live here. We were lucky to buy ten years ago - we outbid ten other people for our house - so our mortgage is affordable. I cringe to see what people have to buy homes for today.	7/14/2025 3:15 PM
245	We luckily were able to purchase our home at the end of 2020 before the boom in prices. But with that said, our home is built in 1900 and although it was renovated before we purchased it, there are issues that we would like to fix but are worried about cost. I see homes that are older, smaller, and otherwise in worse shape for much more than my home and that is unbelievable to me. I worry about property taxes rising and the need to keep up with my home and being able to afford it all even in my two-income family.	7/14/2025 1:18 PM
246	I work in Lebanon and have struggled to find affordable options in town. I looked for 6+ months and ended up finding an affordable apartment 30 mins outside of Lebanon and commute to work.	7/14/2025 12:06 PM
247	Taxes are really high and limit residence ability to stay in Lebanon. We were able to purchase our house through word of mouth- had the house been listed, we would likely have been out bid. Lebanon does have many multi family units. Other towns in the upper valley need to grow the housing market. Tax breaks to developers only hurt those that are already paying taxes. And also need to look at infrastructure for the town with expansion - urban planning needs to account for increase use. We want to have more affordable housing but not on the backs of these paying high taxes.	7/14/2025 11:42 AM
248	Tax increases have been challenging.	7/14/2025 10:53 AM
249	Had difficulty in finding a house when moved to this area and also to purchase a home, had to wait for long time.	7/14/2025 10:44 AM
250	I feel as though these apartment complexes are taking advantage of the current lack of housing by raising rent annually and the service provided is decreasing as is the repairs and the quality of the products being used in the repairs. My rent has increased 110.00/month and I haven't seen any improvements.	7/13/2025 5:27 PM
251	We have entertained downsizing, but are frustrated by the inventory (cost, condition and location). Love our house, neighborhood but not our very expensive taxes!	7/12/2025 10:03 AM
252	Needing to scale down. Spouse sickly need to still be independent and able to keep animals.	7/11/2025 11:35 AM
253	No	7/11/2025 11:03 AM
254	I moved here in mid 1980s. I had no trouble finding housing.	7/11/2025 7:08 AM
255	I lived in Haverhill for 23 yrs because I couldn't afford to live in Leb. I now am remarried and my spouse bought a home when prices were lower. I worry about where we'll live in 20 yrs when we need a smaller home/assisted living and want to remain connected to the town, public transport and the rail trail. It'll be more critical that we stay close to available resources.	7/11/2025 4:06 AM

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256	We bought a 2-family building in 1979. We changed to one family as we raised kids. We may change back to 2-family to age in place.	7/10/2025 5:50 PM
257	There was very low inventory when we looked to buy a house. It seems to still be the case. We also looked for pet-friendly rentals as an alternative and there did not seem to be many affordable options.	7/10/2025 4:08 PM
258	Difficult when looked to downsize. Neighborhood changed drastically over the years and neighborhood street used as short-cut during road construction; now a habit for travelers. Property taxes a constant struggle to stay within housing budget.	7/10/2025 2:49 PM
259	Owned the same home for 23years. Taxes go up, city services and road conditions continue to deteriorate. I feel like the city is being mismanaged, and the character of our community has dramatically changed. High rise apt buildings are the new normal. We look like Massachusetts, we pay taxes like Massachusetts, but we don't have the conveniences and benefits of the places in Massachusetts. It's disappointing.	7/10/2025 12:06 PM
260	It is astronomical to live here. Born and raised here but likely will not be able to stay forever. The military brought us to several other places around the US, where we could afford to live comfortably in homes that fit our family. This is not the case here. Two college educated adults in the household and multiple streams of income just to pay the taxes is the easiest way to sum it up.	7/10/2025 11:42 AM
261	I have looked for rentals and houses to buy, but everything is too expensive. I was once approved for a mortgage in Lebanon for \$220k but this was about half the amount of most home prices in Lebanon. I currently live in Canaan and rent for \$1250 a month, which I am able to pay but is at the very top of my price range.	7/10/2025 11:39 AM
262	Found a dilapidated Queen Anne Victorian and spent several years renovating it.	7/10/2025 7:24 AM
263	For those of us that own property in Lebanon, we can't sell anything because there's nothing to buy.	7/10/2025 7:00 AM
264	Finding an affordable rent is near impossible. It was very challenging to secure housing when I moved here in 2022.	7/9/2025 10:24 PM
265	Yes. Priced out with little to no inventory	7/9/2025 9:12 PM
266	When we were first-time buyers, we had challenges with the pace of sales/the market.	7/9/2025 8:25 PM
267	I enjoy living in my house but will want something smaller soon. There are very few good rental options, e.g. Emerson Place.	7/9/2025 8:21 PM
268	I'm just starting my career and paying off student loans—the only way i can afford to be here is by living with my dad. I would love for that to change. My job is downtown (I love my job) and i don't want to move away.	7/9/2025 8:03 PM
269	We cant find a place bug enough that we can afford	7/9/2025 6:59 PM
270	Finding a good quality rental in Lebanon was very difficult (we didn't succeed exactly), and houses to buy in our range was simply not available.	7/9/2025 6:11 PM
271	Hard to find a house. Hard to keep a house.	7/9/2025 5:53 PM
272	I grew up in Lebanon and have looked for opportunities to move back, but the jobs do not pay well enough to afford the housing. My apartment in Massachusetts actually costs less than the options I see in Lebanon. There are so few options and the options that exist are slumlord apartments that don't have decent amenities. Landlords have no incentive to improve buildings because the supply is so constrained, they can get whatever prices the market will bear. The local government needs to get out of the way of housing in existing village centers. Rural open space should be preserved unless it is directly adjacent to existing villages.	7/9/2025 5:42 PM
273	I bought a house in WRJ even though I wanted to stay in Lebanon.	7/9/2025 5:08 PM
274	N/a	7/9/2025 4:29 PM
275	It is hard competing as a first time home buyer as I did in 2019-2020 without much cash to compete with. We also had to settle on a home in just ok condition and have not had funds to upgrade/fix it beyond superficial maintenance and probably won't as long as we live here and	7/9/2025 3:57 PM

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have otherwise high cost of living between childcare, taxes and healthcare. We certainly don't have funds to add an ADU.

276	We are going to be forced out of home because of high taxes. Stop giving developers HUGE tax breaks while they ruin our landscape. And for God's sake, stop being adverse to Lyme Properties development in West Lebanon. Enough with the lawsuits and pettiness already! Tax the plaza properties more.	7/9/2025 2:45 PM
277	No, but we bought in 2013 so we're lucky and captured the lowest rate and cost	7/9/2025 2:45 PM
278	We'd like to see more super efficient options (to reduce heating/cooling costs), that are all-electric, have EV charging, battery backups (including to help reduce the need for additional Liberty infrastructure), and generation via renewables that will be cheaper in the long term.	7/9/2025 2:16 PM
279	Yes. We tried to buy many houses and were outbid on all except one... and we have buyers remorse because it's unlivable. We had to waive an inspection or else we wouldn't have won the bid. To buy a house in this area means sacrificing quality. The houses for the most part need a lot of work. Stop building apartments, start building non-starter home houses or sell lots of land.	7/9/2025 1:55 PM
280	When we moved out of our smaller house in 2019, it was really hard to find a house we could afford - we thought we might need to leave the town/area. We had sold our house and could not afford rent on a 2+ bedroom apartment. It was a stretch to buy our current home which was in livable but run down shape. If we were to move now, there's no way we could afford a house for our family of 5, even though we both have full-time professional jobs.	7/9/2025 1:53 PM
281	Our family of four moved here four years ago from the West Coast and the biggest challenge was the lack of supply of single family homes. We struggled to find almost any single-family housing and settled for a home that needed a lot of work because there were really no other options and we were very aware of needing a local address to register our kids for school.	7/9/2025 1:40 PM
282	Lucky to have bought in 2020 when interest rates were low and values were much lower. Not sure what we would be doing today, but might not include living in Lebanon.	7/9/2025 1:12 PM
283	Please resend the survey. Some of the questions doesn't seem to make sense. Why would a buyer is interested in buying any houses greater than \$200,000 or a renter willing to pay greater than \$1000?	7/9/2025 12:50 PM
284	I lived in a multifamily house that was over one hundred years old and had not been properly maintained. Rent went from \$700 to \$2,000 in ten years. There is no competition in the rental market and property taxes are too high.	7/9/2025 12:27 PM
285	Yes - stone farm apartments is a horrible company and their management company briarcliff is even worse. They mislead and defrauded us out of \$500 and I currently have a case against them through the better business bureau. It has been very difficult finding affordable rent that doesn't exclude heat (as renter paid heat increases the rent in those places to an unaffordable price).	7/9/2025 11:58 AM
286	We continue to find it hard to imagine we will be able to stay in our home in Lebanon long term. We purchased our home 2.5 years ago, but unexpected increases in property taxes that are expected to undergo continued double digit increases for the next 5 years according to the town manager, combined with the increased tax burden from multiple past and planned reassessments, will likely force us to either down size, or more likely move to another town slightly further away than Lebanon. We will likely do this in the next year or so, so that we can afford to start a family	7/9/2025 11:55 AM
287	Housing choices are few.	7/9/2025 11:54 AM
288	As I stated before we had rented for many years paying about \$1000 a month and decided to purchase a home. We purchased an older home that proved to be difficult to keep up maintenance on. We decided that we would sell and rent for a bit and look for a smaller newer home that was more leveled as stairs were getting more difficult to maneuver with bad knees. We sold at the beginning of the housing market craze of increasing prices and couldn't afford to get back in. Between housing prices and taxes going up. We recently retired and feel nervous about the continued increases in rents on a limited income now. Our dream is to have a leveled living rental where we can walk outside without dealing with a lot of stairs, have a porch to sit on, and yard and small garden space, laundry in the unit on the same level and with some storage space and an extra bedroom and family room for the kids and grandkids	7/9/2025 11:53 AM

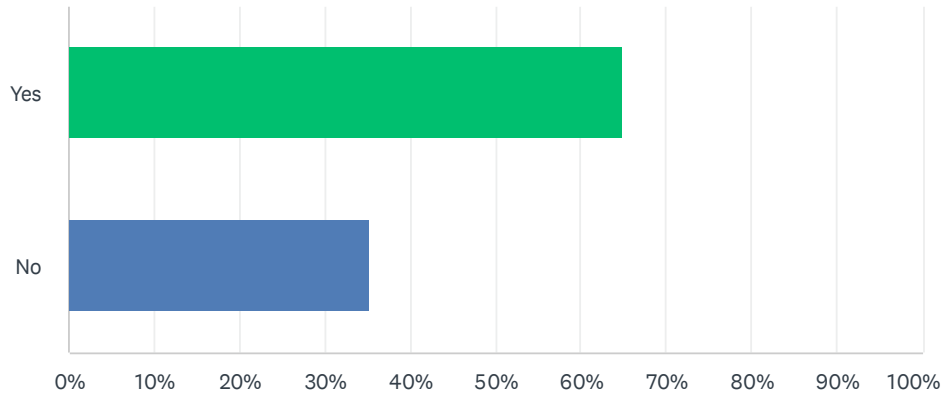
City of Lebanon

when they visit. It seems unthinkable to be paying \$1900 a month for an apartment approximately 950 sq. ft. with stairs that are extremely steep but that's where we find ourselves. Right now my children and grandchildren have to rent a hotel room for \$400 a night to come visit me. That's why I think duplex houses in an area with trees and a neighborhood feel would be appealing to renters like us who don't want to purchase a house in their elder years but want to continue to be part of the city community. Keep rents affordable please! Or I fear more residents will be forced to leave.

289	Yes. We are not all college or hospital employees. And some of us are low income. Some of us go back generations here and are forced to leave this area due to high rents or no housing.	7/9/2025 11:53 AM
290	Yes. N/a, yes, yes. Yes. Yes. No you don't.	7/9/2025 11:48 AM
291	We have not found it difficult yet. Are concerned about rising real estate taxes for seniors, families, and anyone seeking to be a homeowner, or owner of rentals in Lebanon.	7/9/2025 11:47 AM
292	I was evicted for nonpayment of rent.	7/9/2025 11:44 AM
293	We looked around Lebanon area (Cornish, Route 4, West Lebanon, Claremont, Newport) but couldn't find a house that fits all of us (7), and was in our price range.	7/9/2025 11:44 AM
294	A lot of families I know are stuck renting because of lack of buying options (need 3 bedroom houses or townhouses with a yard space).	7/9/2025 11:43 AM
295	When our rental house sold out from under us, our rent wound up doubling in five years.	7/9/2025 11:43 AM
296	not enough on the market in all price ranges. People with more money out bid the lower and mid-level buyers.	7/9/2025 9:16 AM

Q18 Can we share your story as part of our educational campaign to increase awareness of the diverse housing challenges?

Answered: 387 Skipped: 140



ANSWER CHOICES	RESPONSES	
Yes	64.86%	251
No	35.14%	136
TOTAL		387

Chapter 07 — Housing Chapter (Lebanon, NH) — Outline of Sections

2026 Version to be Informed by:

- Housing Needs Assessment,
- Market Analysis,
- Policy Audit,
- Public Input

1. Vision & Purpose

- Broad housing goals and guiding principles.
- Emphasis on providing a range of housing options that support community character and long-term quality of life.

2. Issues & Priorities

- Key housing needs identified by the City.
- Importance of creating livable, walkable, and well-designed neighborhoods.
- Considerations related to affordability, aging population, workforce needs, and changing demographics.

3. Existing Conditions & Trends

- ***Housing Supply***
 - Inventory of current housing stock: single-family, duplex, multi-family, and manufactured homes.
 - Tenure patterns (owner/renter) and spatial distribution across urban, suburban, and rural areas.
- ***Housing Affordability***
 - Economic and demographic context shaping housing demand.
 - Factors influencing affordability for households across income levels, including workforce and employer needs.
- ***Neighborhood Character and Design***
 - Existing neighborhood patterns, traditional development forms, and design characteristics.

- How current design contributes to livability, walkability, and sense of place.

4. Future Challenges & Opportunities

- ***Planning Techniques and Principles***

- Tools, regulatory approaches, and strategies to guide future housing development.
- Considerations for zoning updates, design standards, and long-term planning alignment.

- ***Housing Supply and Demand***

- Anticipated trends in population, household formation, and market needs.
- Opportunities for increasing supply through infill, redevelopment, and new development areas.

- ***Housing Affordability***

- Expected pressures on affordability and opportunities to expand attainable options.
- Potential programs, partnerships, and regulatory changes the City may consider.

- ***Neighborhood Character and Design***

- Opportunities to reinforce and enhance neighborhood identity.
- Balancing growth with design quality, historic patterns, and community expectations.

5. Outcomes & Strategies

- Reference to housing recommendations being incorporated into the broader Master Plan.
- Strategies or actions to realize the housing goals—including zoning, land use regulation adjustments, incentives, and coordination among city departments and stakeholders.

7| Housing

7|A Vision & Purpose

The City of Lebanon shall actively foster a diverse range of housing opportunities and choices for current and prospective residents, and will strive to promote the development of diverse, sustainable neighborhoods that reflect Lebanon's "small-town" character and distinctiveness.

The City of Lebanon shall encourage a range of housing options for all segments of the population. New housing development should contribute positively to existing neighborhoods and create safe and desirable new neighborhoods consistent with the other planning goals of the City as expressed in this Master Plan.

7|B Issues & Priorities

7|B-1 Housing Needs

Lebanon's continued economic vitality is dependent on the availability of housing that is affordable for the City's workforce. Not only does the City's housing stock need to expand as the economy grows, but the homes need to match the needs and means of those new workers and their families. As residents' housing needs will change over their lifetimes, the City needs to provide a diversity of housing options so that people at all stages of life can live in Lebanon. While ownership of a single-family home will remain the preferred choice for many households, other types of housing will be needed to attract and retain a diverse population, achieve higher-density development, increase the supply of affordable homes, meet the housing needs of both younger and older residents, and provide housing to residents with special needs.

7|B-2 Livable Neighborhoods

Lebanon's quality of life and small-town character is rooted in its residential neighborhoods, particularly the older neighborhoods that grew outward from the Lebanon and West Lebanon business districts. These traditional neighborhoods have many attractive characteristics that were not replicated in much of the housing development that occurred in the second half of the 20th century. To maintain the City's quality of life and small-town character, new residential development should incorporate the characteristics that have made those traditional neighborhoods attractive places to live for generations of City residents.

7|C Existing Conditions & Trends

Lebanon's housing helps shape the identity of the City, and is a principal influence on the lives of its residents. There are a variety of housing options in Lebanon, with significant components of renter and owner-occupied single-family, duplex, multi-family and manufactured homes found throughout the City, in urban, suburban and rural settings. The City's location and amenities make it an attractive place to live. The regional economy is stabilized by the presence of large institutional employers, and includes a robust workforce, which in turn requires housing for employees.

key points | vision & purpose

- Foster a diverse range of housing opportunities for all segments of the population
- Promote development of diverse, sustainable neighborhoods that contribute to Lebanon's quality of life and small-town character

key points | issues & priorities

- Provide a range of housing options that will support the City's continued economic vitality and a diverse population
- Build and maintain livable neighborhoods that will contribute to Lebanon's quality of life and small-town character

key points | existing conditions & trends



- While Lebanon has a diverse housing stock, particularly as compared to other Upper Valley communities, the supply of housing in the City and region has not kept pace with the needs of a growing workforce.
- Lebanon and the Upper Valley continue to struggle to provide housing that is affordable for the region's workforce, with a particular need in the City for rental housing affordable to low- and moderate-income households. There is also a need for housing for the region's growing number of older residents.
- The design and character of residential neighborhoods is critical to maintaining Lebanon's quality of life and small-town character. The City's older residential areas extending out from the Lebanon and West Lebanon business districts provide excellent examples of the characteristics of livable, attractive neighborhoods.

7 | C-1

Housing Supply

The number of housing units, the diversity of housing types, and the range of housing costs are important characteristics of the City's housing supply. The City offers a spectrum of housing opportunities and choices: single-family, multi-family, owner-occupied and rental units. The following list highlights some of the major characteristics of Lebanon's housing supply:

- 6,649 housing units are located within Lebanon. (Census 2010)
- 942 housing units were added from 2000-2010, representing a 17% increase for the decade. (Census 2010)
- Housing development in Lebanon from 2000-2010 occurred at a greater rate than Hanover, Hartford, Claremont and the State of New Hampshire, and was similar to the rate for Grafton County. (Census 2010)
- Lebanon's housing units are 47% single-family and 53% multi-family. (Lebanon Planning Office)
- During the 2000s, 80% of housing units were constructed within the urban core and 20% outside. The 1990s had approximately 47% of new housing construction within the urban core and 53% outside the urban core. (Lebanon Planning Office)
- 49% of occupied housing units are owner occupied, 51% are renter occupied. (Census 2010)
- The 2010 housing unit vacancy rate was 7%, up from 4% in 2000. The vacancy rate for owner-occupied homes was 3% and for rental units was 5.6%. (Census 2010)
- In 2010, the average household size was 2.10 people, as compared to 2.23 people in 2000. (Census 2010)

In addition to the existing diverse housing stock, there is a significant land base that could meet housing demand into the foreseeable future. However, the 2002 Upper Valley Regional Housing Needs Analysis report, concluded that housing development in the region has not kept pace with the needs of the growing workforce. In 2010, the Upper Valley Lake Sunapee Regional Planning Commission initiated an update of the Upper Valley Regional Housing Needs Analysis report, with a projected completion date of Spring 2012. The updated analysis will provide a synopsis of the current status of both supply and demand for housing within the region, including Lebanon's fair share.

The relationship between housing supply and demand is not a simple linear relationship, but a more complex dynamic in which the individual types or categories of housing units strive to achieve their own unique balance between supply and demand forces. For example, in Lebanon it is generally acknowledged that the demand for "workforce" housing exceeds supply, where currently the supply of "higher end" homes exceeds demand. This is supported by feedback from the region's major employers requesting more workforce housing opportunities be provided, and evidenced by the number of approved but yet to be built housing units priced above the me-

dian home sale price. Vacancy rates are an additional metric reflecting the balance between supply and demand, as our housing costs and the ability of peoples income to support housing choices.

7 | C-2

Housing Affordability

Housing affordability is a growing challenge. Housing is becoming less affordable due to a number of factors, which include high land costs, the regulatory process, costs of building material and labor, and the state property tax structure. At the same time, housing assistance funding is decreasing.

Many families are finding it increasingly difficult to find affordable housing options close to work and necessary services. When housing is not available in the job center communities, households have to seek options in smaller communities farther away. This negatively affects vehicle miles traveled, traffic congestion, air pollution, and other by-products of sprawl, as well as quality of life factors such as time for family and community. In addition, high gas prices are more difficult for lower income households to absorb. There is an insufficient supply of suitable affordable/workforce housing to serve the residents of Lebanon. This problem is even more serious for the growing elderly population who are often most in need of living in in-town locations where transit, shopping, and other services are available, despite the best efforts of local nonprofits such as the Lebanon Housing Authority and the Twin Pines Housing Trust.

New Hampshire statute RSA 674:58-61 defines affordable housing as: “housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that do not exceed 30 percent of a household’s gross annual income”. In 2008, the State of New Hampshire enacted Senate Bill (SB) 342, which “requires municipalities that exercise the power to adopt land use ordinances to provide opportunities for the development of workforce housing, and establishes a mechanism for expediting relief from municipal actions which deny, impede, or delay qualified proposals for workforce housing.”

In response to this law, the Lebanon Planning Office produced the report, “City of Lebanon Workforce Housing Law Compliance Overview”. The purpose of the report was to examine whether the City of Lebanon provides reasonable and realistic opportunities for the development of workforce housing, including rental and multi-family housing as required by the Workforce Housing Law. Key findings of that report included:

- Moderate- to low-income households (e.g. earning 60% or less of the median household income) are unable to find appropriate rental housing in Lebanon.
- There is a high demand for rental housing concentrated in the City of Lebanon, resulting in high prices and low vacancy rates, suggesting that the available housing stock is not meeting demand for the workforce.
- The average single-family home is not affordable when using the 30% affordability guideline.
- Manufactured housing and condominiums can be affordable options in Lebanon.
- Affordability is better in higher density zoning districts.
- 84% of the Lebanon’s residentially zoned land allows the opportunity for workforce housing development.

Manufactured Home. Factory-built home constructed on a chassis after adoption of the HUD code on June 15, 1976; arrives on the site fully assembled (though often in more than one unit); inspected by HUD inspectors prior to delivery for conformity to the HUD code.

In essence, the report highlights that although opportunity exists, outcomes are not being achieved to address the provision of affordable housing, with the affordability of rental housing units being of greater concern than affordability of single-family home ownership.

7|C-3

Neighborhood Character and Design

Much of the residential development in the 1970s and 1980s lacked the characteristics that made older, more traditional neighborhoods attractive places to live. These residential developments were often poorly planned and isolated from the community, requiring the use of automobiles to serve the needs of residents. More recent developments such as Spencer Square and Emerson Gardens are better situated to enable residents to socialize and walk to jobs, errands or to the bus stop. Future residential development, unless properly planned, has the potential to create excessive traffic and place other additional economic burdens on the City, as well as to degrade the resources and amenities that make Lebanon a special place to live.

7|D

Future Challenges & Opportunities

7|D-1

Planning Techniques and Principles

Increased residential development to meet the needs of the City's residents and businesses does not need to be inconsistent with other planning goals. Poorly planned or inappropriately sited development often degrades both critical natural resources and those features of the neighborhood that give it its special character. However, there are many land use planning techniques available to ensure that development is consistent with the protection of important natural resources and special features. They include:

- Shoreline and wetland buffers
- Situating human activity away from sensitive areas or special resources, such as steep slopes, wetlands, important habitats, and important agricultural or forest lands
- Stormwater management, erosion and sedimentation control
- Siting and design to reduce visibility of development located on ridgelines and hillsides
- Designing outdoor lighting to achieve the goals on the site without impacts off-site
- Ensuring ample open space areas are available for outdoor recreation
- Siting and construction to maximize energy efficiency

Similarly, good planning principles can ensure that residential development is consistent with the goal of building livable, walkable communities and the reduction in the additional traffic increase that development can otherwise bring. These principles can result in the creation of new neighborhoods rather than merely assembling houses. Some of these principles are:

- Locate near shopping, jobs, utilities and services
- Connectivity of roads
- Pedestrian and bicycle paths and sidewalks

key points | future challenges & opportunities



- Lebanon needs residential development that is compatible with other community goals such as resource protection, smart growth, transportation alternatives.
- Lebanon needs housing available at prices, sizes, and locations to match the needs and means of the people who will fill the jobs being created in the City and region, as well as the changing housing needs of current residents as they move through life.
- Lebanon will have to be more proactive in expanding the availability of housing affordable to low- and moderate-income households, as the market is not creating an adequate supply of affordable homes.
- Residential neighborhoods in Lebanon should be planned and designed with characteristics that make them attractive, healthy, sustainable, livable places, and that create a sense of community and belonging for residents.

- Narrow roads and shallow setbacks
- Building design features such as rear garages and front porches
- Street trees and other pedestrian amenities (like benches or public art)

Fiscally, as noted in the Land Use Chapter, it is less expensive for the City to provide facilities and services to high-density residential development in and near the downtown areas than it is to serve low-density development in outlying areas. Some examples of the increased costs associated with rural sprawl are increased school bussing, road maintenance, and emergency services, as well as environmental costs and loss of community and rural character. Additionally, Lebanon should continue to require new development to pay their proportional fair share of off-site improvements necessitated by the development. RSA 674:21 enables planning boards to require developers to pay for highway, drainage, and sewer and water upgrades made necessary by their development.

7 | D-2

Housing Supply and Demand

The idea of balancing housing and jobs goes beyond achieving equilibrium between the number of housing units and jobs. Preferably, housing should be available at prices, sizes, and locations to match the type and location of jobs available. For those with special needs, sufficient housing should be developed to eliminate the existing waiting lists. Upon completion of the Master Plan, the City will engage in developing a housing implementation plan that will include an analysis of the supply and demand equation across the various categories of housing stock, incorporating the findings of the 2012 Regional Housing Needs Analysis report. The plan will include recommendations addressing supply, as well as the form or design characteristics of residential neighborhoods.

7 | D-3

Housing Affordability

Every resident of Lebanon should have access to decent, affordable housing. For this to occur, the City needs to preserve the existing inventory of affordable housing and take positive steps to encourage the development of new housing affordable to the City's workforce and lower income households. Land use tools available to encourage more housing affordable for the City's workforce and lower-income households include:

- Revisiting how the City created other successful affordable and/or workforce housing projects and emulating the positive characteristics of such.
- Density bonuses for including a percentage of permanently affordable and/or workforce housing in large subdivisions or multi-family developments.
- Allowing accessory apartments with reasonable restrictions.
- Ensuring that suitable developable land is zoned for higher densities, including multi-family housing.
- Ensuring that local ordinances do not discourage alternative housing types.
- Zoning downtown and commercial areas for mixed use to encourage second floor apartments and redevelopment with infill, as well as employer-provided housing.



quarry hill



churchstreet

- Ensuring that zoning definitions do not restrict nontraditional households or alternative living arrangements.
- Coordinating with Grafton County Economic Development Corporation to attract and retain jobs that pay livable wages.
- Encouraging diversification in neighborhoods through housing development policies that permit various kinds of housing for various income levels in the same neighborhood.
- Exploring alternative development strategies, such as cottage or bungalow development, to promote, smaller, more energy-efficient, more affordable subdivisions of dwellings with limited size and footprint.
- Exploring ways to cooperate with the Lebanon Housing Authority and other agencies to use City-owned land for development of low- to moderate-income housing.
- Allowing modern manufactured homes on permanent foundations in selected residential zones.
- Exploring the use, renovation or expansion of under-utilized buildings to include affordable and/or work-force housing units.
- Exploring with community-based land trusts the possibility of creating developments where land is held in trust while selling or renting housing units, thus protecting affordability by preventing excessive land appreciation.

7 | D-4

Neighborhood Character and Design

The City should encourage the types of neighborhood development patterns that residents find most attractive. Existing patterns of development that have produced pleasant and congenial neighborhood development balanced with open space areas should be allowed to be replicated. New residential development should similarly be based on the conventions of traditional neighborhood development.

Residential activities within such neighborhoods should include both owner-occupied and rental housing. The City should, however, discourage dense development of multi-family housing in the more rural areas of the City to minimize development impacts on the character of these areas.

The City should encourage integration of workplaces, retail establishments, and educational, cultural, religious, and recreational institutions into existing and new neighborhoods. A variety of land uses should be in close proximity to one another, allowing development to achieve a more economical density in order to take advantage of centralized utilities and services. Instead of prohibiting mixed uses, the City should strive to reasonably control the nuisance effects of nonresidential uses within neighborhoods. This kind of integration also provides a sense of civic pride. When people work, live, shop and entertain themselves within such an integrated community they establish close relationships with neighbors and develop a greater sense of personal community responsibility.

Neighborhood design should facilitate social interaction and serve the needs of pedestrians and bicyclists as well as automobiles. To this end, the City should work to reduce the intrusion of the automobile into the daily life of the residential neighborhood. Sidewalks, bike paths, parks, playgrounds, and other pedestrian oriented amenities should be encouraged as part of neighborhood planning. The zoning ordinance should outline desired

elements. Civic and neighborhood organizations should be given incentives to develop these amenities in existing neighborhoods. Developers should be required to include them in new developments.

New owner-occupied and rental housing should be conveniently accessible to major centers of employment, including the existing urban centers of Lebanon and West Lebanon and Route 120 North to promote walkable, bikable neighborhoods. New housing should be located principally in areas most economically served by existing City services and utilities. Residential development should be encouraged at a density that creates viable new neighborhoods and avoids a pattern of small, scattered residential subdivisions.

Seniors and other residents with special needs require housing that is near services and transit. Some households may need additional on-site services that are offered in group housing, nursing homes and assisted living facilities. Housing developed for seniors and people with special needs should be integrated into the community and located conveniently to the downtown areas of Lebanon and West Lebanon near shopping and community services.

Outcomes & Strategies

OUTCOME 1 Provide a range of housing options that will support the City's continued economic vitality and a diverse population.

STRATEGIES	ACTIONS
1 Ensure that the City takes a proactive role in bringing jobs and housing back into balance.	Revise the City's land use ordinances to allow accessory apartments with reasonable restrictions for owner occupied single-family homes. 1
2 Ensure that a sufficient amount of land with high development potential is zoned for high-density residential use consistent with the rest of this plan.	Revise zoning in downtown and commercial areas for mixed use to encourage second floor apartments and redevelopment with infill, as well as employer-provided housing. 2
3 Ensure that building standards for rehabilitation of existing buildings are reasonable.	Revise the City's land use ordinances to encourage new manufactured home parks using innovative layouts and site planning. 3
4 Continue to consider the opinion and recommendations of the Upper Valley Housing Coalition and regional planning agencies regarding increased housing development to meet the needs of the City's workforce in collaboration with surrounding communities as appropriate.	Revise the City's land use ordinances to allow modern manufactured homes on permanent foundations in selected residential zones, and ensure that local ordinances do not discourage alternative housing types, including manufactured housing. 4
5 Encourage large employers to participate in housing development.	Revise the City's land use ordinances to create flexibility for Planning Board consideration and approval of unique housing proposals in the Residential High Density (RHD) District beyond the nominal building heights and setback requirements to permit significant increases in density taking into consideration land and neighborhood conditions. 5
6 Encourage the development of housing that is affordable for low- and moderate-income households in Lebanon.	Revise the City's land use ordinances to offer density bonuses to developers who include workforce housing units in large subdivisions or multi-family projects. 6
7 Consider City road maintenance for permanently affordable housing, and property tax exemptions for affordable housing owned by nonprofit organizations.	Re-zone some developable land for high-density development, including multi-family housing. 7
8 Ensure that tax appraisals on affordable housing reflect the market value as encumbered by deed affordability restrictions.	Review the zoning ordinance to ensure that realistic development potential is available close to services and transit for a variety of housing options to meet the needs of the elderly and disabled and amend as needed. 8
9 Explore legislation to enable the City to require new residential developments above a threshold size to create an adequate number of permanently affordable units, and incorporate in the zoning ordinance if it becomes enabled.	Review the zoning ordinance to ensure that zoning definitions do not restrict nontraditional households or alternative living arrangements for example: congregate housing, hospice home, assisted living, or transitional living and amend as needed. 9
10 Require PURDs (Planned Unit Residential Developments) to include a certain number of affordable units with protection of affordability.	Review the approval process and streamline it where possible. 10
11 Provide incentives for the private development of affordable/workforce housing, e.g. fee exemptions and/or density bonuses where appropriate for rental units as well as owner occupied homes.	
12 Continue to coordinate with Grafton County Economic Development Corporation to attract and retain jobs that pay livable wages.	
13 Encourage diversification in neighborhoods through housing development policies that permit various kinds of housing for various income levels in the same zone.	
14 Encourage opportunities for housing developments that include diverse income levels within the development of neighborhoods.	
15 Explore cottage or bungalow development strategies to promote, smaller, more energy-efficient, more affordable subdivisions of dwellings with limited size and footprint.	
16 Continue to allow conversion of single-family homes to duplexes or multi-family dwellings.	

OUTCOME 1 Provide a range of housing options that will support the City's continued economic vitality and a diverse population.

STRATEGIES

- 17 Explore ways to cooperate with the Lebanon Housing Authority and other agencies to use City-owned land and explore opportunities to allow City land for low to moderate-income housing.
- 18 Explore the use/renovation/expansion of under-utilized buildings to include affordable and/or workforce housing units.
- 19 Explore with community-based land trusts the possibility of creating developments where land is held in trust while selling/renting housing units, thus protecting affordability by preventing excessive land appreciation.
- 20 Revisit/emulate how the City created other successful affordable and/or workforce housing projects.
- 21 Seek to provide all residents of the City, whether elderly, disabled, or with other special needs, with an adequate supply of housing addressing their needs.
- 22 Cooperate with and support the efforts of area nonprofit organizations working to provide shelter and supportive social services for those with housing needs not provided for by the private for-profit market.
- 23 Pursue opportunities for high-density housing development within walking distance of major job centers.
- 24 Encourage workforce housing development within walking and biking distance of any future business growth areas.

OUTCOME 2 Build and maintain livable neighborhoods that will contribute to Lebanon’s quality of life and small-town character.

STRATEGIES

- 1 Plan new residential development in a manner that enhances the elements that make a neighborhood feel like a neighborhood.
- 2 Encourage as part of neighborhood planning: sidewalks, bike paths, parks, playgrounds, bus stops, walking paths and other pedestrian-oriented and traffic calming amenities.
- 3 Seek creative approaches to encourage resident participation in all aspects of neighborhood planning.
- 4 Give incentives to civic and neighborhood organizations to develop pedestrian oriented amenities in existing neighborhoods including access to City planning services and City construction programs and services.
- 5 Locate new housing principally in areas most economically served by existing City services and utilities.
- 6 Link zoning and services so that high-density development is allowed where services are most cost effective to provide.
- 7 Encourage higher density housing near core areas with existing infrastructure and discourage sprawl.
- 8 Integrate multi-family and condominium development of appropriate scale into larger neighborhoods with other types of housing.
- 9 Require developers to present complete site inventories (including opportunities and constraints) as part of preliminary subdivision and site plan review so that the Planning Board can determine when and if clustering of homes is needed to protect high priority resources, similar to conservation design techniques.
- 10 Ensure that the Zoning Ordinance, Subdivision Regulations, Site Plan Review Regulations, and Driveway Regulations all work together to guide residential development towards a livable, bikable and walkable design.
- 11 Encourage developers to site and design buildings to meet LEED certification (Leadership Energy Environmental Design) or other energy sustainability guidelines.
- 12 Require new development to pay its proportional fair share of off-site improvements as enabled by RSA 674:21 Innovative Land Use Controls.
- 13 Promote the role of the Planning Office and Planning Board to assist housing developers in conceptualizing large projects.

ACTIONS

- 1 Identify and analyze existing residential neighborhoods to identify desirable elements of neighborhood development patterns, including building mass and setbacks and integration of compatible nonresidential uses and identify ways to amend existing regulations to strengthen existing neighborhoods as growth continues and build successful new ones.
- 2 Develop neighborhood plans to ensure that improvements and new development encourage social interaction, serve the needs of pedestrians and bicyclists, and reduce automobile traffic.
- 3 Study and modify Site Plan Review and Subdivision Regulations to control automobile traffic to allow safer pedestrian activity, addressing such issues as road widths, corner radii, signage and other specific design criteria, while ensuring adequate access by emergency vehicles.
- 4 Revise subdivision and site plan review regulations to require developers to include pedestrian and bicycle oriented amenities in new residential neighborhoods.
- 5 Establish urban service boundaries based on careful consideration of current capacity of the City’s water supply and wastewater treatment plant, expansion capabilities, future needs, and areas where high density development is most appropriate.
- 6 Make zoning changes to encourage increased housing density in areas deemed suitable by the Planning Board due to their proximity to jobs and services, water and sewer, and other considerations as identified in the Land Use chapter of this plan.
- 7 Review the City’s land use regulations and amend as needed to protect the City’s natural resources from poorly planned or inappropriately sited development.
- 8 Revise the City zoning ordinance to include “performance zoning” for integrating nonresidential uses into neighborhoods, which would regulate the factors that affect compatibility with residential uses (e.g., size of business as measured by square feet, customers, employees, noise, lighting, hours, and volume and types of traffic).
- 9 Consider adopting differential impact fees based on the cost of community services for downtown development vs. scattered development in outlying areas if the rate of residential development increases and facility expansions will be necessitated.