

Introduction

Planning Boards are required to analyze existing housing resources and address, in their Master Plans, the “current and future housing needs of residents of all levels of income of the municipality and region in which it is located, as identified in the regional housing needs assessment performed by the regional planning commission...” (RSA 674:2, III). The purpose of this report is to provide basic information needed by Planning Boards for assessing their local housing supply. The report will be updated every five years as required by RSA 36:47 II.

A common theme of a local Master Plan is its concern for and examination of the character and quality of life within the community. The available supply, affordability, quality and type of a town’s residential housing stock can strongly affect this character and quality of life in dramatic ways.

North Country Council is serving a vital regional need by creating this regularly updated and accessible data base of housing information for the region’s 51 municipalities. Much of the data included in this report has been catalogued and categorized by town and by sub-regional groupings of towns called Labor Market Areas (or LMA).

The Berlin Labor Market Area (Berlin LMA) includes seven towns in central and northern Coos County. The Colebrook Labor Market Area (Colebrook LMA) includes five towns in northern Coos County. The Lancaster Labor Market Area (Lancaster LMA) includes five towns in central Coos County. The Littleton Labor Market Area (Littleton LMA) includes fifteen towns in southern Coos County and northern Grafton County.

Labor Market Areas are designated by the state, and sometimes their boundaries do not coincide with the boundaries of Regional Planning Commissions. Such is the case in regards to the Conway Labor Market Area (Conway LMA) and the Plymouth Labor Market Area (Plymouth LMA). Both have towns that are not in the North Country Region. If towns fell outside of the North Country, they were left outside of the analysis, if possible. The towns left out of the analysis in the Conway LMA were Brookfield, Effingham, Freedom, Middleton, New Durham, Ossipee, Tamworth, Tuftonboro, Wakefield and Wolfeboro. Towns left out in the Plymouth LMA were Alexandria, Ashland, Bridgewater, Bristol, Danbury, Dorchester, Hebron and Holderness.

For this analysis the Conway LMA consisted of eight towns (Albany, Bartlett, Chatham, Conway, Eaton, Hart’s Location, Jackson, and Madison), and the Plymouth LMA consisted of eleven towns (Campton, Ellsworth, Groton, Lincoln, Plymouth, Rumney, Thornton, Warren, Waterville Valley, Wentworth, and Woodstock).

Chapter 1

Existing Conditions

North Country Region

Housing Growth Profile, All Units

Table 1

LMA's	1990	2000	2002	Change 1990-2002		
				# units	% LMA	% Region
Berlin	8559	8544	8596	37	0%	1%
Colebrook	3633	4107	4231	598	16%	14%
Conway	12159	13064	13669	1510	12%	36%
Lancaster	3963	4118	4231	268	7%	6%
Littleton	11401	12053	12607	1206	11%	29%
Plymouth	11942	12083	12533	591	5%	14%
North Country	51657	53969	55867	4210	8%	100%
NH	503,904	547,024	561,688	57,784	11%	100%

Source: US Census and NH Office of Energy and Planning

The North Country of New Hampshire experienced an eight percent net increase in its housing stock from 1990 to 2002. This is less than the eleven percent increase seen throughout the state. The largest LMA, in terms of total number of housing units, in 2002 was the Conway LMA with 13,669 units. The Littleton LMA overtook the Plymouth LMA in 2002 to become the second largest LMA in the North Country. The smallest LMA was a tie between the Lancaster LMA and the Colebrook LMA. The largest amount of growth between 1990 and 2002 took place in the Conway LMA, which had a net increase of 1,510 units (a 12% increase). The smallest growth took place in the Berlin LMA, which had a net increase of 37 units, not even a 1% increase. The largest percent increase was in the Colebrook LMA which saw its housing stock grow by 16%.

An important point to consider when looking at these tables is the fact that the change between 1990 and 2002 does not represent the total new units built. The change represents the net increase in the number of houses. That is, the change from 1990 to 2002 includes not only new houses that were added to the housing stock but also houses that were taken out of the housing stock (demolished, burned, abandoned, etc.). The change in housing units from 1990 to 2002, therefore, will not equal the number of new housing units built during this time period. This is due to the fact that there invariably are houses that are being taken out of the housing stock.

Units by Tenure and Vacancy

Table 2

	1990	%	2000	%	% Change
Total Units	52,014		54,399		5%
Occupied Units	31,787	61% of Total	34,480	63% of Total	8%
Owner Occupied	22,079	69% of Occ.	24,417	71% of Occ.	11%
Renter Occupied	9,708	31% of Occ.	10,063	29% of Occ.	4%
Vacant Units	20,227	39% of Total	19,919	37% of Total	-2%
Vacant For Sale	1,002	4.3% Vac.	659	2.6% Vac.	-34%
Vacant For Rent	1,995	17.0% Vac.	967	8.8% Vac.	-52%
Vacant Seasonal	15,111	29% of Total	16,632	31% of Total	10%

Source: US Census and NH Housing Finance Authority

While there has been housing growth in the region over the past decade, it is important to know and understand how they are being occupied. The above table, and each of the ones presented later for each LMA, does not display the number of new units built from 1990 to 2000. Instead the tables show how the housing units are being used; whether they're owned, rented or vacant. For instance, a vacant unit in 1990 could have been owner occupied in 2000, but that does not mean a new owner unit was built. It simply changed categories.

From 1990 to 2000 the total number of units grew by 5%. During this time the vacancy rates for both homes and apartments decreased. More people are living in the North Country. It is also important to look at how many vacation and second homes are being built. There was an increase of over 1,500 of these units (vacant seasonal on the chart) from 1990 to 2000, a 10% increase.

This increase in seasonal homes does not mean they are all new units. Some of the increase could be because of conversions. That is, some houses were counted as year-round in 1990 and then were converted to seasonal homes by 2000. In 2000 over 30% of the total housing units in the North Country were not used as full time residences. In comparison, 10% of the total housing units in New Hampshire were second homes during the same year.

This is important to note because a large proportion of the housing stock in the area is for people who do not permanently reside in the North Country. The new vacation homes add value to the local tax base, while presumably costing municipalities less than year round residents. However, the construction of these homes can drive up the local median housing costs, making it harder for local residents to find affordable housing. This fact will bear out later in this paper.

Also important to consider is the tenure split between owner and renter occupied units. From 1990 to 2000 the number of owner occupied units increased by 2,338, while the number of renter occupied units increased by 355. At the same time vacant renter units decreased by 1,028 from 1990 to 2000. There was a net decrease in the number of renter units available in the North Country from 1990 to 2000. In 1990 there were 11,703 rental

units (both occupied and vacant). By 2000 it was down to 11,030 units. This could have happened either by the conversion of renter units into owner units, or the demolition of renter units. In either case, the North Country is offering fewer rental units now than it was a decade ago.

Please note that the total number of housing units in Table 2 does not equal the total housing units in Table 1 because they are from two different data sources. There is a difference of about 400 units.

Single Family Housing, 1990 - 2002

Table 3

	Single Family Units				
	1990 units	2002 units	Change '90-'02	% change '90-'02	% Total Units in '02
Berlin LMA	4,606	4,949	343	7%	58%
Colebrook LMA	2,420	3,024	604	25%	71%
Conway LMA	7,248	8,523	1,275	18%	62%
Lancaster LMA	2,500	2,887	387	15%	68%
Littleton LMA	7,340	8,356	1,016	14%	66%
Plymouth LMA	5,205	6,157	952	18%	49%
North Country	29,319	33,896	4,577	16%	61%
New Hampshire	297,777	352,902	55,125	19%	63%

Source: US Census and NH Office of Energy and Planning

The State of New Hampshire, as a whole, saw a 19% increase in the number of single family homes from 1990 to 2002. The North Country almost kept pace, with a 16% increase during the same time period. In 2002, 63% of all the housing units in the state were single family units (up from 59% in 1990). The North Country region had about the same proportion of single family homes as the state, with 61% in 2002 (up from 57% in 1990). The largest amount of growth took place in the Conway LMA (with an increase of 1,275 units) and the smallest was in the Berlin LMA (with an increase of 343 units) between 1990 and 2002. The Colebrook LMA saw the largest percentage growth, growing by a quarter in twelve years.

Multi-Family Housing, 1990 – 2002

Table 4

	Multi-Family Units				
	1990 units	2002 units	Change '90-'02	% change '90-'02	% Total Units in '02
Berlin LMA	3,264	3,061	-203	-6%	36%
Colebrook LMA	506	606	100	20%	14%
Conway LMA	3,752	4,190	438	12%	31%
Lancaster LMA	851	813	-38	-4%	19%
Littleton LMA	2,587	2,961	374	14%	23%
Plymouth LMA	5,233	5,141	-92	-2%	41%
North Country	16,193	16,772	579	4%	30%
New Hampshire	164,184	171,195	7,011	4%	30%

Source: US Census and NH Office of Energy and Planning

From 1990 to 2002 multi-family housing units in both the State and the North Country grew at the same rate (4%). In 2002 these units made up 30% of the total housing stock for both the state and the North Country. The growth within the North Country was not equal between the different LMA’s, however. The Colebrook LMA’s stock of multi-family units grew by 20% from 1990 to 2002. Other LMA’s, however, saw an overall decrease in the number of these units, such as the Berlin LMA which lost 6% of its multi-family housing units (a decrease of 203 units).

Multi-family units does not necessarily mean rental units. While most multi-family units are rentals, they could also be condos or other vacation homes. Remember, the overall stock of rental units in the North Country did decrease from 1990 to 2000 as shown in the “Units by Tenure and Vacancy” section.

Manufactured Housing, 1990 - 2002

Table 5

	Manufactured Units				
	1990 units	2002 units	Change '90-'02	% change '90-'02	% Total Units in '02
Berlin LMA	689	586	-103	-15%	7%
Colebrook LMA	707	601	-106	-15%	14%
Conway LMA	1,159	956	-203	-18%	7%
Lancaster LMA	612	531	-81	-13%	13%
Littleton LMA	1,474	1,290	-184	-12%	10%
Plymouth LMA	1,504	1,235	-269	-18%	10%
North Country	6,145	5,199	-946	-15%	9%
New Hampshire	41,943	37,591	-4,352	-10%	7%

Source: US Census and NH Office of Energy and Planning

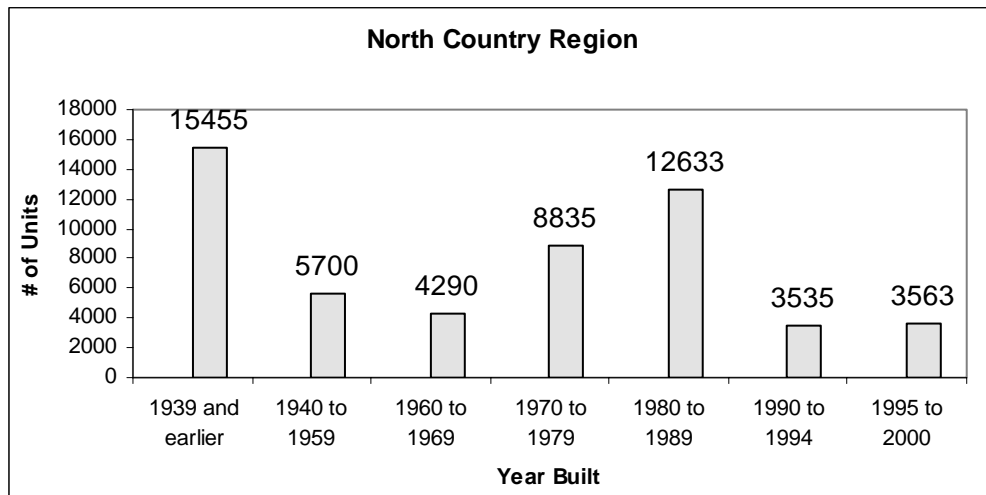
All of the LMA’s within the North Country Region experienced a decrease in their stock of manufactured housing. The region as a whole saw a net loss of 946 units, a decrease of 15% from 1990 to 2002. The state as a whole also saw a net decrease in the number of manufactured housing units. Between 1990 and 2002 the state lost 4,352 manufactured

units, 10% of its manufactured stock. In 1990 manufactured units made up 12% of the North Country's total housing stock and 8% of the state's. By 2002 manufactured units made up 9% of the total housing stock for the North Country and 7% for the State of New Hampshire.

Overall a shift is taking place in both the North Country and the state. More and more of the new housing units being built are single family homes. Multi-family units are also being built, but at a smaller rate for both the region and the state. Manufactured units seem to be decreasing across the board. Although new manufactured housing units are still being built today, the rate at which they're being put up is less than the rate that old ones are being taken down.

Age of Housing Stock

Chart 1



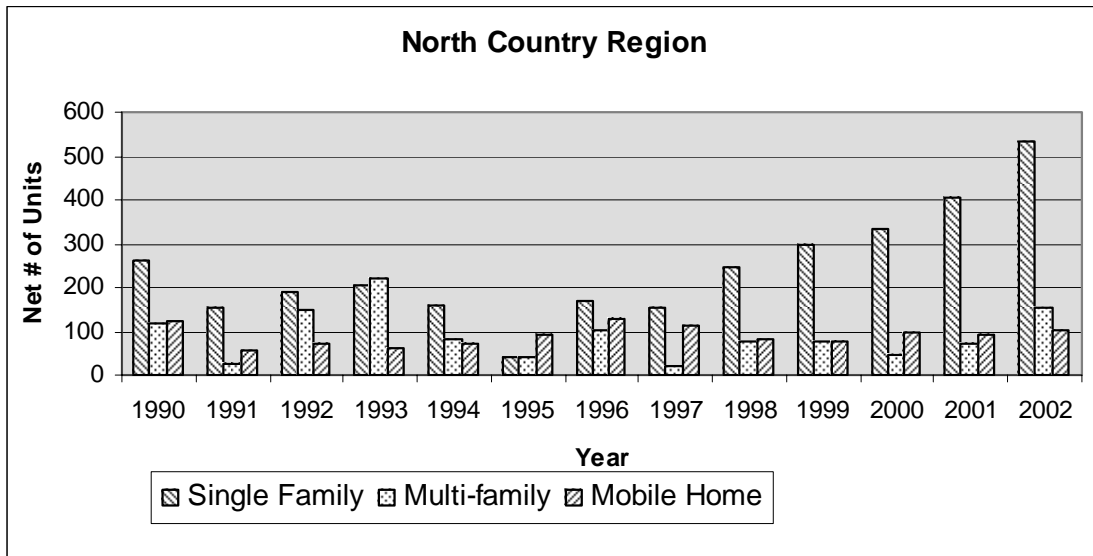
Source: 2000 US Census

Chart 1 represents the age of the existing housing stock, as of the year 2000. Remember back to Table 1 that from 1990 to 2000 there was a net increase of 2,312 housing units. However, in Chart 1 it shows that 7,098 housing units were built during that decade. This means that almost 5,000 housing units were lost during the 90's.

About 29% of the housing stock, in 2000, in the North Country was built on or before 1939, over 65 years ago. Most of the housing units built since then were built either in the 70's or 80's. The houses built between 1980 and 1989 represent nearly a quarter, or 23%, of all the housing units in the region. From 1990 to 2000, 7,098 housing units were built, 56% of the production in the earlier decade.

Building Permits

Chart 2



Source: NH Office of Energy and Planning

Since 1997 the net number of single family unit permits issued has increased each year. The word “net” is used because permits are also issued to demolish or remove housing units. Thusly, it is possible for there to be a negative number of permits issued during a particular year. If this were the case, it would mean more permits were issued to remove structures then there were permits issued to construct new structures.

In 2002 there was a net issuance of 531 single family units, the largest number of permits between 1990 and 2002. 2001 was the second largest year, with just over 400 net permits issued. Within the past five or six years there has been an increase in the issuance of permits to build single family homes.

This trend has not emerged for either multi-family or mobile home units. While permits are being issued for the construction of both, the number of these permits issued fluctuates from year to year. In some years there are more permits for multi-family units, while in other years there are more permits issued for manufactured homes. The general trend that has emerged in the North Country over the past few years is the increased development of single family homes.

Purchase Price Medians for All New and Existing Houses

Housing costs throughout the North Country have increased since 1999, as illustrated in Table 6. Purchase prices for all houses (both new and existing) in the North Country, reported by the New Hampshire Finance Authority, increased by 57% between 1999 and 2003. This increase in purchase price is actually less than the increase seen in the state as a whole during that same period (66%). Although both the North Country and the State of New Hampshire have seen increases in purchase prices for housing, the median price

of a house in the North Country was 58% of the median price in the State in 2003. The highest median price of all houses in the North Country was \$160,000 in the Conway LMA. The lowest was \$72,000 in the Berlin LMA. The largest increase in median housing price was in the Plymouth LMA with a 71% increase between 1999 and 2003. The smallest increase was in the Berlin LMA with an increase of 33%. Please note: the data for the Conway LMA and the Plymouth LMA contain towns outside of the North Country Region.

Table 6

	Berlin LMA	Colebrook LMA	Conway LMA	Lancaster LMA	Littleton LMA	Plymouth LMA	North Country	New Hampshire
All Homes								
2003	\$72,000	#N/A	\$160,000	\$110,000	\$124,000	\$145,000	\$123,533	\$214,400
1999	\$54,000	#N/A	\$95,000	\$65,000	\$79,000	\$85,000	\$78,533	\$129,000
Existing Homes								
2003	\$72,000	#N/A	\$159,933	\$108,900	\$124,000	\$139,900	\$117,075	\$200,000
1999	\$52,500	#N/A	\$93,000	\$65,000	\$76,500	\$85,000	\$79,000	\$120,900
New Homes								
2003	#N/A	#N/A	\$172,860	#N/A	#N/A	#N/A	\$167,000	\$265,900
1999	#N/A	#N/A	\$110,000	#N/A	#N/A	#N/A	\$75,000	\$183,990

This data is based on survey data. A useable sample size in this case is at least 50 observations. Any sample which did not have 50 observations has a N/A in place.

* Preliminary data for 2003.

Source: Purchase Price Trends for Various Geographical Political Divisions of New Hampshire. New Hampshire Housing Finance Authority.

Median Rental Cost

Median rental unit costs for the North Country, published by the New Hampshire Housing Finance Authority, also increased over the past four years. The increase in median rental cost throughout the North Country Region for all apartments was 17% from 2000 to 2004. During the same time period the median rental price for all apartments in New Hampshire increased by 29%. The median price for all apartments in the North Country in 2004 was \$548, as noted in Table 7. This is 61% of the median price for all apartments in the state (\$896). The Labor Market Area (LMA) with the highest median rental cost for all apartments in 2004 was the Conway LMA, with \$754. The Conway LMA also had the greatest increase in median rental price for all apartments, a 36% increase from 2000 to 2004. The LMA with the lowest increase was the Berlin LMA (13%). Both the Colebrook LMA and the Berlin LMA had the lowest median rental costs for all apartments (\$486) in 2004. Please note: the data for the Conway LMA and the Plymouth LMA contain towns outside of the North Country Region.

Table 7

	Berlin LMA	Colebrook LMA	Conway LMA	Lancaster LMA	Littleton LMA	Plymouth LMA	North Country	New Hampshire
All Units								
2004	\$486	\$486	\$754	\$488	\$530	\$654	\$548	\$896
2002	\$439	\$440	\$600	\$434	\$486	\$615	\$503	\$810
2000	\$429	\$427	\$554	\$412	\$450	\$490	\$469	\$697
1-Bedroom Units								
2004	\$462	\$412	\$613	\$487	\$488	\$548	\$488	\$754
2002	\$411	\$413	\$526	#N/A	\$425	\$553	\$433	\$690
2000	\$387	\$365	\$504	\$384	\$405	\$452	\$412	\$587
2-Bedroom Units								
2004	\$485	\$554	\$811	\$502	\$621	\$732	\$609	\$978
2002	\$444	\$503	\$703	\$456	\$519	\$674	\$528	\$884
2000	\$430	\$470	\$620	\$444	\$499	\$569	\$505	\$774

Source: Rental Cost Trends for Various Geographical Political Divisions of New Hampshire. New Hampshire Housing Finance Authority.

While there was an increase for all regions from 2000 to 2002 and from 2002 to 2004, the increase from 2002 to 2004 was greater than the increase seen in the previous two years. In the Conway LMA, for example, rents increased by \$46 for all apartments between 2000 and 2002. Between 2002 and 2004 the increase seen in the Conway LMA was \$154. It is becoming increasingly difficult for people to afford rental rates, and there is no reason to expect this trend to stop in the future.

Unfortunately, this analysis was unable to get an accurate picture of renters who have families. It would be expected that families would rent 3 bedroom or larger apartments. A usable sample size for apartments was 20 within a LMA for a given year. Regrettably, no sample size was greater than 20 for any of the LMA's in regards to 3-bedroom or larger apartments. The only data set that could be used was the "All Units", which includes one and two bedroom apartments. It would be interesting to look at the median cost to rent an apartment for a family. A three bedroom would be more expensive than either a one or two bedroom apartment. With the added cost of trying to raise a family, it might be that it is more difficult for a family to rent a three bedroom unit.

As shown in this section, the cost of housing has increased dramatically over the past four years. One reason for the increase in housing cost throughout the region could be the percent of second homes in the North Country. The increase in the number of second homes increases land values and building prices, as there is more competition for limited resources. While this is good for people in the construction business, it is bad for residents looking for housing. As housing costs continue to rise in the area, it becomes more difficult for residents to afford housing.

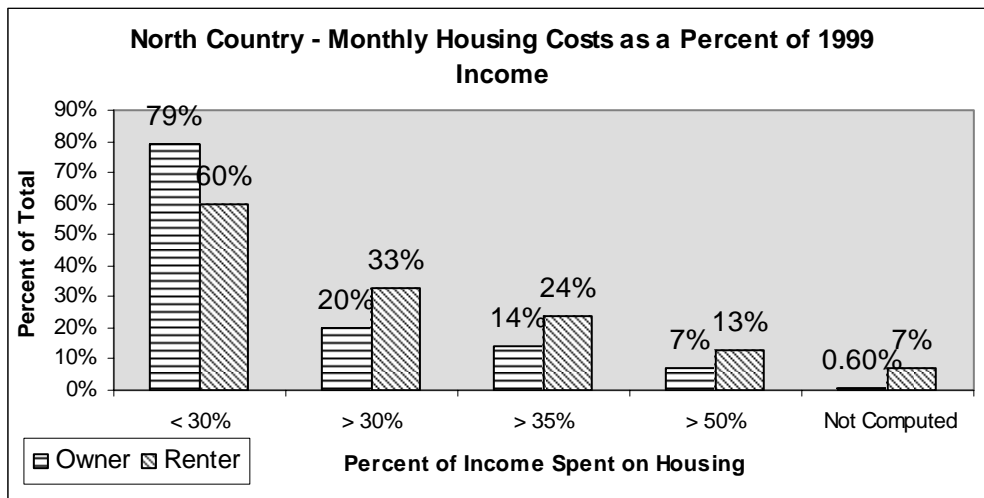
The Percent of Income Spent on Housing

This next section looks at how much households spend on housing (in terms of household income). It is broken down by households spending less than 30% of their income, more than 30%, more than 35% and more than 50%. 30% serves as the break point because housing is considered affordable if households spend less than 30% of their income on housing.

The data used in these charts was generated in the 2000 U.S. Census. The 2000 Census reports 1999 household incomes, so the data presented is actually from 1999. This data comes from Summary File 3 (SF 3). SF 3 is a long form questionnaire that is not filled out by every household in America. Instead, each household that responds with a long form represents about 6 or 7 households that responded with a short form. Thusly, the information presented in the following charts are weighted estimates for the total population.

In all six labor markets a smaller proportion of homeowners spent over 30% of their household income on housing than did renters. The highest percentage of homeowners who overpaid for their housing was in the Plymouth LMA (with 23.5% of homeowners spending more than 30% of household income). This percentage is less than the lowest percentage of renters who overpaid (23.9% in the Lancaster LMA). The lowest percentage of homeowners that overpaid was in the Berlin LMA (18%). The highest percentage of renters who overpaid was 37.3%, also in the Berlin LMA.

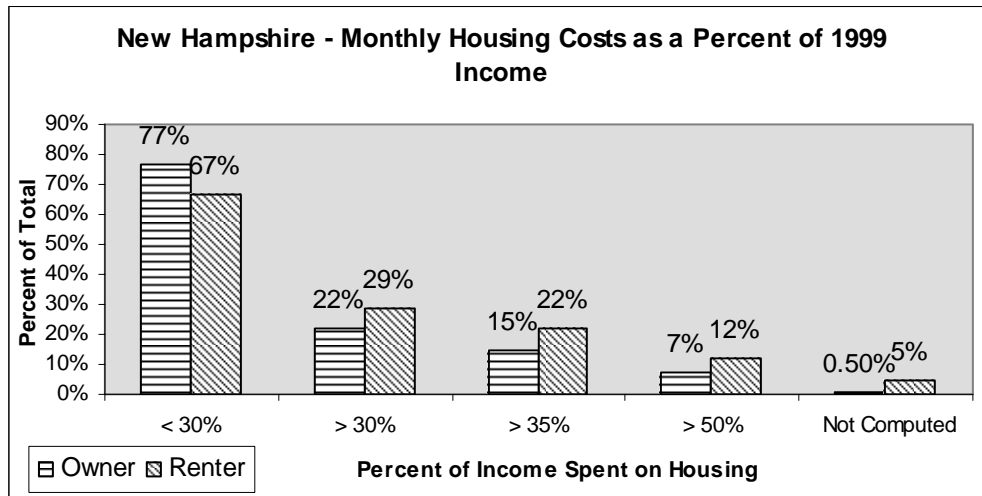
Chart 3



Source: NH Housing Finance Authority; Census 2000, SF 3

The North Country (Chart 3), as a whole, had a smaller proportion of homeowners spending over 30% and 50% of their household income on monthly housing costs than the State of New Hampshire (Chart 4). One explanation for this is the difference between the median price for homes in the North Country as compared to the rest of the state. According to 2003 data the median price of a house in the North Country was 58% of the median price for a house in the state (\$123,533 in the North Country as compared to \$214,400 in the state). With lower housing costs a person does not have to have as much yearly income as does someone who lives in other regions of the state.

Chart 4



Source: NH Housing Finance Authority; Census 2000, SF 3

While the North Country had a smaller proportion of homeowners overpaying for housing in 1999 than the state, the North Country did have a higher percentage of renters that overpaid for housing than renters throughout the state. Nearly 33% of renters (one third) spent over 30% of their income on gross rent in the North Country, while 29% of renters statewide overpaid for housing.

As with home prices, median rental cost in the North Country is lower than it is in the rest of the state. In 2004 a North Country apartment cost 61% of what an apartment would cost, on average, in the state (\$548 in the North Country as compared to \$896 for the state). So if an apartment in the North Country costs less than the median apartment price for the entire state, why are a higher proportion of North Country residents overpaying for housing?

The average weekly wage for all covered employment (both private and government) in 2002 for the North Country was \$478. At the same time the average weekly wage for covered employment was \$696 statewide. A North Country resident made about 69% of what the average state resident made in 2002.

According to the 2000 U.S. Census 6.5% of the statewide population lives below the poverty line. This percentage is greater when looking at just the North Country. 9.5% of North Country residents live below the poverty level, with some LMA's topping 10%. This might help explain why some renters are paying more for housing than is comfortable.

For detailed statistics regarding the percent of income spent on housing please see Appendix C.

Berlin Labor Market Area

Housing Growth Profile, All Units

Table 8

Towns	1990	2000	2002	Change 1990-2002		
				# units	% town	% LMA
Berlin	5416	5111	5079	-337	-6%	-911%
Dummer	214	253	262	48	22%	130%
Errol	369	447	460	91	25%	246%
Gorham	1426	1482	1507	81	6%	219%
Milan	680	756	782	102	15%	276%
Randolph	275	298	304	29	11%	78%
Shelburne	179	197	202	23	13%	62%
Total	8559	8544	8596	37	0%	100%

Source: US Census and NH Office of Energy and Planning

The Berlin Labor Market Area (LMA) is composed of seven towns with a combined 2003 population of 15,739. The City of Berlin’s 2003 population of 10,122 exceeds all municipalities in the North Country, and was the 28th largest population in the State in 2000. The City’s total of 5,079 housing units in 2002 is second only to the Town of Conway’s 6,158 units, as the largest existing housing stock. The Berlin LMA lagged behind all other North Country LMAs, increasing its housing stock by less than 1% between 1990 and 2002. This negligible growth is a result of the loss of housing within the City of Berlin. If the City was left out of the analysis the housing stock would have increased from 3,143 units in 1990 to 3,517 units in 2002. This represents a 12% increase in the housing stock for all the other towns in the Berlin LMA. This could represent a “suburban trend” for the area. That is, people work in Berlin or Gorham, but have moved to the surrounding towns to live.

The City of Berlin recorded fewer total housing units in 2002 than it had in 1990, losing 337 units, or 6% of its housing stock. No other town in the Berlin LMA recorded a net loss in its housing stock from 1990 to 2002. Milan led the LMA in increasing its housing stock with a net increase of 102 units since 1990. Errol added 91 new units, an increase of 25%, the highest percent increase in the LMA.

Units by Tenure and Vacancy

Table 9

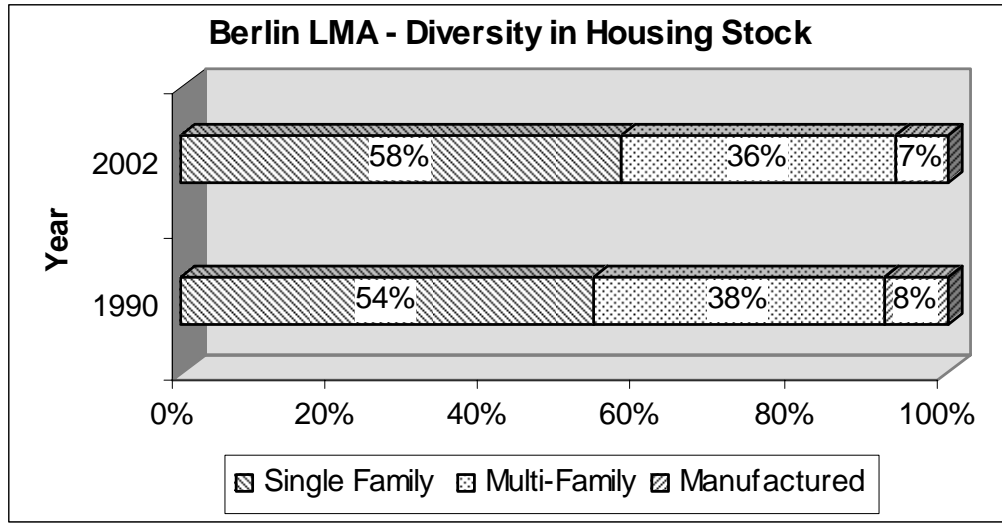
	1990	%	2000	%	% Change
Total Units	8,802		8,864		1%
Occupied Units	7,301	83% of Total	6,989	79% of Total	-4%
Owner Occupied	4,896	67% of Occ.	4,719	68% of Occ.	-4%
Renter Occupied	2,405	33% of Occ.	2,270	32% of Occ.	-6%
Vacant Units	1,501	17% of Total	1,875	21% of Total	25%
Vacant For Sale	85	1.7% Vac.	140	2.9% Vac.	65%
Vacant For Rent	263	9.9% Vac.	273	10.7% Vac.	4%
Vacant Seasonal	878	10% of Total	1,113	13% of Total	27%

Source: US Census and NH Housing Finance Authority

From 1990 to 2000 the number of occupied units (both owned and rented) decreased by 4%. The total number of units in the Berlin LMA, however, increased marginally during the same time period. This is due to the increase in the number of vacant seasonal (vacation or second homes) units in the area, which increased by 27% between 1990 and 2000. The people who own these units do not live in the area year round.

Diversity in Housing Stock

Chart 5



Source: US Census and NH Office of Energy and Planning

For housing numbers (single family, multi-family and manufactured housing) for each municipality, please see Appendix B.

The City of Berlin had, in 2002, the lowest percentage (48%) of single family homes in the Berlin LMA. In fact, the City of Berlin is one of only four municipalities, in the North Country Region, which has a larger proportion of multi-family units than single family units (Lincoln, Waterville Valley and Woodstock being the others). The town with the highest percentage of single family homes, in 2002, in the LMA was Randolph with 92% of its housing units being single family homes.

Dummer, leading the LMA in proportional growth, increased its single family housing stock by 40% (63 units) between 1990 and 2002. Milan had the greatest unit growth in the LMA with a net increase of 110 single family units between 1990 and 2002, representing a 21% increase. The City of Berlin was the only municipality in the LMA to have a decrease in its number of single family homes, going from 2,507 units in 1990 to 2,453 in 2002 (2% decrease). Overall, the Berlin LMA had a 7% increase in single family units, while both multi-family and manufactured units decreased.

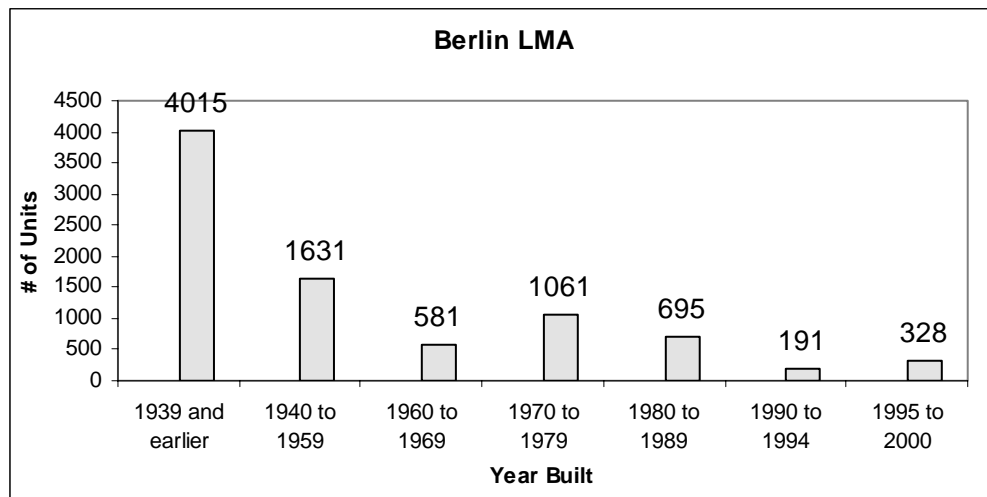
While the City of Berlin demonstrated the lowest proportion of single family homes in the LMA, it easily outdistanced the rest of the LMA in providing the most multi-family units, 2,537 or 50% of its total housing stock in 2002. The City of Berlin, in 2002,

provided 83% of the LMA's multi-family housing, while in 2003 it accounted for 64% of the LMA's population. Dummer had the lowest proportion of multi-family housing units with 3% of its housing stock. Dummer also had the lowest number of multi-family housing units in 2002 with 8. The largest percentage increase was in Errol which went from 7 multi-family units in 1990 to 22 units in 2002 (a 214% increase). The City of Berlin saw a 9 percent decrease when multi-family units went from 2,792 in 1990 to 2,537 in 2002.

In 2002, Gorham's 267 manufactured housing units represented the greatest number in the Berlin LMA, with Milan second at 115 units. Shelburne, which had a net increase of 1 unit between 1990 and 2002, leads the LMA in percentage increase (6%) during the time period. In fact, Shelburne was the only municipality to have a net increase in manufactured housing from 1990 to 2002. All others saw a decrease in their number of manufactured houses. The largest was Gorham, which had a net decrease of 31 units. The largest percentage decrease was in Dummer which lost 36% of its manufactured housing, going from 53 units in 1990 to 34 units in 2002.

Age of Housing Stock

Chart 6

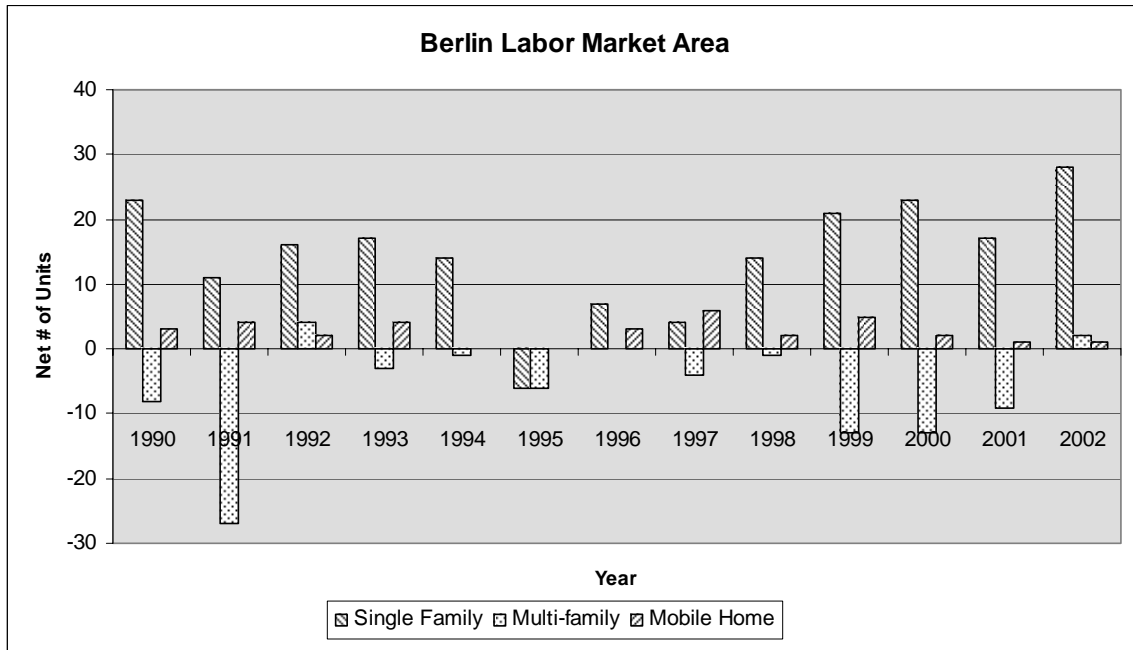


Source: 2000 US Census

The Berlin LMA has the oldest housing stock out of all of the LMA's in the North Country. Almost half (47%) of the housing units in 2000 were built on or before 1939. 66% of the housing stock was built before 1959. Throughout most of the North Country, as well as the state, a large proportion of the housing stock was built during the 1980's. However, this is not evident within the Berlin LMA. Instead, the Berlin LMA is characterized by a large proportion of housing units that were built over forty years ago.

Building Permits

Chart 7



Source: NH Office of Energy and Planning

Over the past decade the Berlin LMA has been characterized as an area that has seen a decrease in its overall housing stock. Chart 7 shows that the net number of permits issued for multi-family units have been negative for most of the past 12 years. However, on the flip side the net number of single family home permits has increased each year since 1997. This follows the trend seen throughout the North Country, that much of the housing development taking place is single family homes.

The age of the housing units in the area (as described earlier in the chapter) as well as the issuance of permits is a clear indicator of the housing situation the Berlin LMA currently finds itself in. As the housing stock becomes older, there is a greater need for the rehabilitation, renovation or demolition of housing units in the area. This is what is occurring now, as older multi-family units are renovated or demolished for the construction of single family units.

Housing Wage

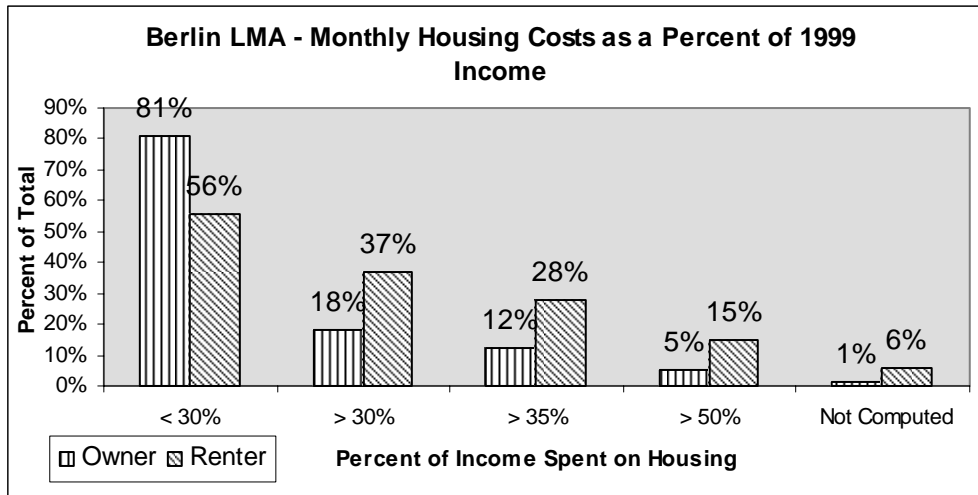
Housing is considered to be “affordable” when the household is spending no more than 30 percent of its income on housing. The median gross rental cost of an apartment in the Berlin LMA was \$439 per month in 2002, meaning in order to afford the median rent a household needed to earn at least \$17,560 a year. This is calculated by taking the rent, multiplying by 12 (number of payments per year) and then dividing by .3 (or 30%). If the salary is taken and divided by 2080 (hours a person could work in a year, at 40 hours a week multiplied by 52 weeks) then the average wage a person would have to make in

the Berlin LMA in 2002 was \$8.44. The actual wage a person was making in the Berlin LMA in 2002 was \$12.80.

The median gross rental cost for a two bedroom in the Berlin LMA was a bit higher, at \$444 for 2002. An average household would have to have an hourly wage of \$8.54 to afford this. Again, the average wage earned in the Berlin LMA in 2002 was \$12.80. It is important to remember that what is being compared is the median cost and average wage. Not everyone earns the average wage and a person's housing might cost more than the median. There are most likely many people earning less than the average, yet paying more than the median cost.

The Percent of Income Spent on Housing

Chart 8



Source: NH Housing Finance Authority; Census 2000, SF 3

Eighteen percent of homeowners in the Berlin Labor Market Area (LMA) spent over 30% of their income on housing in 2000. Thirty percent is considered the cutoff point from what is comfortable for a person and/or household to spend and what is too much. This isn't an exact number, as it might be easier for one person to afford 30% of their income than another. It's used just as a general guideline.

The Berlin LMA has the lowest percentage of homeowners overpaying for housing than any other LMA in the North Country. One of the explanations for this could be that the Berlin LMA had the lowest median purchase price for homes in 2003. The median price for all homes in 2003 was \$72,000 for the Berlin LMA, 58% of the median purchase price for homes in the North Country (\$123,533) and 34% of the median purchase price for homes throughout the state (\$214,400).

While the Berlin LMA had the lowest percentage of people paying over 30% for homeownership, the LMA had the highest percentage of people overpaying for rent in 1999. Over one third (37%) of renter households in the Berlin LMA paid more than 30% of their household income on gross rent costs. This is more than double the percentage of

homeowners who overpay. The City of Berlin accounts for 85% of the renters that overpay in the LMA. Within the Berlin LMA, 15% of renter households spent over half of their household income on gross rent. 98% of these renters lived in the City of Berlin and the Town of Gorham in 1999.

For detailed statistics regarding the percent of income spent on housing please see Appendix C.

Colebrook Labor Market Area

Housing Growth Profile, All Units

Table 10

Towns	1990	2000	2002	Change 1990-2002		
				# units	% town	% LMA
Clarksville	237	306	327	90	38%	15%
Colebrook	1168	1311	1348	180	15%	30%
Columbia	376	449	468	92	24%	15%
Pittsburg	1224	1281	1314	90	7%	15%
Stewartstown	628	760	774	146	23%	24%
Total	3633	4107	4231	598	16%	100%

Source: US Census and NH Office of Energy and Planning

The Colebrook Labor Market Area (LMA) is composed of five towns with a combined 2003 population of 5,278. This is the lowest of all the six LMA's in the North Country Region. Population projections suggest that the Colebrook LMA will experience the lowest rate of population growth in the North Country, decreasing 6% by the year 2010. The 2010 population is predicted to be 4,960, based on population losses over the last decade.

Colebrook is the largest town in the LMA with a 2003 population of 2,349. The Colebrook LMA's total of 4,231 housing units in 2002 ties it with the Lancaster LMA as last among LMA's in the North Country Region. From 1990 to 2002, there was a net increase of 598 housing units in the LMA, ranking it second among the other LMA's. The Colebrook LMA also had a growth rate of 16% during this time period, making it first among all LMA's.

The Town of Colebrook led the LMA in housing growth from 1990 to 2002 by adding 180 units. The Town of Clarksville had a net increase of 90 units, an increase of 38%, and the highest percentage increase in the LMA. Pittsburg had the smallest amount of growth with a 7% increase, or 90 units.

Units by Tenure and Vacancy

Table 11

	1990	%	2000	%	% Change
Total Units	3,669		4,145		13%
Occupied Units	2,083	57% of Total	2,220	54% of Total	7%
Owner Occupied	1,499	72% of Occ.	1,664	75% of Occ.	11%
Renter Occupied	584	28% of Occ.	556	25% of Occ.	-5%
Vacant Units	1,586	43% of Total	1,925	46% of Total	21%
Vacant For Sale	34	2.2% Vac.	41	2.4% Vac.	21%
Vacant For Rent	80	12.0% Vac.	113	16.9% Vac.	41%
Vacant Seasonal	1,353	37% of Total	1,675	40% of Total	24%

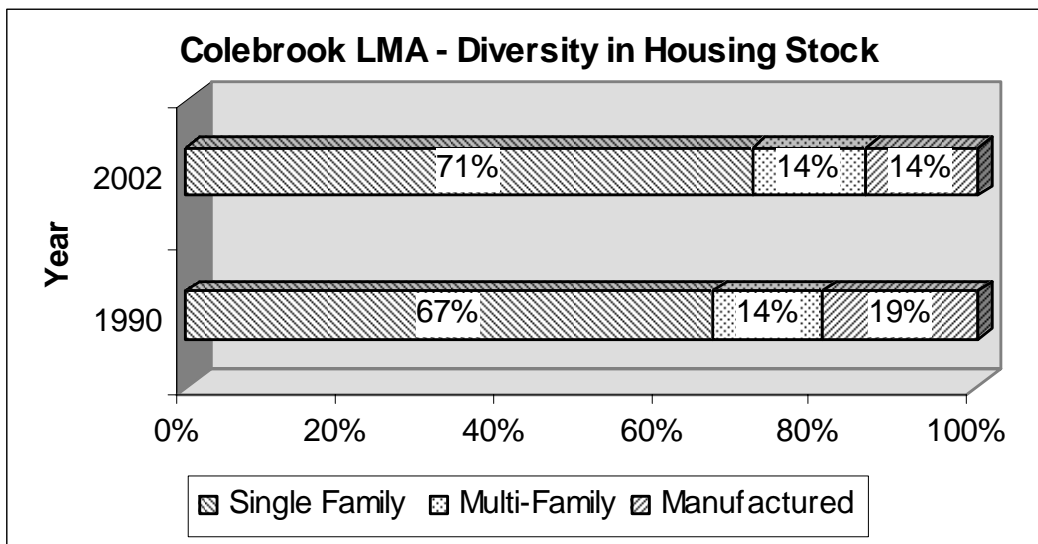
Source: US Census and NH Housing Finance Authority

In 2000, only 54% of the total housing units in the Colebrook LMA were occupied. About 40% of the total housing units were vacation and second homes. This might help explain why the Colebrook LMA saw an increase in its housing stock from 1990 to 2002, yet at the same time saw a decrease in the total population living there (5,286 in 1990 to 5,278 in 2003). The supply of seasonally vacant homes in the area increased by over 300 between 1990 and 2000. Part of the reason that the housing stock increased is due to the fact that the housing units being built are only seasonal.

The total number of owner housing units (both occupied and vacant) increased by 172 units, from 1,533 in 1990 to 1,705 in 2000. Total renter units marginally increased during this decade, from 664 total rental units in 1990 to 669 rental units in 2000.

Diversity in Housing Stock

Chart 9



Source: US Census and NH Office of Energy and Planning

For housing numbers (single family, multi-family and manufactured housing) for each municipality, please see Appendix B.

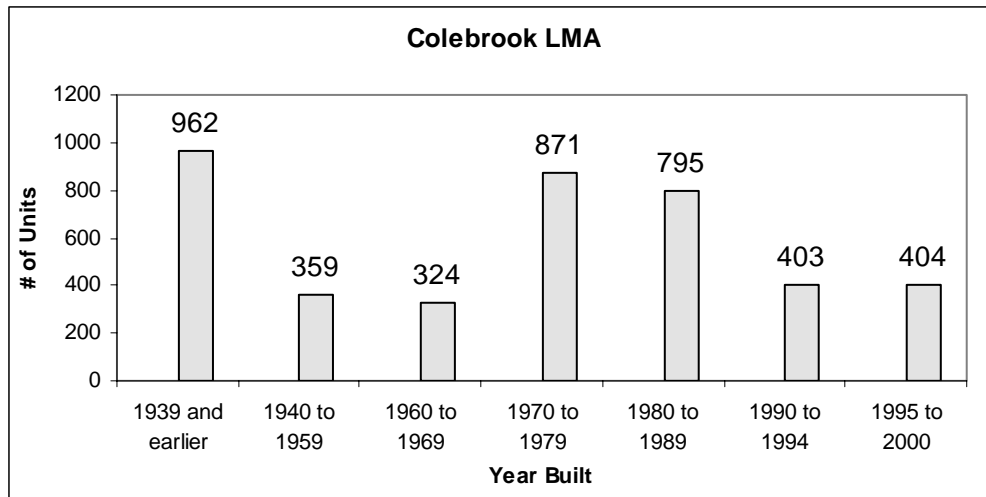
The Town of Colebrook had, in 2002, the lowest percentage (59%) of single family units in the Colebrook LMA. The Town of Pittsburg had the highest percentage of single family units (85%). Columbia, leading the LMA in proportional growth, increased its single family housing stock by 34% (94 units) between 1990 and 2002. The Town of Colebrook had the largest unit growth in the LMA with 175 new units. The smallest unit growth was 53 in Clarksville but still represented a 27% increase in its stock of single family units. Overall, the Colebrook LMA had a 25% increase in the number of single family units from 1990 to 2002. The LMA as a whole had the highest proportion of housing units as single family units in 2002, with 71%, of any of the LMA's in the North Country.

The region as a whole saw a 20% net increase in the number of multi-family units from 1990 to 2002. There was a net increase in multi-family units in all of the towns. The Town of Pittsburg had the largest percent growth with 39%, while Colebrook had the greatest net increase of units with 52 from 1990 to 2002. Columbia had the smallest amount of growth; a net increase of 2 units from 1990 to 2002, constituting an 11% increase in its multi-family housing units stock. 14% of all the housing units in the LMA were multi-family units in 2002, the lowest proportion out of any of the LMA's in the North Country.

Between 1990 and 2002 the Colebrook LMA saw a 15% decrease in its number of manufactured housing units. This was tied for the second highest rate among other LMA's in the North Country. Three towns in the LMA saw a decrease in the number of manufactured housing units (Colebrook, Columbia, and Pittsburg). Even with this decrease the Colebrook LMA has the highest proportion of its housing units as manufactured housing units. In 2002, 14% of all housing units in the LMA were manufactured housing units.

Age of Housing Stock

Chart 10

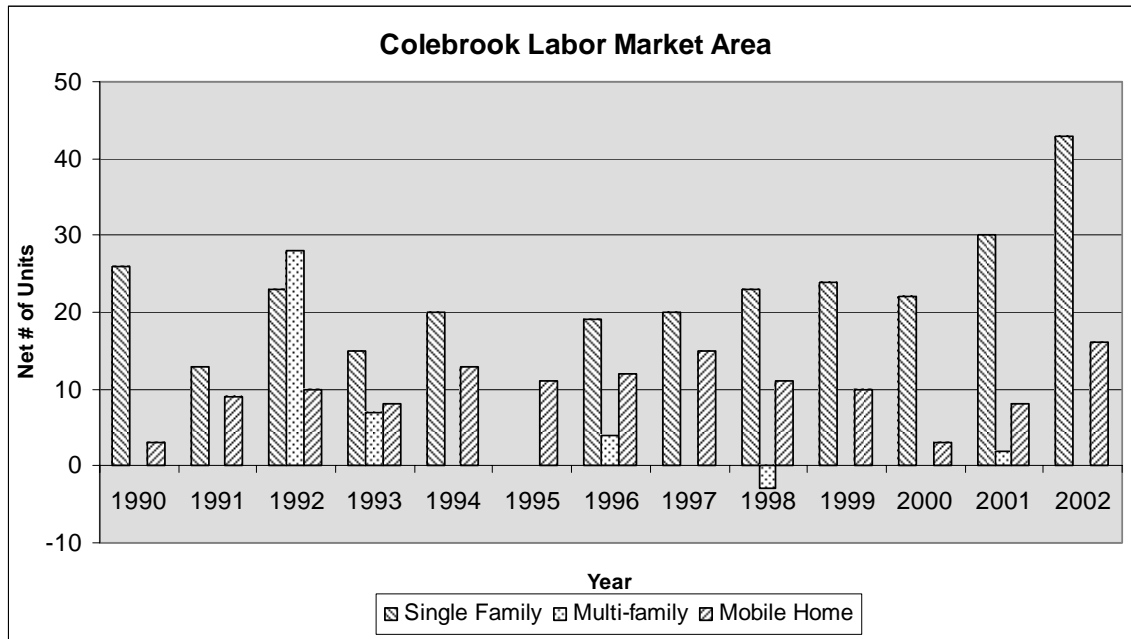


Source: 2000 US Census

The Colebrook LMA displays the same trend that is seen throughout the North Country. About 23% of the housing stock in 2000 was built on or before 1939. Then there was a housing “boom” in the 1970’s and 80’s. About 21% of Colebrook’s housing stock was built in the 70’s and approximately 19% was built during the 80’s. This trend continued into the 1990’s, however, as about 20% of the housing stock in the Colebrook LMA was built between 1990 and 2000.

Building Permits

Chart 11



Source: NH Office of Energy and Planning

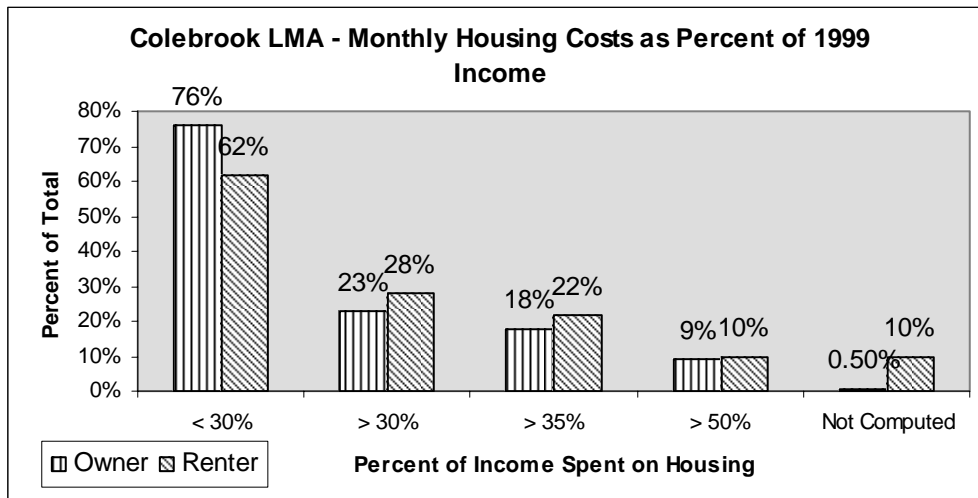
The issuance of building permits have been geared, generally, towards single family units and, to a lesser degree mobile home units, over the past decade. Chart 11 displays this trend pretty clearly. Since 1997, there has been a net issuance of 20 or more building permits for single family homes (these are net permits as a permit for demolition counts as a negative permit). For mobile homes there has been a positive net number of permits issued. The same cannot be said for multifamily units, which hasn't seen a meaningful amount of permits issued since 1992.

Housing Wage

The median gross rental cost for an apartment in the Colebrook LMA was \$440 in 2002, and was \$503 for a two bedroom apartment. To afford either of these apartments a household would have to earn a weekly wage of \$8.46 (\$17,600 yearly salary) for a median apartment and earn a weekly wage of \$9.67 (\$20,120 yearly salary) for a median two bedroom apartment. The actual average wage earned in the Colebrook LMA was \$10.38 in 2002, meaning an average wage earner could afford the median price for either type of apartment. It is important to remember that what is being compared is the median cost and average wage. Not everyone earns the average wage and a person's housing might cost more than the median. There are most likely many people earning less than the average, yet paying more than the median cost.

The Percent of Income Spent on Housing

Chart 12



Source: NH Housing Finance Authority; Census 2000, SF 3

The Colebrook LMA had the second highest proportion of homeowners spending over 30% of their household income on housing in 1999. With a little over 23% of homeowners overpaying, the Colebrook LMA was second only to the Plymouth LMA (which had about 24% of its homeowners spending more than 30% on housing). Each town in the LMA had about the same proportion of homeowners overpaying for housing. No one town, such as Colebrook, had a larger proportion than the rest of the towns in the LMA.

The Colebrook LMA had the second lowest proportion of renter households that overpaid, with 28% (the lowest was the Lancaster LMA with 24%). Most of the renter households that overpaid were in the Town of Colebrook. This makes sense, however, as most of the rental units in the Colebrook LMA were also in the Town of Colebrook. This LMA also had the lowest proportion (10%) of rental households that paid over half of their household income on gross rent.

For detailed statistics regarding the percent of income spent on housing please see Appendix C.

Conway Labor Market Area

Housing Growth Profile, All Units

Table 12

Towns	1990	2000	2002	Change 1990-2002		
				# units	% town	% LMA
Albany	451	506	524	73	16%	5%
Bartlett	3407	3590	3777	370	11%	25%
Chatham	211	252	255	44	21%	3%
Conway	5499	5928	6158	659	12%	44%
Eaton	240	239	261	21	9%	1%
Hart's Location	64	50	54	-10	-16%	-1%
Jackson	865	910	942	77	9%	5%
Madison	1422	1589	1698	276	19%	18%
Total	12159	13064	13669	1510	12%	100%

Source: US Census and NH Office of Energy and Planning

The Conway Labor Market Area (LMA) had a total 2003 population of 17,580 in eight towns, making it the second largest LMA in the North Country. Population projections suggest that the Conway LMA will experience the highest rate of population growth in the region, increasing 8% by the year 2010.

The Conway LMA had the greatest net increase in its housing stock in the North County, with 1,510 units from 1990 to 2002. The Conway LMA's 12% increase in overall units was second only to the Colebrook LMA's 16% increase. 13,669 total units within the Conway LMA in 2002 made it the largest out of any LMA in the North Country. The Town of Conway also had the largest number of total housing units in 2002 out of any town in the North Country Region, with 6,158. The Conway LMA accounted for 24% of all housing units in the North Country and accounted for 36% of the North Country's growth from 1990 to 2002. The Conway LMA is the northern part of Carroll County, and from 1990 to 2000 Carroll County was the fastest growing county in the state.

The town with the largest rate of growth was Chatham, which had a 21% net increase in the number of total housing units. The Town of Conway increased by 659 units and Bartlett increased by 370 from 1990 to 2002. These two towns made up 68% of the 1,510 unit increase for the LMA. Hart's Location was the only town in the LMA that had a decrease in the total number of housing units, going from 64 units in 1990 to 54 in 2002 (a 16% decrease).

Units by Tenure and Vacancy

Table 13

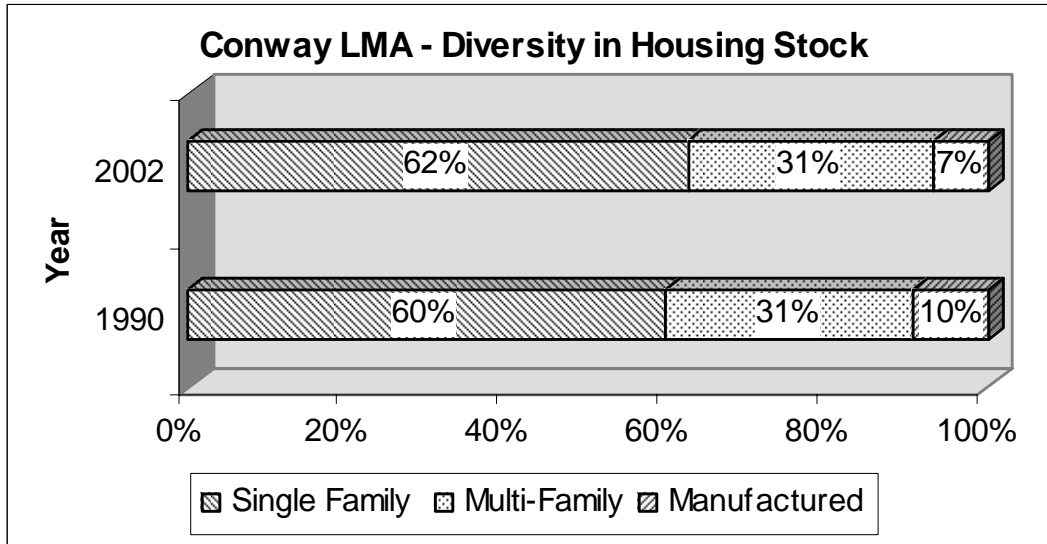
	1990	%	2000	%	% Change
Total Units	12,159		13,063		7%
Occupied Units	5,717	47% of Total	6,615	51% of Total	16%
Owner Occupied	3,917	68% of Occ.	4,695	71% of Occ.	20%
Renter Occupied	1,800	31% of Occ.	1,920	29% of Occ.	7%
Vacant Units	6,442	53% of Total	6,448	49% of Total	0%
Vacant For Sale	211	5.1% Vac.	112	2.3% Vac.	-47%
Vacant For Rent	753	29.5% Vac.	226	10.5% Vac.	-70%
Vacant Seasonal	5,173	43% of Total	5,645	43% of Total	9%

Source: US Census and NH Housing Finance Authority

In 2000 nearly 50% of all housing units in the Conway LMA were vacant. 43% of the total number of units, or 5,645, were vacation and second homes. From 1990 to 2000 the total number of rental units (occupied plus vacant) decreased, from 2,553 to 2,146, while the total number of owner occupied units increased from 5,928 to 6,727. In 2000 71% of all occupied units were owner occupied (in 1990 this number was 68%). Although the Conway LMA had the largest amount of total growth in its housing stock as compared to the other LMA's in the North Country, it might not have been completely to the benefit of the population in the Conway Area.

Diversity in Housing Stock

Chart 13



Source: US Census and NH Office of Energy and Planning

For housing numbers (single family, multi-family and manufactured housing) for each municipality, please see Appendix B.

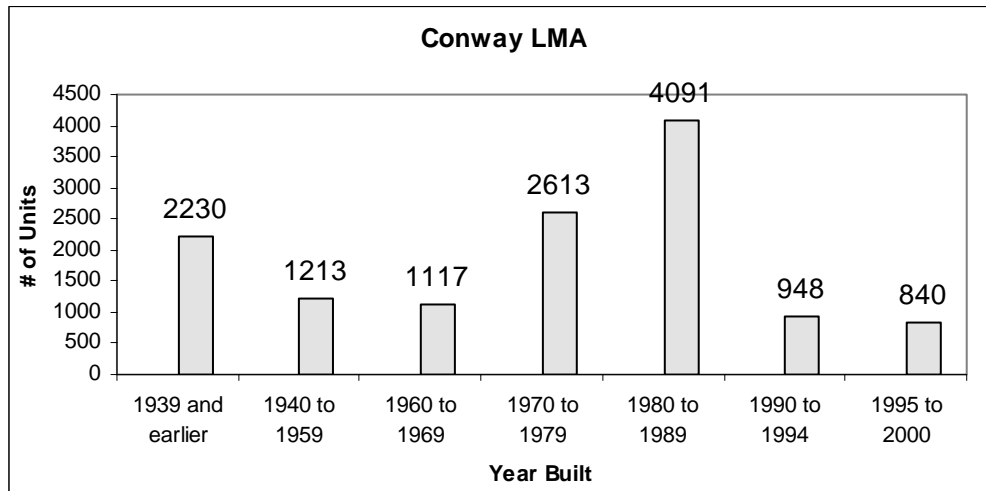
The Town of Conway had the greatest number of single family homes in the LMA, having 40% in the LMA in 2002. Nearly one third of the increase in single family units in the Conway LMA was located in the Town of Conway, followed by Bartlett with 25% and Madison with 24%. The highest rate of growth for the LMA was shared by the Towns of Albany and Madison, both with a 25% increase in single family units from 1990 to 2002. The only negative growth rate was realized by Hart's Location, which lost 8 units from 1990 to 2002, representing a 13% decrease in single family units for the town.

The Town of Conway had a net increase of 324 multi-family units between 1990 and 2002, the most in both the Conway LMA and the North Country Region. The Town of Bartlett, which increased by 116 multi-family units, was second in terms of growth in both the LMA and the region. These two towns accounted for over 100% of the LMA's increase in multi-family units (due to the fact that there were net decreases in some of the other towns in the LMA). Five towns increased by less than 10 new units between 1990 and 2002. Hart's Location has no multi-family units, Jackson had a net increase of 5 units and Chatham increased by 4 units. Albany had a net decrease of 12 units, while Madison decreased by 10. In 2002, the Conway LMA provided 25% of all the multi-family units in the North Country.

There were 1,159 manufactured housing units in the Conway LMA in 1990, that number decreased to 956 units by 2002, a decrease of 18%. All of the towns in the LMA experienced a decrease in the number of manufactured units except for Chatham, with an increase of 3 units, and Albany, which didn't change from 1990 to 2002. In 2002 the Town of Conway provided 45% of the LMA's total housing stock, but accepted 73% of the area's manufactured housing units. Bartlett, by contrast, had 28% of the LMA's total housing stock, but had only 7% of the area's manufactured housing units.

Age of Housing Stock

Chart 14

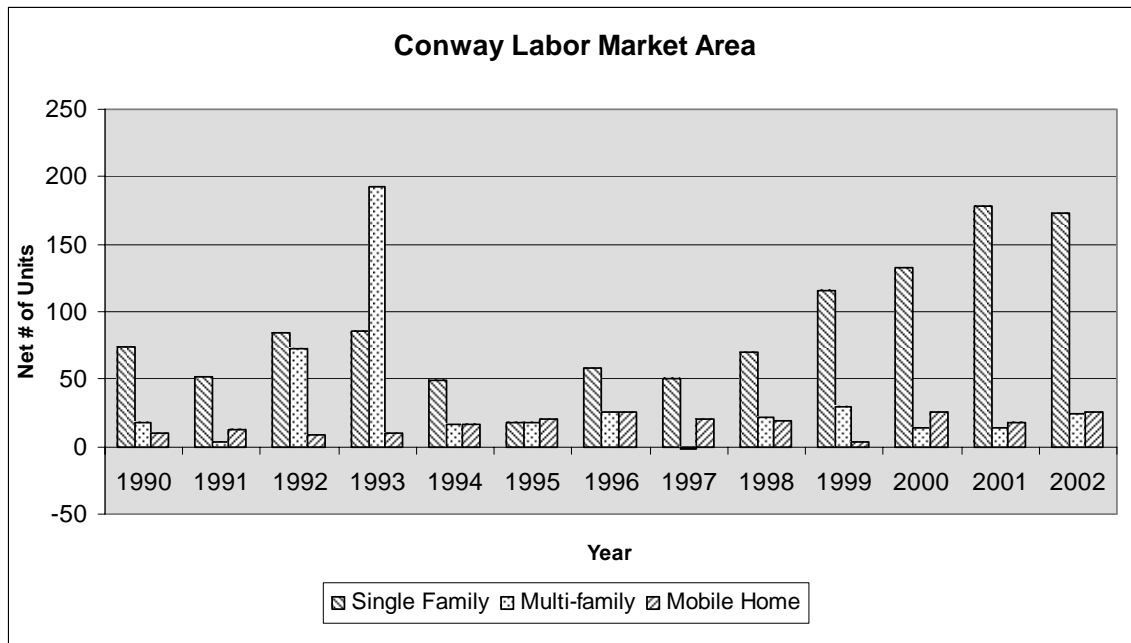


Source: 2000 US Census

Unlike most of the North Country, a large proportion of the Conway LMA’s housing stock is relatively new. As of 2000, 65% of the Conway LMA’s housing stock was less than 30 years old. Only 17% of its housing stock was built before 1939. Nearly a third of its housing stock (31%) was built during the 1980’s. From 1970 to 1980 the population of the Conway LMA went from 7,560 to 11,272, an increase of 3,712 people (data from 1970 and 1980 Census). In the 1980’s the population increased by another 2,542 people, totaling 13,814 people in 1990. These population increases will help explain the housing boom that took place in the Conway LMA.

Building Permits

Chart 15



Source: NH Office of Energy and Planning

From 1999 to 2002 the net number of single family housing units issued topped 100 units each year. For 2001 and 2002 the net number of permits issued was greater than 150 units. The issuance of permits for multi-family units and mobile home units, while positive, are no where near the number of permits issued for single family units. Only in 1997 was there a net decrease in the number of units in the Conway LMA, with the decrease of two multi-family units. In 1992 there was a net increase of 73 multi-family units and the following year 192 more. This could be the result of an apartment complex moving in or added condos for resorts such as Attitash.

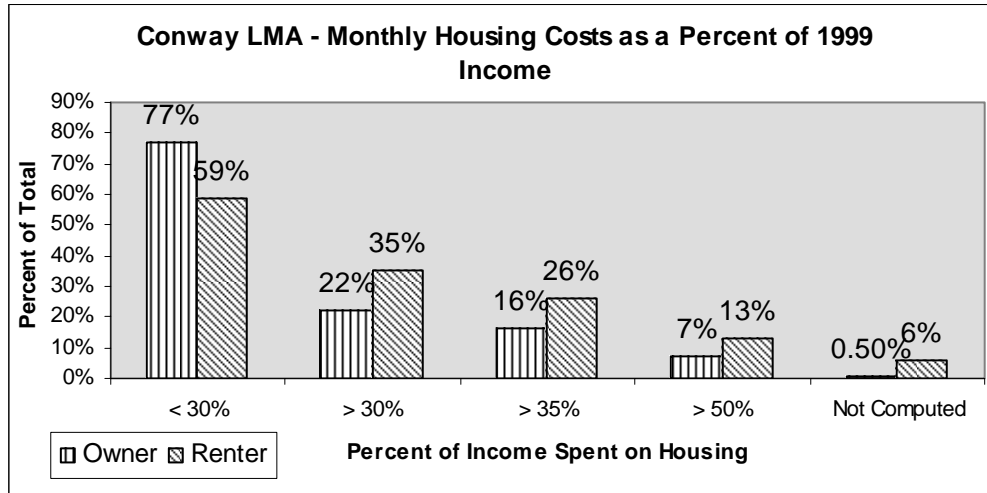
Housing Wage

The median gross rental cost for all apartments in the Conway LMA was \$600 in 2002. The median gross rental cost for a two bedroom apartment was \$703. The housing wage that would need to be earned would be \$11.54 (yearly income of \$24,000) and \$13.52 (yearly income of \$28,120) for all apartments and two bedroom apartments, respectively.

The actual average wage earned in 2002 was \$11.08. This means that an average wage earner in the Conway LMA could not afford the price of a median apartment in the Conway LMA.

The Percent of Income Spent on Housing

Chart 16



Source: NH Housing Finance Authority; Census 2000, SF 3

About 22% of the homeowners in the Conway LMA overpaid for housing in 1999. Out of the total number of housing units in the LMA (3,282) about 72% of them were within the Towns of Bartlett and Conway. Out of the total number of households that overpaid for housing (729) about 72% of them were also in the towns of Bartlett and Conway. The overpayment for housing is not centralized in one place; it seems to be spread evenly throughout the LMA.

About 35% of rental households overpaid for housing in 1999 in the Conway LMA, representing the second highest total for any LMA in the North Country (behind the Berlin LMA with 37%). The Conway LMA also had the third highest proportion of rental households spending over half of their household income, behind the Berlin LMA and the Plymouth LMA. Out of the total number of rental units in the LMA (1885), 84% of them were in the towns of Bartlett and Conway. 87% of the renters who overpaid for housing lived in the towns of Bartlett and Conway. Like homeowners, the overpayment for rental units is not centralized in one place; it seems to be spread evenly throughout the LMA.

For detailed statistics regarding the percent of income spent on housing please see Appendix C.

Lancaster Labor Market Area

Housing Growth Profile, All Units

Table 14

Towns	1990	2000	2002	Change 1990-2002		
				# units	% town	% LMA
Jefferson	543	582	598	55	10%	21%
Lancaster	1513	1501	1553	40	3%	15%
Northumberland	1060	1112	1136	76	7%	28%
Stark	368	384	399	31	8%	12%
Stratford	479	539	545	66	14%	25%
Total	3963	4118	4231	268	7%	100%

Source: US Census and NH Office of Energy and Planning

The Lancaster Labor Market Area is composed of five towns with a combined 2003 population of 8,189. The Lancaster LMA had a net increase of 268 housing units between 1990 and 2002. This represents a 7% growth rate, ranking it third to last among the seven LMA's in the North Country. The Town of Northumberland led the LMA in housing growth from 1990 to 2002, increasing by 76 units (28% of the LMA's growth). The Town of Stratford grew by 66 units, an increase of 14% and the highest percentage increase in the LMA.

Units by Tenure and Vacancy

Table 15

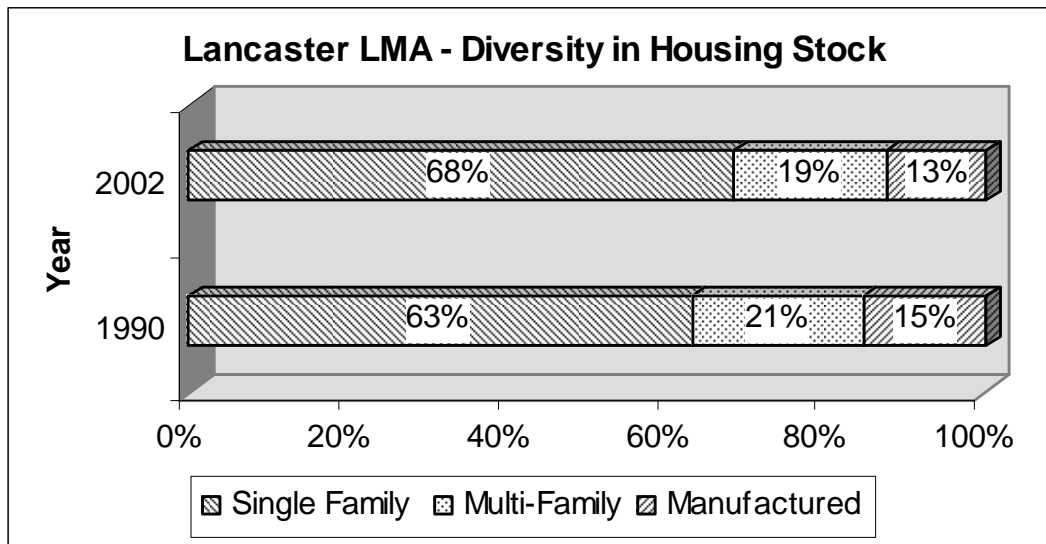
	1990	%	2000	%	% Change
Total Units	4,041		4,192		4%
Occupied Units	3,152	78% of Total	3,277	78% of Total	4%
Owner Occupied	2,332	74% of Occ.	2,429	74% of Occ.	4%
Renter Occupied	820	26% of Occ.	848	26% of Occ.	3%
Vacant Units	889	22% of Total	915	22% of Total	3%
Vacant For Sale	55	2.3% Vac.	50	2.0% Vac.	-9%
Vacant For Rent	82	9.1% Vac.	76	8.2% Vac.	-7%
Vacant Seasonal	609	15% of Total	641	15% of Total	5%

Source: US Census and NH Housing Finance Authority

In 2000 the Lancaster LMA had the second lowest percent of its housing in seasonal housing (second only to the Berlin LMA). The area had marginal growth in its housing stock between 1990 and 2000. The percent share of owner occupied to renter occupied units stayed the same over the decade, with 74% of occupied units owned and 26% rented. The vacancy rate for units for sale or rent dropped marginally. The housing situation, as displayed by this chart, stayed relatively static for the Lancaster LMA.

Diversity in Housing Stock

Chart 17



Source: US Census and NH Office of Energy and Planning

For housing numbers (single family, multi-family and manufactured housing) for each municipality, please see Appendix B.

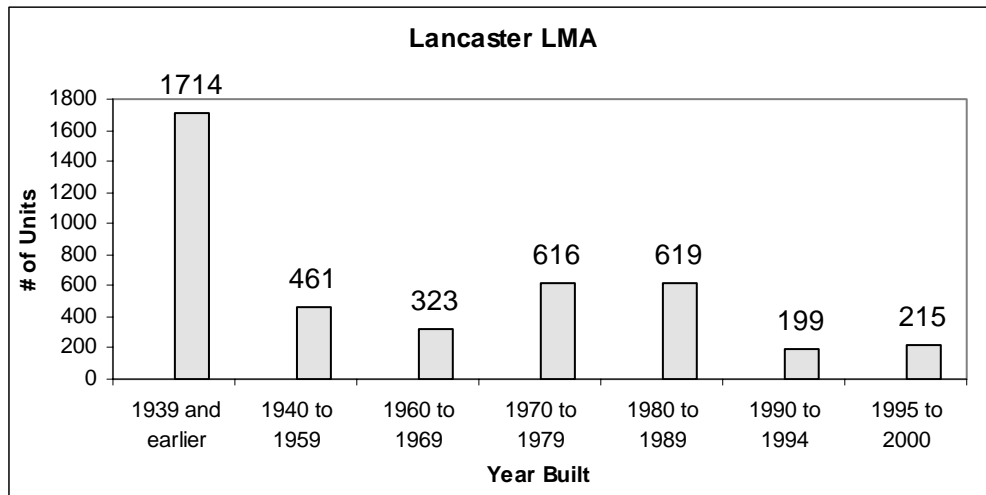
The Lancaster LMA had the second highest percentage of housing units in single family housing (68%) among the North Country LMA's (the Colebrook LMA had 71%) in 2002. The Town of Stratford, leading the LMA, increased its single family housing stock by 51% (118 units) between 1990 and 2002. Lancaster was second in increasing single family homes, with an additional 90 units. The town with the lowest increase in single family housing was Stark, with a net increase of 41 units between 1990 and 2002.

In total, the Lancaster LMA lost 38 multi-family housing units between 1990 and 2002. The Town of Lancaster lost the greatest number of units, with 42 (a 10% decrease). The Town of Northumberland lost 12% of its multi-family housing (31 units). The three other towns in the LMA, however, increased their number of multi-family units from 1990 to 2002. Jefferson (12 units), Stark (10 units), and Stratford (13 units) all saw an increase in multi-family units. Even though both Lancaster and Northumberland lost housing units they still accounted for 77% of the multi-family housing in the LMA in 2002.

The Town of Northumberland had the greatest number of manufactured housing units in 2002, 154 units or 29% of the LMA's total manufactured units. The Town of Lancaster provided 135 units, or 25% of the total. Northumberland was the only town to have a net increase in units between 1990 and 2002 with 21 (a 16% increase). All the other towns in the LMA lost manufactured housing units during this time. The LMA as a whole lost 81 manufactured units, a 13% decrease. In 2002 manufactured units accounted for 13% of the total housing units in the Lancaster LMA.

Age of Housing Stock

Chart 18

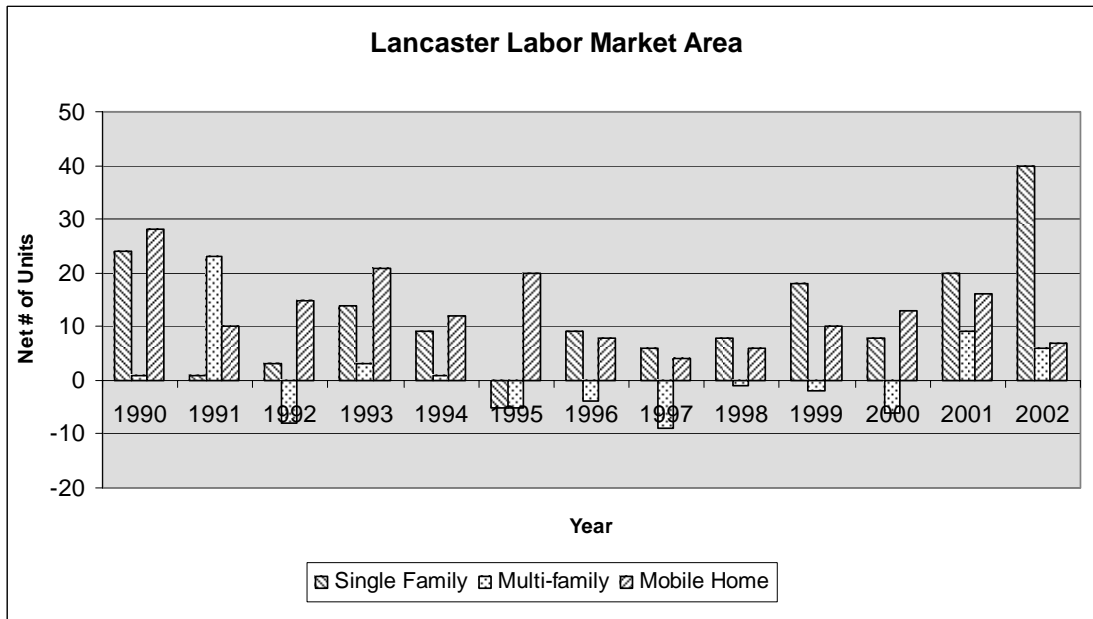


Source: 2000 US Census

Much like the Berlin LMA, the Lancaster LMA’s housing stock in 2000 was relatively old. About 41% of the area’s housing stock was built on or before 1939. About 30% of its housing stock was built during the 1970’s and 1980’s. As shown in Table 14, there was a net increase of 155 housing units in the LMA between 1990 and 2000. Chart 18 shows that 414 new housing units were built between 1990 and 2000. Over half of these new units were built to replace lost housing in the region.

Building Permits

Chart 19



Source: NH Office of Energy and Planning

There was a noticeable increase in the number of single family permits issued in 2001 and 2002 within the Lancaster LMA. Prior to 2001 the only other time the number of permits issued was greater than 20 was in 1990. This was the tail end of the 1980's housing boom. In 1995 there was a net decrease in the number of single family units built. In the early 1990's the greatest number of permits issued each year was for mobile home units.

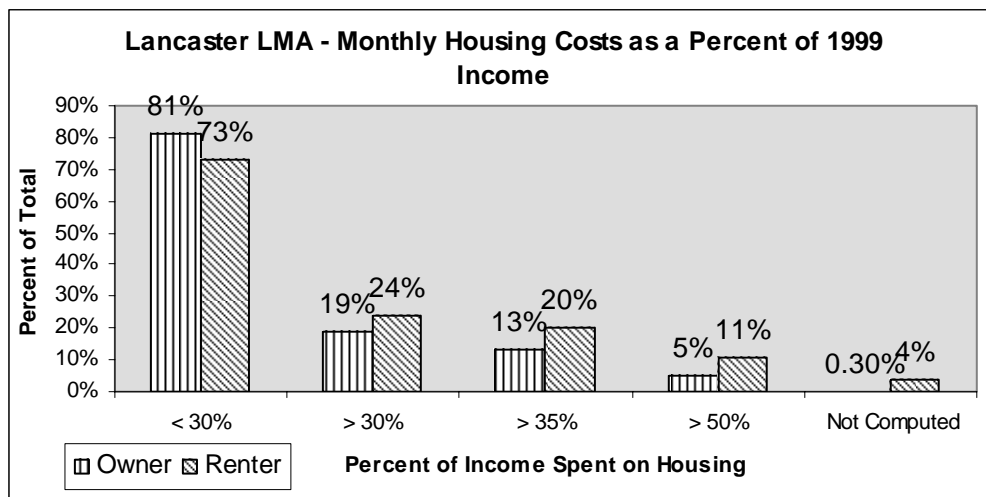
Recently, however, the Lancaster LMA has moved towards the increased development of single family units (much like the rest of the State and North Country). From 1995 to 2002 there were only two years (2001 and 2002) when there was a net increase in the number of multi-family units. In fact, much of the development in the area has been either mobile homes or single family units over the past decade.

Housing Wage

The median gross rental cost for an apartment in the Lancaster LMA was \$434 in 2002; it was \$456 for a two bedroom apartment. In order to afford the median cost of an apartment in the LMA, in 2002, an individual would have to at least earn an hourly wage of \$8.35 (yearly salary of \$17,360). To afford a median two bedroom apartment a household would need to have an hourly wage of \$8.77 (salary of \$18,240) to live comfortably. The actual average wage earned in 2002 was \$13.20 for the Lancaster LMA. It is important to remember that what is being compared is the median cost and average wage. Not everyone earns the average wage and a person's housing might cost more than the median. There are most likely many people earning less than the average, yet paying more than the median cost.

The Percent of Income Spent on Housing

Chart 20



Source: NH Housing Finance Authority; Census 2000, SF 3

The Lancaster LMA had the second lowest proportion of home owners (19%) and the lowest proportion of renters (24%) who overpaid for housing among all LMA's in the North Country in 1999. Each town had about the same proportion for overpayment (among both homeowners and renters) as the LMA as a whole. Overpayment was not centralized in one town or area.

For detailed statistics regarding the percent of income spent on housing please see Appendix C.

Littleton Labor Market Area

Housing Growth Profile, All Units

Table 16

Towns	1990	2000	2002	Change 1990-2002		
				# units	% town	% LMA
Bath	438	451	463	25	6%	2%
Benton	133	155	153	20	15%	2%
Bethlehem	1221	1307	1388	167	14%	14%
Carroll	611	740	809	198	32%	16%
Dalton	475	520	538	63	13%	5%
Easton	171	187	196	25	15%	2%
Franconia	646	702	751	105	16%	9%
Haverhill	2031	2148	2211	180	9%	15%
Landaff	196	214	217	21	11%	2%
Lisbon	769	727	762	-7	-1%	-1%
Littleton	2688	2746	2879	191	7%	16%
Lyman	269	280	299	30	11%	2%
Monroe	304	333	357	53	17%	4%
Sugar Hill	338	385	398	60	18%	5%
Whitefield	1111	1158	1186	75	7%	6%
Total	11401	12053	12607	1206	11%	100%

Source: US Census and NH Office of Energy and Planning

The Littleton Labor Market Area (LMA) is composed of fifteen towns with a combined 2003 population of 21,402. It lagged (11%) behind the Colebrook LMA (16%) and the Conway LMA (12%) as far as increasing its total housing stock between 1990 and 2002. Table 16 shows that five towns (Bethlehem, Carroll, Franconia, Haverhill and Littleton) provided 70% of all LMA growth from 1990 to 2002. Lisbon lost seven units from its housing stock. Bath experienced growth of 6%, and both Littleton and Whitefield had growth rates of 7%. The largest growth rate was seen in Carroll (32%) growing by 198 units.

Units by Tenure and Vacancy

Table 17

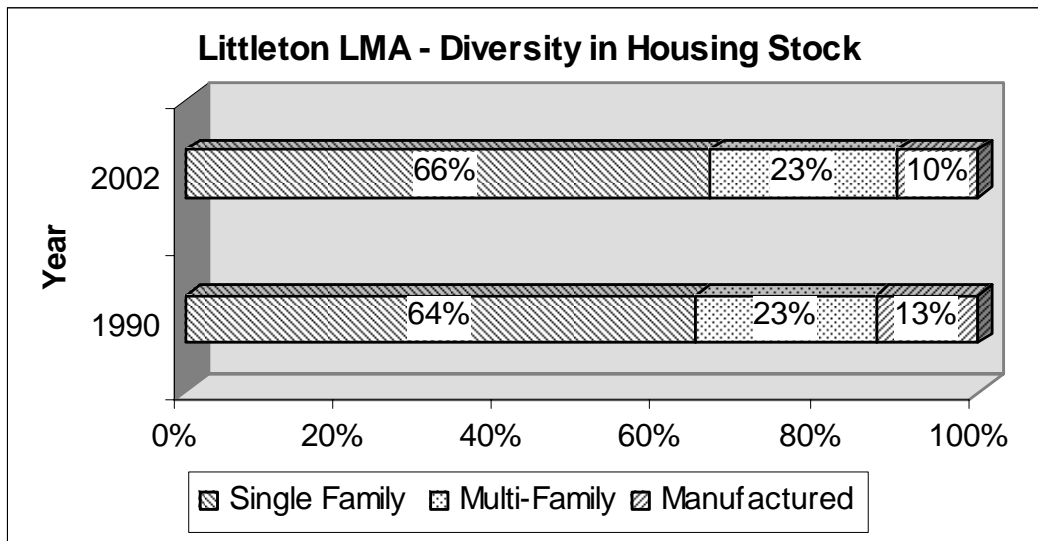
	1990	%	2000	%	% Change
Total Units	11,401		12,052		6%
Occupied Units	8,084	71% of Total	9,169	76% of Total	13%
Owner Occupied	5,776	71% of Occ.	6,586	72% of Occ.	14%
Renter Occupied	2,308	29% of Occ.	2,583	28% of Occ.	12%
Vacant Units	3,317	29% of Total	2,883	24% of Total	-13%
Vacant For Sale	253	4.2% Vac.	171	2.5% Vac.	-32%
Vacant For Rent	351	13.2% Vac.	193	7.0% Vac.	-45%
Vacant Seasonal	2,306	20% of Total	2,104	17% of Total	-9%

Source: US Census and NH Housing Finance Authority

From 1990 to 2000 the share of occupied units increased, with 71% of the total housing units in 1990 to 76% in 2000. At the same time all vacant units (sale, rent, seasonal) decreased. Vacation and second homes went from 2,306 in 1990 to 2,104 in 2000. The total number of rental units (both occupied and vacant) increased by 117 units during this period. Much of the growth in the area was in ownable units. The total number of owner units (both occupied and vacant) went from 6,029 in 1990 to 6,757 in 2000. Some of this growth might be explained by the decrease in vacant seasonal homes. This is because they might have been converted from seasonal units to year round housing units.

Diversity in Housing Stock

Chart 21



Source: US Census and NH Office of Energy and Planning

For housing numbers (single family, multi-family and manufactured housing) for each municipality, please see Appendix B.

Fourteen percent of the Littleton LMA’s single family unit growth was in the Town of Bethlehem; the net increase of 146 units from 1990 to 2002 was the largest increase for any town in the LMA. Littleton was next with 140 single family housing units. The towns of Bethlehem, Carroll, Franconia, Haverhill, and Littleton accounted for 64% of the growth in the LMA from 1990 to 2002. Only one town in the LMA, Bath, had a decrease in its number of single family units. Lisbon was also behind most of the towns in the LMA, with a net increase of only 7 new single family housing units between 1990 and 2002 (an increase of 2%).

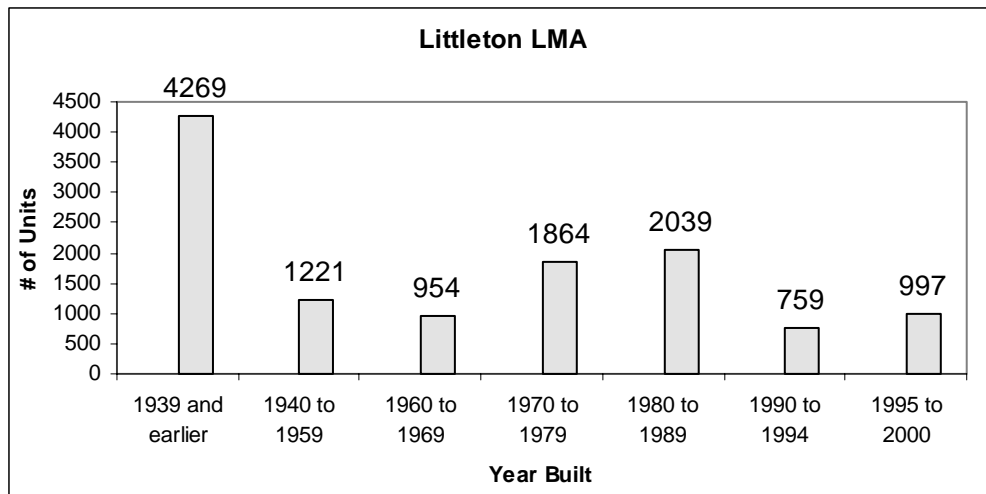
Four towns in the LMA have a 90% share, or greater, of housing units which are single family units. 95% of the housing units in Easton, in 2002, were single family units. Landaff, Monroe and Sugar Hill each had a single family unit share of 90% or greater in 2002. The lowest share within the LMA was in the Town of Littleton, with 54%.

The Town of Littleton has, by far, the largest number of multi-family units in the LMA with 1,008 units in 2002. This accounts for 34% of the total multi-family units in the LMA. The Littleton LMA had a 14% increase in the number of multi-family units between 1990 and 2002, the second highest rate of increase among the different LMA's in the North Country. The Town of Carroll had the greatest increase among towns in the LMA with 112 multi-family units added between 1990 and 2002. 46% of Carroll's total housing stock is multi-family homes, the largest proportion for any town in the LMA. Only two towns in the LMA saw a decrease in their number of multi-family homes. Franconia lost 12 units (representing a 9% decrease) and Lisbon lost 37 units (representing a 16% decrease) between 1990 and 2002.

The increase of 23 manufactured housing units in the Town of Lisbon and the Town of Bath's 22 ranked second and third, respectively, in 2002 among all towns in the North Country. Eleven towns in the LMA, however, lost manufactured housing units between 1990 and 2002. Bethlehem lost 54 units (42% of its manufactured housing units) between 1990 and 2002, the largest decrease in the LMA. All told, the LMA lost 184 manufactured units from 1990 to 2002. However, the Littleton LMA's 1,290 manufactured housing units in 2002 still ranks as first among all the LMAs in the North Country.

Age of Housing Stock

Chart 22



Source: 2000 US Census

About 35% of the Littleton LMA's housing stock in 2000 was built over 60 years prior. 14% of its housing stock was built in the 1990's, a relatively high amount as compared to the rest of the North Country. The population of the region has steadily increased over the past few decades, leading to the increased pressure of housing development in the area.

Building Permits

Chart 23



Source: NH Office of Energy and Planning

Only once from 1998 to 2002 did the net number of permits for single family units drop below 80 permits a year (78 permits in 1999). This should not be surprising as the Littleton LMA had one of the highest growth rates (in terms of housing) among the different LMA's in the North Country. However, this is not the only growth that is taking place.

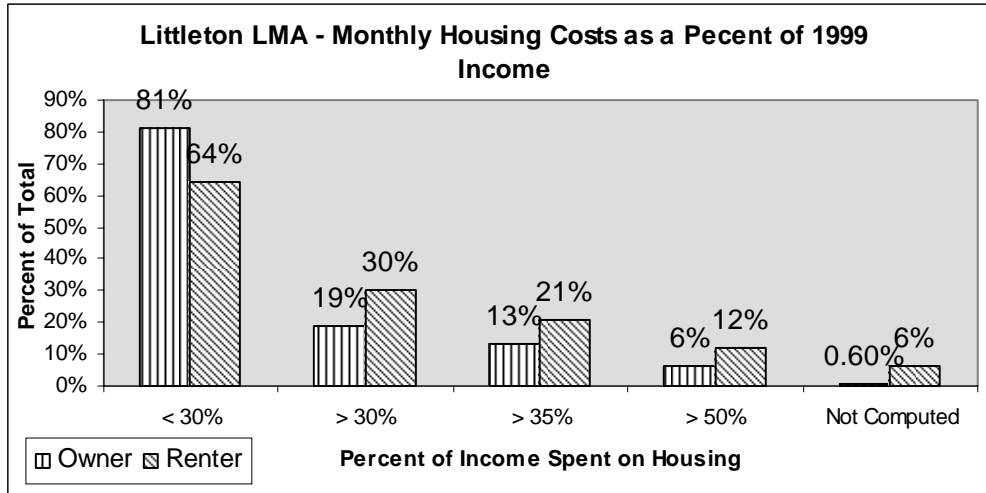
Multi-family and mobile home permits were issued at higher rates in 2002 than in other years, especially compared to the issuance rate of the early 1990's. In 2002, there were 72 new multi-family units built. This isn't even half, however, of the total number of permits issued for single family units that year (164). The Littleton LMA is following a trend seen throughout much of New Hampshire, the housing stock being built is less diversified than before and development is more geared towards single family dwellings.

Housing Wage

An apartment in the Littleton LMA had a median gross rental cost of \$486, while a two bedroom apartment had a median cost of \$519 in 2002. Given these housing costs an average wage earner needs to make \$9.35 (\$19,440 yearly salary) for an apartment and \$9.98 (\$20,760 yearly salary) for a two bedroom apartment. The actual average wage for Littleton LMA was \$12.80 per hour in 2002. It is important to remember that what is being compared is the median cost and average wage. Not everyone earns the average wage and a person's housing might cost more than the median. There are most likely many people earning less than the average, yet paying more than the median cost.

The Percent of Income Spent on Housing

Chart 24



Source: NH Housing Finance Authority; Census 2000, SF 3

The Littleton LMA had the greatest number of housing units out of any of the North Country's LMAs. The Littleton LMA also had the largest number of households (778) that are paying over 30% of their household income. At about 19%, however, the Littleton LMA had the second lowest proportion of owner households that were overpaying for their house.

Almost a third of the renter households in the Littleton LMA overpaid for their housing in 1999. Over 10% of the renter households spent over half of their income. In 1999 there were 1,705 more households living in an owner occupied housing unit than there were households living in a rental unit (4,165 homes, 2,460 rental units). Even with this large difference in total units there were only 34 more households that lived in homes that overpaid than households that rented (778 homes, 744 rental units). In fact, more renters spent over half their income on housing (292) than did owners (246).

For detailed statistics regarding the percent of income spent on housing please see Appendix C.

Plymouth Labor Market Area

Housing Growth Profile, All Units

Table 18

Towns	1990	2000	2002	Change 1990-2002		
				# units	% town	% LMA
Campton	1627	1759	1854	227	14%	38%
Ellsworth	105	72	74	-31	-30%	-5%
Groton	262	342	355	93	35%	16%
Lincoln	2302	2339	2370	68	3%	12%
Plymouth	2075	1901	1968	-107	-5%	-18%
Rumney	943	879	923	-20	-2%	-3%
Thornton	1368	1487	1562	194	14%	33%
Warren	488	506	527	39	8%	7%
Waterville Valley	1168	1097	1136	-32	-3%	-5%
Wentworth	400	437	459	59	15%	10%
Woodstock	1204	1264	1305	101	8%	17%
Total	11942	12083	12533	591	5%	100%

Source: US Census and NH Office of Energy and Planning

The Plymouth Labor Market Area (LMA) had a total 2003 population of 13,698 in eleven towns, and is expected to grow to 14,298 by 2010 (a 4.4% increase). From 1990 to 2002 the LMA's housing stock increased by 5%, the second lowest in the North Country. The net increase of 591 units was the third lowest total among LMA's in the area.

Within the LMA, the Town of Campton contributed 38% of the LMA's housing stock growth between 1990 and 2002, followed by Thornton with 33% and Woodstock with 17%. Four towns experienced a net loss in housing units during the same time period: Lincoln (107 units), Waterville Valley (32 units), Ellsworth (31 units) and Rumney (20 units).

Units by Tenure and Vacancy

Table 19

	1990	%	2000	%	% Change
Total Units	11,942		12,083		1%
Occupied Units	5,450	46% of Total	6,210	51% of Total	14%
Owner Occupied	3,659	67% of Occ.	4,324	70% of Occ.	18%
Renter Occupied	1,791	33% of Occ.	1,886	30% of Occ.	5%
Vacant Units	6,492	54% of Total	5,873	49% of Total	-10%
Vacant For Sale	364	9.0% Vac.	145	3.2% Vac.	-60%
Vacant For Rent	466	20.6% Vac.	86	4.4% Vac.	-82%
Vacant Seasonal	4,792	40% of Total	5,454	45% of Total	14%

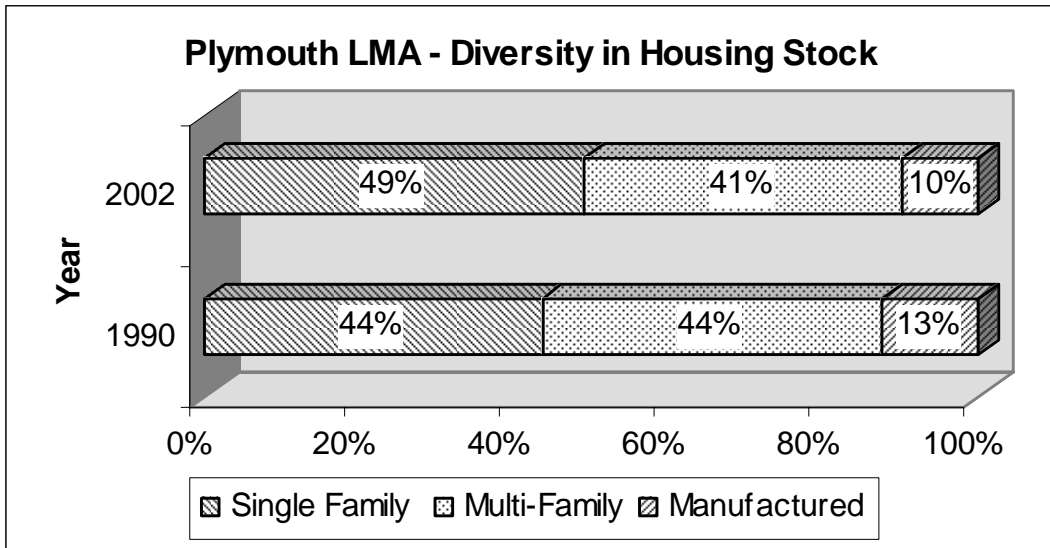
Source: US Census and NH Housing Finance Authority

The vacancy rate dropped during the decade in the Plymouth LMA. In 1990 over half of the housing stock (54%) was considered vacant. This is mainly attributed to the fact that 40% of all housing was seasonally vacant. By 2000 49% of all housing was considered

vacant. However, the share of seasonally vacant housing increased to 45% of all housing in the Plymouth LMA. The total supply of rental units (occupied plus vacant) decreased by almost 300 units, with 2,257 rental units in 1990 and only 1,972 in 2000. Owner occupied units now make up a greater share of all occupied units, from a 67% share to a 70% share.

Diversity in Housing Stock

Chart 25



Source: US Census and NH Office of Energy and Planning

For housing numbers (single family, multi-family and manufactured housing) for each municipality, please see Appendix B.

In 2002, the Plymouth LMA had the lowest proportion (49%) of single family homes in the North Country Region. Within the LMA, the Town of Campton added the most units at 203 for a 20% increase. The Town of Thornton added 132 units, a 15% increase. Ellsworth added the lowest number of units with 23, but this represented a 47% increase in the number of single family homes in the town. The Town of Campton held 20% of the LMA’s 2002 stock. Thornton was second with 16% and Plymouth third with 15%.

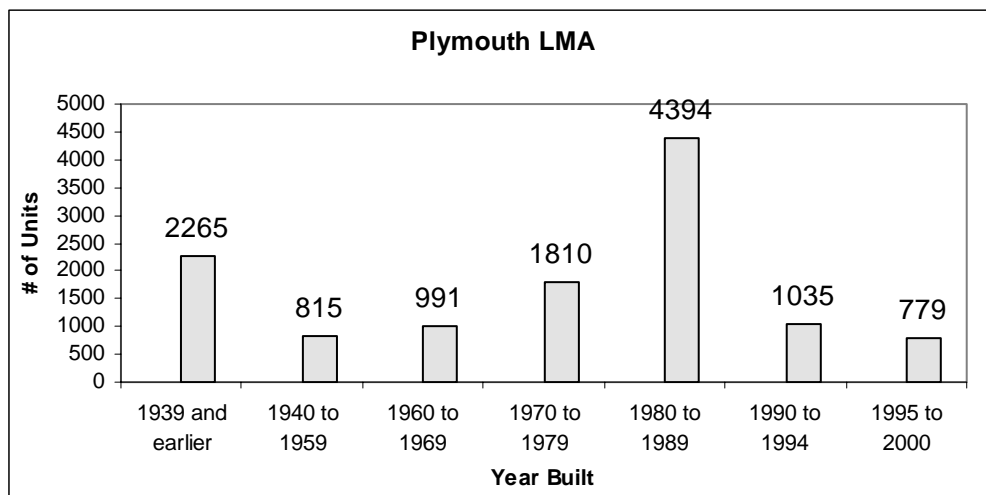
In 2002, 90% of Waterville Valley’s housing was multi-family housing and 73% of Lincoln’s housing was also multi-family housing. These numbers seem misleading, and there is a reason why. A multi-family house does not necessarily mean it is an apartment building. A multi-family house could also be a condominium or timeshare. These are usually not a person’s primary home; it is usually a vacation or seasonal house. Because of ski areas like Loon and Waterville Valley, the Towns of Lincoln and Waterville Valley do not necessarily have a lot of permanent apartments in the towns. This may skew some of the data presented in this section.

The Plymouth LMA had a net loss of 92 multi-family units (2%) between 1990 and 2002. Two towns, Ellsworth and Groton, saw all of their multi-family housing units lost during this time span. In 2002 the Town of Plymouth had the highest number of multi-family units (after Lincoln and Waterville Valley) making up 15% of the LMA's total. If Lincoln and Waterville Valley were left out of the analysis Plymouth makes up 32% of the LMA's total multi-family residences.

The Town of Campton had the most manufactured housing units in 2002, 288 units or 23% of the LMA's total units. The Town of Plymouth provided 272 units, or 22% of the total. Campton had the greatest unit growth between 1990 and 2002 (51 units), for an increase of 22%. Campton was one of only two towns in the LMA not to lose manufactured housing units from 1990 to 2002. Plymouth was the other town, adding 19 units, for an increase of 8%. The LMA lost 18% of its manufactured units between 1990 and 2002, tied for the highest rate among LMA's in the North Country.

Age of Housing Stock

Chart 26



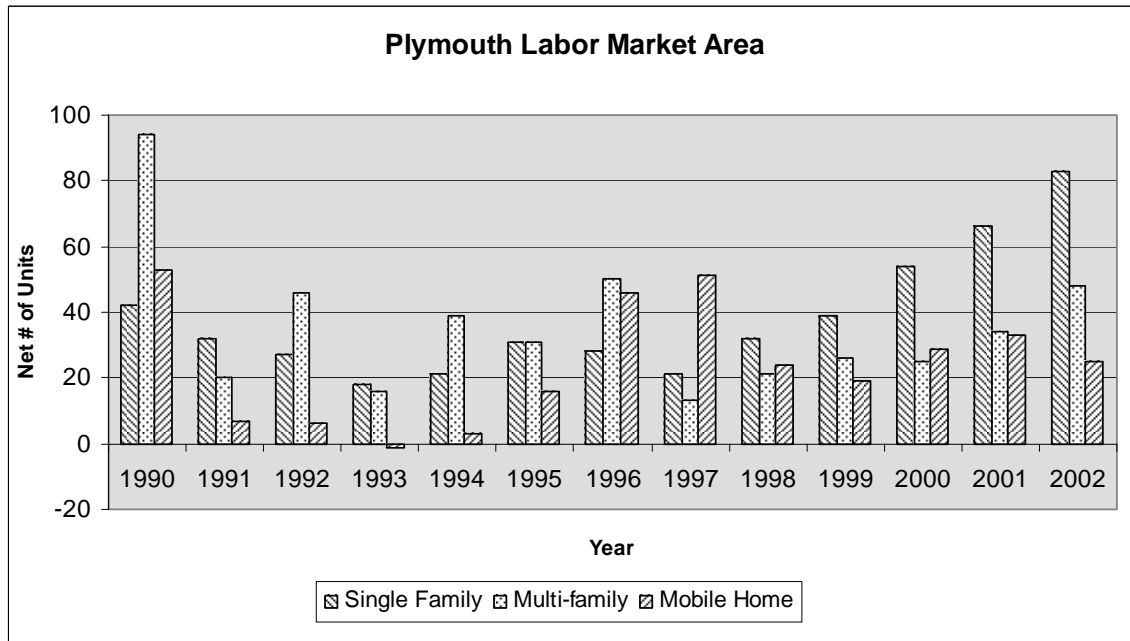
Source: 2000 US Census

The Plymouth LMA's housing stock is relatively new. Over a third of its housing stock in 2000 was built during the 1980's (36%). 51% of the area's housing stock was built in the twenty years prior to 2000. This trend is very similar to the one seen in the Conway LMA and in the southern part of the state.

Both the Conway LMA and the Plymouth LMA lie at the southern edge of the North Country, meaning they both could be feeling the effects of the increased development taking place in the southern part of the state. The towns in these labor markets could also be bedroom communities to people who work in lower parts of the state. As land becomes more developed and expensive in other areas, people might be migrating north to the southern region of the North Country.

Building Permits

Chart 27



Source: NH Office of Energy and Planning

The housing development that has taken place within the Plymouth LMA over the past decade or so is better diversified than the development that has taken place in many of the LMA's throughout the region. The issuance of multi-family permits (463) from 1990 to 2002 is greater than any other LMA. In fact, this is close to the number of single family permits issued during the same time period (494). This does not follow the basic trend seen through out the North Country.

There are a couple explanations for why this is occurring. One explanation for this is the existence of Plymouth State University in the Town of Plymouth. With the increased enrollment there is/was a need for increased off campus living quarters. The issuance of multi-family permits could be in response, in part, to the growing student population at Plymouth State University.

The second explanation is the existence of ski areas in the region. Within the past 10 to 15 years most large ski areas in the area have been expanding their operations. This includes added trails, but also added amenities to the areas. Ski area operators want to turn their ski areas into year round "resorts". One of the ways to do this is to add condos and timeshares to the properties. These units are not year round living quarters, but are still counted as multi-family units.

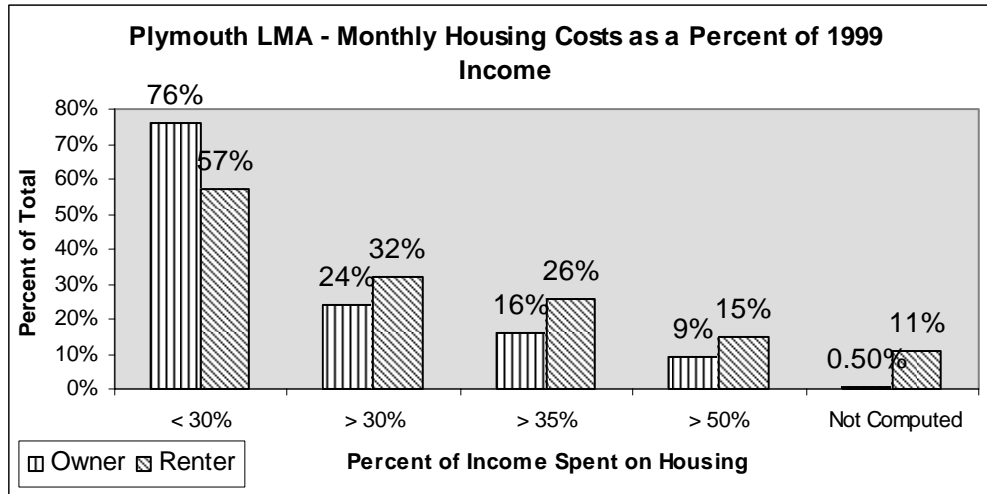
Housing Wage

An apartment in the Plymouth LMA had a median gross rental cost of \$615 in 2002; a two bedroom apartment had a median cost of \$674. To afford these prices comfortably

(equal to or less than 30% of a person's income) the average wage earned would have had to be \$11.83 per hour (\$24,600 yearly salary) for an apartment and \$12.96 (\$26,960 yearly salary) for a two bedroom apartment. The actual average wage in 2002 was \$11.40 per hour, meaning the average wage earner would be unable to afford an apartment comfortably (much less a two bedroom apartment).

The Percent of Income Spent on Housing

Chart 28



Source: NH Housing Finance Authority; Census 2000, SF 3

The Plymouth LMA had the highest percentage of homeowners that overspent on housing than any other LMA in the North County. The LMA had the third highest percentage of renters who overpaid in the region. The Town of Plymouth accounted for 52% of the renters spending over 30% of their income on housing, but only accounted for 40% of the total renter stock in the LMA. One explanation for this might be because of Plymouth State University. The Town of Plymouth must have a high rate of college students renting area apartments. College students usually have a small reported income and often times can and do spend over 30% of their income on housing.

For detailed statistics regarding the percent of income spent on housing please see Appendix C.

Chapter 2

Housing Need Predictions

The purpose of this chapter is to predict housing demand for the different labor markets in the year 2010. The predictions are presented by total need as well as broken down by housing tenure, income levels and age of the tenants. The numbers presented are not exact, but instead provide an estimation that local planners and governments can use in planning future needs for communities.

The housing need projections presented in this section do not follow the same methodology as previous housing need projections done by North Country Council. Since 2002, a committee has been meeting regularly, attended by representatives of the NHHFA, NH Office of Energy and Planning and the regional planning commissions (including North Country Council). The goal of this committee was to set a new methodology that all the planning commissions could follow in predicting future housing needs. Doing this provides results that are comparable between different planning commissions. In 2002, planning consultant Bruce C. Mayberry was hired to develop a methodology to compute housing needs for different regions. This chapter follows that methodology.

Three different variables are used in the housing projections, generating three different results. The different results will provide a range of housing needs. The three different variables used (and thusly the three different models) are:

1. Housing Need 1 – 2010 Housing Needs Based on Constant Share of Employment

This model is based upon the region's share of total covered employment in the state in 2000. In 2010 the region will have the same share of covered employment; the region's employment growth is predicted to be the same as the entire state from 2000 to 2010.

2. Housing Need 2 – 2010 Housing Needs Based on a Change in Share of Employment

In Mayberry's methodology, this model is based upon the region's share of private sector covered employment growth from 1990 to 2000. The state grew by a certain number of jobs from 1990 to 2000, and this model is based upon the region's share of that employment growth. This model does not work if a region had a net loss in covered private employment, as was the case in a few of the LMA's in the North Country. A new methodology had to be created for this model.

Instead of looking at a region's share of state growth, this model now looks at how a region grew from 1994 to 2002. Subtracting total covered employment (both private and government) in 1994 from 2002 will result in the total increase in the region's number of jobs. Adding this number to 2002's total employment should result in an estimation of the region's total employment in 2010. Dividing this number by the state's predicted

total for 2010 will give the analyst a prediction of the region's share of state employment based on the employment growth of the previous eight years.

3. Housing Need 3 – 2010 Housing Needs Based on Predicted Population

Instead of basing the model on employment, this model is based on 2010 municipal level population estimates produced by the New Hampshire Office of Energy and Planning.

In order to project 2010 population and households, the following steps are reflected in the model (Bruce C. Mayberry, Planning Consultant):

1. The annual percentage growth rate assumption for employment from 2000-2010 in the "State Total" tab is the initial "driver" for this model. The initial estimate based on Employment Security projections is about 1.6% per year. This rate is then compounded in the model to estimate year 2010 wage and salary employment including government. Higher or lower rates can be input to produce alternative estimates of statewide wage and salary employment. That employment is then distributed to the various counties and metro areas based on (1) their 2000 share of the state total and (2) the LMA's private employment growth from 1994 to 2002.
2. Within each Labor Market Area (LMA), 2010 projected employment is multiplied by the 2000 ratio of [working residents/area employment] to generate an estimate of working residents in 2010.
3. The projected number of working residents in 2010 is then multiplied by 2000 ratio of [households/working residents] to estimate the number of households in 2010.
4. The number of households is multiplied by an estimate of average persons per household in 2010 (estimated at 98% of the 2000 average for the area, based on U.S. Census national projections). This yields total persons living in housing units. The group quarters population is estimated as a function of persons in living units, using the 2000 ratio of [2000 group quarters population/population in households]. The resulting group quarters population estimate, plus population in households, equals total population for the area. (This is shown for information and comparison only, as the primary focus of the model is on household growth).
5. In the population-driven needs model, there are no independent employment assumptions. Rather, total population projected by NH Office of Energy and Planning is the beginning point. For this projection, the 2010 General Quarters population is assumed to be the

same share of the total as in the 2000 Census, with the remainder allocated to population living in dwelling units.

6. The number of households for each set of projections is split between owner and rental tenure using the 2000 Census ratios. In alternative projections, it would also be possible to use a “trended” ratio that reflects anticipated changes in tenure.
7. The vacancy rates assigned to 2010 are pre-set at 1.5% for ownership units and 5% for rental units. For each tenure category, the required number of vacant units in 2010 is estimated as $(\text{households}/(1-\text{vacancy rate}))- \text{households}$. This yields the total ownership or rental housing supply needed to provide reasonably adequate housing choice. Note that the vacancy rate established by the U. S. Census does not include vacant units that are “rented or sold, awaiting occupancy”. This portion of the housing inventory is ignored for the purposes of modeling, as the split between owner and rental shares is not available in the Census data.
8. The final step in estimating the housing supply requirement for 2010 is to add a replacement factor for housing units lost as the result of demolition or disaster. The model assumes that about 0.17% of the base year (2000) housing stock would need to be replaced each year due to these factors (or 1.7% of the base year supply over the 10-year projection period). The same rate was applied to ownership and rental housing. This loss rate is based on an interpretation of estimates of the components of housing inventory change compiled by the U. S. Census and U. S. Department of Housing and Urban development using data from the Annual Housing Survey. The most recent cumulative report on long-term components of change available from this source was based on the 1980-1993. The indicated replacement need figure is based on data for the Northeastern portion of the U.S.
9. The total 2010 supply need for the resident population of each area is then computed as the sum of households, vacancy reserve, and replacement. The results for each county are then summed to the state level for an estimate of total production needs. These demand estimates do not include other housing unit production that may be generated by seasonal, occasional use, or second home use. The year 2010 projection, less the comparable units present in 2000, yields the housing growth estimates. Implicitly, the projections include production that is needed to rectify base year (2000) supply deficits indicated by vacancy rates.

Second and Vacation Homes

Secondary homes were left out of the prediction analysis for two reasons. The first is that this analysis is only concerned with trying to meet the needs of local residents. This is not to say the construction of secondary homes does not impact local residents. They do, as mentioned in Chapter 1, as they can increase housing costs and land prices. The objective of this section is to calculate what the need, or demand, will be in the future for residents living in the area.

The second reason why second homes were left out of the analysis is because the need for second homes is almost impossible to accurately predict. The purchasing of second homes is predicated on many different variables, including the amount of disposable income, the strength of the economy and other factors. A downturn in the economy, for example, could not only cause people to decide not to buy a second home, it could cause people who owned them to try and sell them.

To complicate matters it is difficult to track the number of new second homes built using available data sources. While the U.S. Census does collect the total number of second homes every ten years, comparing the data from 1990 to 2000 (for instance) will not necessarily result in the total number of new second homes built. This is because some people convert houses from year-round residences to seasonal. Therefore, it is difficult to get an accurate picture of the number of new houses being built explicitly for the use as second homes.

With all that said it is possible to get a broad estimation of the number of new second units built between 2000 and 2010. In 2000 there were about 36,106 housing units (either occupied or vacant) that were used as year round residences for the people of the North Country. At the same time about 16,632 housing units were seasonal. The ratio of seasonal units to year round units was about .46 in 2000. Using this ratio and multiplying it by the predicted need for the area will result in a general estimation of how many seasonal homes could be built between 2000 and 2010.

For example, let's say it is predicted that about 5,000 housing units will need to be built for area residents from 2000 to 2010. Multiplying this by the ratio .46 results in 2,303 units. So, it is predicted that if 5,000 housing units are needed for the local populous during these ten years then an additional 2,303 seasonal housing units will be built.

This prediction requires that the ratio of seasonal homes observed for the region in 2000 remain constant, which is not likely. The seasonal home market is highly volatile and can be affected by many different factors. The analysis technique described above is based on many different assumptions and cannot be thought of as an accurate measure of the number of secondary housing units that could be built in an area.

Housing Need Projections

In each section there are two different charts. The first presents the predicted future need as generated by each of the three models. The second chart breaks down the number of renters and owners who pay more than 30% of their income by income and by age. Detailed models for each Labor Market are presented in Appendix D.

North Country

Future Need

Table 20

North Country			
	Housing Need 1	Housing Need 2	Housing Need 3
Total Need In 2010			
Owner	29,498	28,396	27,303
Renter	12,487	12,020	11,558
Total	41,985	40,416	38,861
New Need From 2000-2010			
Owner	4,422	3,320	2,227
Renter	1,457	990	528
Total	5,879	4,310	2,755

All three models predict a need for more housing production between 2000 and 2010, with an average of 4,315 total new units between the three models. The difference between the highest prediction (Model 1 with 5,879 new units) and the lowest (Model 3 with 2,755 new units) is 3,124 units. This range in output presents a problem in that it is impossible to know exactly how many units will be needed in the year 2010.

Housing Need 2 and 3 are models based on the change in employment and the change in population, respectively. That is, the data used in these models are based on historical data to try and identify trends to predict what will happen in the future. Housing Need 1 is based on a static employment share in 2000. It assumes that what occurred in 2000 will also occur in 2010. It is foolhardy to expect that nothing will change over a decade; that the employment ratios observed in 2000 will remain the same ten years later. Therefore, it seems likely that the predictions in Housing Need 2 and 3 are more accurate than Housing Need 1.

Total Housing Need by Tenure and Income Range

Table 21

	2000		2010					
	2000	Cumulative %	Housing Need 1	2000-2010	Housing Need 2	2000-2010	Housing Need 3	2000-2010
Renters								
Pay >30% on Rent	3270	32.5%	3803	532	3659	388	3516	245
Earn Under 30% MAI	1851	56.6%	2152	301	2071	220	1990	139
Earn Under 50% MAI	2828	86.5%	3288	460	3164	336	3040	212
Earn Under 60% MAI	2996	91.6%	3483	487	3351	355	3220	224
Earn Under 80% MAI	3220	98.5%	3744	524	3602	382	3461	241
Earn Under 100% MAI	3265	99.8%	3796	531	3653	387	3510	245
Earn Over 100% MAI	5	0.2%	6	1	6	1	6	0
Renter Households Age 65+ Pay >30%	831		966	135	929	99	893	62
Percent Renters 65+ Pay >30%	39.3%		39.3%		39.3%		39.3%	
Under Age 65 Pay >30%	2440		2837	397	2729	289	2623	183
Percent Renters Under 65 Pay >30%	30.7%		30.7%		30.7%		30.7%	
Non-Elderly Share of Renters Pay >30%	74.6%		74.6%		74.6%		74.6%	
Homeowners								
Pay >30%	4957	20.3%	5815	858	5595	638	5376	420
Earn Under 30% MAI	1620	32.7%	1901	281	1829	209	1757	137
Earn Under 50% MAI	2841	57.3%	3333	492	3207	366	3081	240
Earn Under 60% MAI	3287	66.3%	3856	569	3710	423	3565	278
Earn Under 80% MAI	4018	81.1%	4714	696	4535	517	4358	340
Earn Under 100% MAI	4449	89.8%	5220	771	5022	573	4826	377
Earn Over 100% MAI	508	10.2%	595	88	573	65	550	43
Homeowner Age 65+ Pay >30%	1735		2035	300	1958	223	1882	147
Percent Owners 65+ Pay >30%	27.1%		27.1%		27.1%		27.1%	
Homeowners Under Age 65 Pay >30%	3222		3780	558	3637	415	3495	273
Percent Owners Under 65 Pay >30%	17.9%		17.9%		17.9%		17.9%	
Non-Elderly Share of Renters Pay >30%	65.0%		65.0%		65.0%		65.0%	

Table 21 breaks down further the results presented in Table 20. The left hand column of Table 21 is the 2000 data for the North Country Region. It has the total number of renter and homeowner households which spent over 30% of their income on housing. They are then split up based on household income; in this case it is MAI – Median Area Income. The column marked “Cumulative %” shows the percentage of households who earn less than the specified MAI and pay more than 30% of their income on housing. The 2010 estimates were calculated using the assumption that the ratios in 2000 will be the same in 2010, thus only a loose interpretation should be realized.

With the increased demand for new housing units so too will come an increase in the number of households overpaying for housing. It is estimated that in 2010 there will be 3,659 renters with a cost burden of at least 30%, on average (the average of the three predicted outcomes). For homeowners, it is estimated that there will be 5,595 households overpaying for housing. This represents an increase of about 400 renters and 500 homeowners between 2000 and 2010.

About 87% of the renters who overpaid for rent in 2000 in the North Country earned less than 50% of the MAI (2,828 renter households). By 2010 this number could increase by about 336 renter households. For homeowners, over half of the households which overpay for housing earn less than 50% of the MAI. Also, about 10% of the homeowners who overpay for housing earn more than the MAI.

Nearly 40% of the renters in the North Country who are over the age of 65 pay more than 30% of their income on housing. The elderly make up over a quarter of the renters who overpay for housing. The elderly also make up about 35% of the homeowners who overpay for housing. Out of the 4,957 homeowners overpaying for housing in 2000, 1,735 of them were over the age of 65. One out of every four elderly persons who own a home in the North Country pay more than 30% of their income for it.

Berlin Labor Market Area

Future Need

Table 22

Berlin LMA			
	Housing Need 1	Housing Need 2	Housing Need 3
Total Need In 2010			
Owner	5703	4308	4845
Renter	2786	2105	2367
Total	8489	6413	7211
New Need From 2000-2010			
Owner	876	-519	18
Renter	258	-423	-161
Total	1134	-942	-144

Housing Need 1, the model based on the constant share of employment, is the only model for the Berlin LMA which has a need in 2010 that is higher than the existing 2000 supply of housing units. For the Housing Need 2 model, the number of covered employees is predicted to decrease by 2010, resulting in a smaller share of the state's employment. This results in a smaller need for housing in the region. The third housing need, based on predicted 2010 population, shows the region will need 18 new occupant owner units by 2010, but will have a surplus of over 160 rental units.

Based on these three models it is difficult to estimate what the true need will be for the region in 2010. Using a constant share of state employment there may be a need for over

1000 new units by 2010. However, if the region continues to lose employment at the rate it did from 1994 to 2002 (300 covered employment jobs) it will have a surplus of over 900 units. This scenario is unlikely, however. The paper mills in the region reduced their number of employees from 1994 to 2002, which could help explain the reduction of 300 jobs that occurred in the area. With the new federal prison moving to the area there should be some optimism that the area will not continue losing jobs at the rate it has been.

Total Housing Need by Tenure and Income Range

Table 23

	2000		2010					
	2000	Cumulative %	Housing Need 1	2000-2010	Housing Need 2	2000-2010	Housing Need 3	2000-2010
Renters								
Pay >30% on Rent	847	37.3%	972	125	731	-116	824	-23
Earn Under 30% MAI	526	62.1%	604	77	454	-72	512	-15
Earn Under 50% MAI	770	90.9%	883	113	664	-106	749	-21
Earn Under 60% MAI	792	93.5%	909	117	683	-109	770	-22
Earn Under 80% MAI	834	98.4%	957	123	719	-114	811	-23
Earn Under 100% MAI	847	100.0%	972	125	731	-116	824	-23
Earn Over 100% MAI	0	0.0%	0	0	0	0	0	0
Renter Households Age 65+ Pay >30%	405		464	60	349	-56	394	-11
Percent Renters 65+ Pay >30%	52.2%		52.2%		52.2%		52.2%	
Renter Households Under Age 65 Pay >30%	442		507	65	381	-61	430	-12
Percent Renters Under 65 Pay >30%	29.6%		29.6%		29.6%		29.6%	
Non-Elderly Share of Renters Pay >30%	52.2%		52.2%		52.2%		52.2%	
Homeowners								
Pay >30%	849	18.0%	997	148	749	-100	844	-5
Earn Under 30% MAI	304	35.8%	356	53	268	-36	302	-2
Earn Under 50% MAI	544	64.1%	639	95	480	-64	541	-3
Earn Under 60% MAI	587	69.1%	689	102	518	-69	583	-3
Earn Under 80% MAI	669	78.8%	785	116	590	-79	665	-4
Earn Under 100% MAI	745	87.7%	874	130	657	-88	741	-4
Earn Over 100% MAI	104	12.3%	123	18	92	-12	104	-1
Homeowner Age 65+ Pay >30%	402		472	70	355	-47	400	-2
Percent Owners 65+ Pay >30%	27.2%		27.2%		27.2%		27.2%	
Homeowners Under Age 65 Pay >30%	447		524	78	394	-53	444	-2
Percent Owners Under 65 Pay >30%	13.8%		13.8%		13.8%		13.8%	
Non-Elderly Share of Renters Pay >30%	52.6%		52.6%		52.6%		52.6%	

Table 23 breaks down further the results presented in Table 22. The left hand column of Table 23 is the 2000 data for the Berlin LMA. It has the total number of renter and

homeowner households which spent over 30% of their income on housing. They are then split up based on household income; in this case it is MAI – Median Area Income. The column marked “Cumulative %” shows the percentage of households who earn less than the specified MAI and pay more than 30% of their income on housing. The 2010 estimates were calculated using the assumption that the ratios in 2000 will be the same in 2010, thus only a loose interpretation should be realized.

About 37% of renters and 18% of owners spent over 30% of their income on housing, in 2000. Over 60% of the renters who spent over 30% of their income on housing in 2000 earned less than 30% of the MAI. Over 60% of the owners who spent over 30% of their income on housing earned less than 50% of the MAI. Over half of the renters over age 65 spent more than 30% of their income on housing, and over a quarter of the owners over age 65 spent more than 30% of their income on housing. All of these ratios in 2000 were used to calculate the 2010 estimates. Because Housing Need 1 was the only model to predict an increased need in the housing supply, it is the only model that predicts the number of people who overpay for housing will increase. The other two models, on the other hand, predict a decrease in the number of people who overpay for housing.

Colebrook Labor Market Area

Future Need

Table 24

Colebrook LMA			
	Housing Need 1	Housing Need 2	Housing Need 3
Total Need In 2010			
Owner	2010	1725	1659
Renter	693	594	571
Total	2703	2320	2230
New Need From 2000-2010			
Owner	312	27	-39
Renter	27	-72	-95
Total	339	-44	-134

The same situation that occurred in predicting the Berlin LMA’s future housing needs happened in the Colebrook LMA. Housing Need Model’s 2 and 3 both predict that the Colebrook LMA will have a surplus of housing in 2010. The model based on population, Model 3, predicts a surplus of 134 total units (both rental and owner). Model 2 predicts a surplus of 72 rental units, but a need for 27 owner units. Model 1 is the only model that predicts a need for both owners and renters, with a combined need of 339 units.

This prediction goes against the trend of the housing market in the area over the past decade, as presented in Chapter 1. During the last decade the total number of single family homes increased by 25%. Then what is going on? These prediction models look only at the needs of the local population, not second homes. Much of the growth that took place over the past decade was for second and vacation homes. In 2000, over 40% of the housing units in the area were vacant seasonal units (not primary homes). It is

difficult to predict, using these models, the amount of housing need in the area if seasonal units are also considered in the analysis.

Total Housing Need by Tenure and Income Range

Table 25

	2000		2010					
	2000	Cumulative %	Housing Need 1	2000-2010	Housing Need 2	2000-2010	Housing Need 3	2000-2010
Renters								
Pay >30% on Rent	158	28.4%	184	26	157	-1	151	-7
Earn Under 30% MAI	75	47.7%	88	12	75	0	72	-3
Earn Under 50% MAI	142	90.1%	166	24	142	-1	136	-6
Earn Under 60% MAI	146	92.7%	171	24	146	-1	140	-6
Earn Under 80% MAI	155	98.0%	180	26	154	-1	148	-7
Earn Under 100% MAI	157	99.3%	183	26	156	-1	150	-7
Earn Over 100% MAI	1	0.7%	1	0	1	0	1	0
Renter Households Age 65+ Pay >30%								
Renter Households Age 65+ Pay >30%	29		34	5	29	0	28	-1
Percent Renters 65+ Pay >30%	25.0%		25.0%		25.0%		25.0%	
Renter Households Under Age 65 Pay >30%								
Renter Households Under Age 65 Pay >30%	129		150	21	128	0	123	-6
Percent Renters Under 65 Pay >30%	29.3%		29.3%		29.3%		29.3%	
Non-Elderly Share of Renters Pay >30%	81.5%		81.5%		81.5%		81.5%	
Homeowners								
Pay >30%	386	23.2%	451	65	386	0	371	-16
Earn Under 30% MAI	181	46.8%	211	30	180	0	173	-7
Earn Under 50% MAI	257	66.5%	300	43	256	0	246	-10
Earn Under 60% MAI	289	74.8%	337	48	288	0	277	-12
Earn Under 80% MAI	344	89.0%	401	58	343	0	330	-14
Earn Under 100% MAI	361	93.6%	422	61	361	0	347	-15
Earn Over 100% MAI	25	6.4%	29	4	25	0	24	-1
Homeowner Age 65+ Pay >30%								
Homeowner Age 65+ Pay >30%	122		142	20	122	0	117	-5
Percent Owners 65+ Pay >30%	30.4%		30.4%		30.4%		30.4%	
Homeowners Under Age 65 Pay >30%								
Homeowners Under Age 65 Pay >30%	264		308	44	264	0	253	-11
Percent Owners Under 65 Pay >30%	20.3%		20.3%		20.3%		20.3%	
Non-Elderly Share of Renters Pay >30%	68.4%		68.4%		68.4%		68.4%	

Table 25 breaks down further the results presented in Table 24. The left hand column of Table 25 is the 2000 data for the Colebrook LMA. It has the total number of renter and homeowner households which spent over 30% of their income on housing. They are then split up based on household income; in this case it is MAI – Median Area Income. The column marked “Cumulative %” shows the percentage of households who earn less than the specified MAI and pay more than 30% of their income on housing. The 2010

estimates were calculated using the assumption that the ratios in 2000 will be the same in 2010, thus only a loose interpretation should be realized.

Housing Need 2, for the Colebrook LMA, predicts there will be a marginal change from 2000 to 2010 in the number of people who overpay for housing. This is due to the fact that this model predicts the demand for housing will remain the same, not requiring much in the way of new housing development between 2000 and 2010. Housing Need 1 predicts the number of people who overpay for housing to increase, although marginally. 65 more homeowners and 26 more renters will be paying greater than 30% of their income on housing. Housing Need 3, however, predicts the number of people overpaying for housing will decline. This is due to the fact that the model estimates the demand for housing units to decrease from 2000 to 2010.

Conway Labor Market Area

Future Need

Table 26

Conway LMA			
	Housing Need 1	Housing Need 2	Housing Need 3
Total Need In 2010			
Owner	5670	5874	5452
Renter	2403	2489	2310
Total	8073	8362	7762
New Need From 2000-2010			
Owner	863	1067	645
Renter	257	343	164
Total	1120	1409	809

In all three models for the Conway LMA it is predicted that there will be a significant need for new housing by 2010 for the area. The lowest predictor, the model based on population change, shows that between 2000 and 2010 about 800 new housing units will need to be built (645 owner units and 164 renter units). The second model predicts the need will be about 1,400 units. This model is based on the change in employment in the region from 1994 to 2002. This is higher than what the constant employment model (Model 1) predicts, meaning it is expected that in the future the Conway LMA will have a greater proportion of employment in the state in 2010 than it did in 2000.

The range of 800 to 1,400 in additional housing units by 2010 seems to make sense, as data has shown the area to be growing over the past decade. As shown in Chapter 1, the area had a net increase of about 1,500 units from 1990 to 2002. The predictions for the future housing needs of the area do seem to be accurate when considering this fact.

Total Housing Need by Tenure and Income Range

Table 27

	2000		2010					
	2000	Cumulative %	Housing Need 1	2000-2010	Housing Need 2	2000-2010	Housing Need 3	2000-2010
Renters								
Pay >30% on Rent	664	34.6%	778	113	806	142	748	83
Earn Under 30% MAI	320	48.2%	375	55	388	68	360	40
Earn Under 50% MAI	529	79.6%	619	90	642	113	595	66
Earn Under 60% MAI	578	87.0%	676	99	701	123	650	73
Earn Under 80% MAI	653	98.3%	765	112	793	139	735	82
Earn Under 100% MAI	661	99.5%	774	113	802	141	744	83
Earn Over 100% MAI	3	0.5%	4	1	4	1	3	0
Renter Households Age 65+ Pay >30%								
	82		96	14	100	18	93	10
Percent Renters 65+ Pay >30%	34.3%		34.3%		34.3%		34.3%	
Renter Households Under Age 65 Pay >30%								
	582		681	99	706	124	655	73
Percent Renters Under 65 Pay >30%	34.6%		34.6%		34.6%		34.6%	
Non-Elderly Share of Renters Pay >30%	87.6%		87.6%		87.6%		87.6%	
Homeowners								
Pay >30%	1042	22.2%	1222	180	1267	224	1174	132
Earn Under 30% MAI	305	29.2%	357	53	370	66	343	39
Earn Under 50% MAI	560	53.8%	657	97	681	121	631	71
Earn Under 60% MAI	651	62.4%	763	112	790	140	733	82
Earn Under 80% MAI	806	77.4%	946	139	980	173	909	102
Earn Under 100% MAI	915	87.8%	1073	158	1112	197	1031	116
Earn Over 100% MAI	127	12.2%	149	22	155	27	143	16
Homeowner Age 65+ Pay >30%								
	329		386	57	400	71	371	42
Percent Owners 65+ Pay >30%	28.5%		28.5%		28.5%		28.5%	
Homeowners Under Age 65 Pay >30%								
	713		836	123	866	153	803	90
Percent Owners Under 65 Pay >30%	20.2%		20.2%		20.2%		20.2%	
Non-Elderly Share of Renters Pay >30%	68.4%		68.4%		68.4%		68.4%	

Table 27 breaks down further the results presented in Table 26. The left hand column of Table 27 is the 2000 data for the Conway LMA. It has the total number of renter and homeowner households which spent over 30% of their income on housing. They are then split up based on household income; in this case it is MAI – Median Area Income. The column marked “Cumulative %” shows the percentage of households who earn less than the specified MAI and pay more than 30% of their income on housing. The 2010 estimates were calculated using the assumption that the ratios in 2000 will be the same in 2010, thus only a loose interpretation should be realized.

Since the Conway LMA had some of the highest proportions of people overpaying for housing and there is a high predicted need for the area in 2010, it stands to reason that the number of people overpaying for housing will only increase by 2010. Each of the models predict that at least 1,100 homeowner households and 700 renter households will be paying over 30% of their income on housing. It is also predicted that at least 100 of these homeowner households will be earning more than the MAI and still be overpaying for housing.

Lancaster LMA

Future Need

Table 28

Lancaster LMA			
	Housing Need 1	Housing Need 2	Housing Need 3
Total Need In 2010			
Owner	2924	2673	2416
Renter	1065	973	880
Total	3989	3646	3296
New Need From 2000-2010			
Owner	446	195	-62
Renter	144	52	-41
Total	590	247	-103

Both of the models that are based on employment predict that there will be a need for housing in the future, both for renters and owners. The population based model predicts that the current number of housing units (in 2000) will more than serve the LMA in 2010 (there will be a surplus of housing in the future).

The highest predicted need for housing is generated by the model that uses a constant share of employment in 2000 (Housing Need 1). Housing Need 2 is based on the LMA's employment growth from 1994 to 2002. The region's share is predicted to be less in 2010 than it was in 2000, hence the lower predicted value in the second model. Housing Need 3 predicts a decrease, because total population for the area is expected to follow the trend that was seen throughout the 1990's, a decrease in population. If the predicted trends do come to fruition, that is population and employment decline or increase marginally, then it would be expected there would not be a great need for housing production. However, if the region does grow, then the prediction from Model 1 would be fairly accurate.

Total Housing Need by Tenure and Income Range

Table 29

	2000		2010					
	2000	Cumulative %	Housing Need 1	2000-2010	Housing Need 2	2000-2010	Housing Need 3	2000-2010
Renters								
Pay >30% on Rent	203	23.9%	238	36	217	15	196	-6
Earn Under 30% MAI	113	56.0%	133	20	122	8	110	-3
Earn Under 50% MAI	193	95.3%	227	34	207	14	187	-6
Earn Under 60% MAI	195	96.4%	230	34	210	14	189	-6
Earn Under 80% MAI	200	98.4%	235	35	214	15	193	-6
Earn Under 100% MAI	202	99.5%	237	35	216	15	195	-6
Earn Over 100% MAI	1	0.5%	1	0	1	0	1	0
Renter Households Age 65+ Pay >30%	70		83	12	75	5	68	-2
Percent Renters 65+ Pay >30%	41.9%		41.9%		41.9%		41.9%	
Renter Households Under Age 65 Pay >30%	132		156	23	142	10	128	-4
Percent Renters Under 65 Pay >30%	19.5%		19.5%		19.5%		19.5%	
Non-Elderly Share of Renters Pay >30%	65.3%		65.3%		65.3%		65.3%	
Homeowners								
Pay >30%	454	18.7%	531	77	485	30	437	-17
Earn Under 30% MAI	156	34.2%	182	26	166	10	150	-6
Earn Under 50% MAI	254	55.8%	296	43	270	17	244	-9
Earn Under 60% MAI	294	64.7%	344	50	314	20	283	-11
Earn Under 80% MAI	373	82.2%	436	63	398	25	360	-14
Earn Under 100% MAI	408	89.7%	476	69	435	27	392	-15
Earn Over 100% MAI	47	10.3%	55	8	50	3	45	-2
Homeowner Age 65+ Pay >30%	154		180	26	164	10	148	-6
Percent Owners 65+ Pay >30%	26.1%		26.1%		26.1%		26.1%	
Homeowners Under Age 65 Pay >30%	300		351	51	320	20	289	-11
Percent Owners Under 65 Pay >30%	16.3%		16.3%		16.3%		16.3%	
Non-Elderly Share of Renters Pay >30%	66.1%		66.1%		66.1%		66.1%	

Table 29 breaks down further the results presented in Table 28. The left hand column of Table 29 is the 2000 data for the Lancaster LMA. It has the total number of renter and homeowner households which spent over 30% of their income on housing. They are then split up based on household income; in this case it is MAI – Median Area Income. The column marked “Cumulative %” shows the percentage of households who earn less than the specified MAI and pay more than 30% of their income on housing. The 2010 estimates were calculated using the assumption that the ratios in 2000 will be the same in 2010, thus only a loose interpretation should be realized.

About 95% of the renters in the Lancaster LMA who paid over 30% of their income on housing earned less than half of the Median Area Income in 2000. Over 50% of the homeowners who paid over 30% of their income on housing earned less than half of the MAI. Over 40% of renters and 26% of homeowners over age 65 spent over 30% of their income on housing.

The Lancaster LMA is one of the smaller LMA's in the North Country, both in terms of the number of people as well as the number of housing units. The area is also predicted to have one of the smaller increases in the demand for new housing units by 2010. Because of these two factors the change in the number of people overpaying for housing should not change dramatically by 2010. Housing Need 1 has the highest predicted change out of the three models. Housing Need 1 predicts the number of renters overpaying for housing will increase by 36 households, while for homeowners it should be about 77 households. 12 of those renters and 26 of those homeowners will be over the age of 65.

Littleton LMA

Future Need

Table 30

Littleton LMA			
	Housing Need 1	Housing Need 2	Housing Need 3
Total Need In 2010			
Owner	7970	7780	7607
Renter	3214	3137	3068
Total	11184	10917	10675
New Need From 2000-2010			
Owner	1213	1023	850
Renter	438	361	292
Total	1651	1384	1142

In all three of the models for the Littleton LMA, an increase in the total housing stock for 2010 is predicted. The most conservative model (Model 3) predicts the overall production need from 2000 to 2010 will be 1,142 new housing units (850 owner units and 292 renter units). The largest estimate was generated in the first model, which predicts an overall need of 1,651 units.

On average, the three models predict a production need of about 1,392 new units. This represents the second highest production need, on average, among the LMA's of the North Country. The LMA with the greatest housing production need is the Plymouth LMA.

Total Housing Need by Tenure and Income Range

Table 31

	2000		2010					
	2000	Cumulative %	Housing Need 1	2000-2010	Housing Need 2	2000-2010	Housing Need 3	2000-2010
Renters								
Pay >30% on Rent	780	30.2%	909	129	887	107	867	87
Earn Under 30% MAI	475	60.9%	553	78	540	65	528	53
Earn Under 50% MAI	685	87.8%	798	113	778	94	761	76
Earn Under 60% MAI	725	93.0%	845	120	825	99	806	81
Earn Under 80% MAI	770	98.7%	897	127	875	105	855	86
Earn Under 100% MAI	780	100.0%	909	129	887	107	867	87
Earn Over 100% MAI	0	0.0%	0	0	0	0	0	0
Renter Households Age 65+ Pay >30%	190		221	31	215	26	211	21
Percent Renters 65+ Pay >30%	34.5%		34.5%		34.5%		34.5%	
Renter Households Under Age 65 Pay >30%	591		688	97	671	81	656	66
Percent Renters Under 65 Pay >30%	29.1%		29.1%		29.1%		29.1%	
Non-Elderly Share of Renters Pay >30%	75.7%		75.7%		75.7%		75.7%	
Homeowners								
Pay >30%	1232	18.7%	1447	215	1412	180	1380	148
Earn Under 30% MAI	350	28.4%	411	61	401	51	392	42
Earn Under 50% MAI	656	53.3%	771	115	753	96	736	79
Earn Under 60% MAI	803	65.2%	943	140	921	118	900	97
Earn Under 80% MAI	1016	82.5%	1194	178	1165	149	1139	122
Earn Under 100% MAI	1117	90.7%	1312	195	1281	164	1252	135
Earn Over 100% MAI	115	9.3%	135	20	131	17	128	14
Homeowner Age 65+ Pay >30%	389		457	68	446	57	436	47
Percent Owners 65+ Pay >30%	24.2%		24.2%		24.2%		24.2%	
Homeowners Under Age 65 Pay >30%	842		990	147	966	123	944	102
Percent Owners Under 65 Pay >30%	16.9%		16.9%		16.9%		16.9%	
Non-Elderly Share of Renters Pay >30%	68.4%		68.4%		68.4%		68.4%	

Table 31 breaks down further the results presented in Table 30. The left hand column of Table 31 is the 2000 data for the Littleton LMA. It has the total number of renter and homeowner households which spent over 30% of their income on housing. They are then split up based on household income; in this case it is MAI – Median Area Income. The column marked “Cumulative %” shows the percentage of households who earn less than the specified MAI and pay more than 30% of their income on housing. The 2010 estimates were calculated using the assumption that the ratios in 2000 will be the same in 2010, thus only a loose interpretation should be realized.

For both Housing Need 1 and 2, it is predicted that the number of people overpaying for housing will increase by at least 150 homeowner households and 100 renter households. Housing Need 3 predicts an increase of over 80 renters and 140 homeowners. The predicted average number of homeowners paying greater than 30% of their income (1,413) is the highest predicted average out of any of the LMA's in the North Country. Due to the fact that the Littleton LMA is one of the larger LMA's in the region and is predicted to have one of the larger increases in housing demand, the Littleton LMA will invariably have an increase in the number of its people overpaying for housing.

Plymouth LMA

Future Need

Table 32

Plymouth LMA			
	Housing Need 1	Housing Need 2	Housing Need 3
Total Need In 2010			
Owner	5286	5685	5369
Renter	2343	2521	2380
Total	7630	8206	7749
New Need From 2000-2010			
Owner	817	1216	900
Renter	371	549	408
Total	1189	1765	1308

The Plymouth LMA has the highest predicted future need for new housing units, on average, compared to all the other LMA's in the North Country. Housing Need 2 and 3 both predict a higher need for housing units than Housing Need 1. This is important to consider since both 2 and 3 are based on changes to either employment or population. Over the past decade, both the employment numbers and population numbers have increased for the region. These models predict that these trends will continue.

Housing Need 1, on the other hand, is based on a constant employment ratio established in 2000. It is the lowest of the three predictions, meaning that these models do not predict this employment trend to continue. Instead, the employment share for the region and the total population are expected to increase. With this increase the LMA will have to increase its production of new housing units to meet the demand.

Total Housing Need by Tenure and Income Range

Table 33

	2000		2010					
	2000	Cumulative %	Housing Need 1	2000-2010	Housing Need 2	2000-2010	Housing Need 3	2000-2010
Renters								
Pay >30% on Rent	609	32.3%	705	96	760	151	716	107
Earn Under 30% MAI	336	55.2%	389	53	419	83	395	59
Earn Under 50% MAI	502	82.4%	581	79	626	124	590	88
Earn Under 60% MAI	551	90.4%	637	87	687	136	648	97
Earn Under 80% MAI	600	98.5%	695	94	748	148	706	106
Earn Under 100% MAI	609	100.0%	705	96	760	151	716	107
Earn Over 100% MAI	0	0.0%	0	0	0	0	0	0
Renter Households Age 65+ Pay >30%	48		56	8	60	12	57	8
Percent Renters 65+ Pay >30%	19.0%		19.0%		19.0%		19.0%	
Renter Households Under Age 65 Pay >30%	561		649	88	700	139	660	99
Percent Renters Under 65 Pay >30%	34.3%		34.3%		34.3%		34.3%	
Non-Elderly Share of Renters Pay >30%	92.1%		92.1%		92.1%		92.1%	
Homeowners								
Pay >30%	1016	23.5%	1197	181	1290	274	1216	200
Earn Under 30% MAI	341	33.6%	402	61	433	92	409	67
Earn Under 50% MAI	583	57.4%	687	104	740	157	698	115
Earn Under 60% MAI	684	67.3%	806	122	868	184	819	135
Earn Under 80% MAI	837	82.4%	987	149	1063	225	1002	165
Earn Under 100% MAI	931	91.6%	1097	166	1181	251	1114	183
Earn Over 100% MAI	85	8.4%	101	15	108	23	102	17
Homeowner Age 65+ Pay >30%	316		372	56	401	85	378	62
Percent Owners 65+ Pay >30%	28.9%		28.9%		28.9%		28.9%	
Homeowners Under Age 65 Pay >30%	700		825	125	889	188	838	138
Percent Owners Under 65 Pay >30%	21.7%		21.7%		21.7%		21.7%	
Non-Elderly Share of Renters Pay >30%	68.9%		68.9%		68.9%		68.9%	

Table 33 breaks down further the results presented in Table 32. The left hand column of Table 33 is the 2000 data for the Plymouth LMA. It has the total number of renter and homeowner households which spent over 30% of their income on housing. They are then split up based on household income; in this case it is MAI – Median Area Income. The column marked “Cumulative %” shows the percentage of households who earn less than the specified MAI and pay more than 30% of their income on housing. The 2010 estimates were calculated using the assumption that the ratios in 2000 will be the same in 2010, thus only a loose interpretation should be realized.

About 92% of the renters and 69% of the homeowners that pay over 30% of their income on housing are under the age of 65. Only 19% of the renters over the age of 65 paid more than 30% of their income in 2000, and about 29% of the homeowners over the age of 65 overpaid for housing. The elderly in the Plymouth LMA do not have the cost burden of paying for housing that is seen throughout the North Country.

Although the Plymouth LMA is predicted to have the largest average increase in the number of new houses by 2010, it will not have the largest number of renters and homeowners paying over 30% of their income on housing. On average it is predicted that about 1,234 homeowners and 727 renters will be overpaying for their housing in 2010. These averages are less than the Conway LMA and the Littleton LMA, even though these LMA's are predicted to see smaller increases in the number of new housing units in 2010.

Chapter 3

Land Use Regulation Impact

Municipal land use regulations affect housing costs in a variety of ways. Directly and indirectly, housing costs inflate or deflate with regulatory control. Typical local controls include subdivision regulations, zoning ordinances, building codes, growth control measures and impact fees. Descriptions of the purpose of these regulatory controls and their common effects follow:

Subdivision Regulations

...are designed to “provide against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity...or necessitate the excessive expenditure of public funds...” and “provide for the harmonious development of the municipality and its environs...” (RSA 674:36-II(a,b)).

To promote these provisions local planning boards impose detailed application and plat requirements, including on-site surveys. The procedure demands a minimum processing time of one month, but may necessitate years for high impact developments. Cost incurred to a sub divider in the approval process may pass directly to the sales price of subdivided lots. A well conducted review process, however, may indirectly deflate excessive expenditure of municipal funds and housing costs by promoting appropriate development location and design.

Zoning Ordinances

Pursuant to RSA 674:16 and “for the purpose of promoting the health, safety and general welfare of the local community...the zoning ordinance shall be designed to regulate and restrict...the density of the population...and, the location and use of buildings...”.

To achieve this end, ordinances may establish minimum lot sizes, minimum setback requirements and zoning ordinances where only specific land uses are permitted. Ordinances may also mandate design standards for proposed structures. Each of these provisions can directly inflate housing costs. As with subdivision regulations, zoning ordinances can indirectly deflate housing costs by requiring development locations in areas that are best suited for such development thereby reducing excessive expenditure of municipal funds raised through taxation. Communities may enact restrictive zoning ordinances which ensure low housing density with a view to protecting the tax base. Unfortunately, the actual effect may be to:

- a. create a substantial need for low and moderate priced housing,
- b. require the expenditure of municipal funds to finance infrastructure demands and other associated costs necessitated by local corrective action, and
- c. require revisions to those sections of local zoning ordinances which initially generated the housing need problem.

Building Codes

Pursuant to RSA 674:51 municipalities "...may adopt a building code for the construction, remodeling, and maintenance of all buildings...".

The codes regulate the quality of materials and construction to meet fire prevention and life safety standards. Such codes may inflate housing costs by requiring more costly building materials. On the other hand, costs may be indirectly deflated by reducing the expenditure of municipal funds for fire and rescue operations necessitated by fires involving low quality building materials and poor building techniques.

Growth Management

Growth Management...is used to allow "the local legislative body" to "regulate and control the timing of development". This allows the community "to assess and balance community development needs and consider regional development needs" (RSA 674:22).

Impact Fees

Pursuant to RSA 674:21 an impact fee is "a fee or assessment imposed upon development, including subdivision, building construction or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the municipality...".

Both Growth Management and Impact Fees can positively and negatively impact the development of new housing units and affordable housing units. Both of these can raise the price for homes, because of the added regulations of construction that are felt by builders. Impact Fees, however, can have greater effects on the construction of affordable housing than regular construction. This because the cost more easily borne on regular construction than affordable housing construction, which usually have tighter budgets.

This isn't to say these regulations make it more difficult for affordable housing to be constructed. For instance, Impact Fees could be collected from the construction of condominiums and used for infrastructure improvements for affordable housing units.

As of August 26, 2004, 50 out of 51 communities in the North Country had subdivision regulations, as reported by the New Hampshire Office of Energy and Planning. The Town of Clarksville, in the Colebrook LMA, is the sole town in the region without these regulations. At the same time, 38 or 75% of North Country municipalities had zoning ordinances. Those communities without zoning ordinances (Chatham, Clarksville, Dalton, Ellsworth, Errol, Groton, Pittsburg, Rumney, Stark, Stewartstown, Warren, Wentworth, and Woodstock) are scattered throughout the region. All of the 51 municipalities in the North Country follow the state building code. As of September 4, 2004 there were three towns in the North Country which had impact fees. These were Bethlehem, Plymouth and Randolph. There are currently no towns in the region which have growth management regulations.

Chapter 4

Demographic Data

The North Country Region

The total population of the fifty-one North Country communities in 2003 was 80,570 people, a 3.9% decrease from the population tallied in 2000 (83,826 people). The New Hampshire Office of Energy and Planning projects the population of the North Country Region to be 89,170 in the year 2010, representing a 6.4% increase population from 2000 to 2010. The New Hampshire Department of Employment Security reported that combined employment totals for the 51 communities increased by 6.3% between 1995 and 2003, from 41,727 to 44,370. At the same time the Labor Force also grew by 4.5%, from 44,025 to 46,045. From 1995 to 2003 the unemployment rate went from 5.2% to 3.6% in the North Country.

The NH Department of Employment Security reports a 26% average weekly-wage rate gain in all covered industries between 1995 and 2002. The Bureau of Labor Statistics also publishes per-capita income figures for the region. Region-wide, per capita income averaged 46% growth for the North Country. The average wage earned in 1990 was \$13,332. It increased to \$19,395 in 2000. During this same time span the Per Capita Income for New Hampshire increased by 49%, from 19,959 in 1990 to 23,844 in 2000.

The North Country's equalized assessed valuation has also increased over the past few years. Equalized Assessed Values are annually adjusted local listed values. These adjustments are based on ratios. The adjustment process is an attempt to convert the listed value to 100% of the market value. The total assessed value in 1995 for the entire region was \$4,995,423,853. In 2002 it had increased by 50% to \$7,481,492,599.

Berlin Labor Market Area

The Berlin Labor Market Area's (LMA) total population in 2003 was 15,739. The population in 2000 was 15,882, representing a 1% decrease in the population in that three year span. The New Hampshire Office of Energy and Planning estimates a population of 15,450 by 2010, a 2% decline from 2003. For 2003, the City of Berlin had the highest population in the LMA with 10,122, while Errol was the least populated with 293 residents.

With the decline in area population, the civilian labor force has also declined in the Berlin LMA. The labor force declined by 3% between 1995 and 2003, from 8,428 to 8,195. Total employment also decreased during this time period by 2%, from 7,941 to 7,767. Due to the larger decrease in the labor force than total employment, a higher proportion of the labor force is working, as compared to 1995. The unemployment rate in 1995 was 5.8% as compared to 5.2% in 2003. The unemployment rate in the Berlin LMA in 2003 was higher than the rate for the North Country Region (3.6%).

The average weekly wage for the Berlin LMA increased by 16% from 1995 to 2002, with the second highest average wage in the North Country (compared to other LMA's) of \$512. The Bureau of Labor Statistics also computes per capita income figures for towns. In the Berlin LMA, average per capita income growth was 47.7% from 1990 to 2000 and the 2000 average was \$20,205. Randolph posted the highest per capita income figure in 2000, at \$25,092, and Berlin posted the lowest figure with \$15,780. The largest growth rate was in Errol where per capita income increased by 111% (from \$10,631 to \$22,440) between 1990 and 2000.

The equalized assessed valuation used to compute community tax rates has been increasing in recent years. The total assessed valuation for the Berlin LMA increased 4% from \$691,127,248 in 1995 to \$717,556,653 in 2002. The City of Berlin had the highest 2002 valuation in the LMA with \$293,878,715 and Dummer had the lowest with \$28,630,085.

Colebrook Labor Market Area

The Colebrook Labor Market Area's (LMA's) total population in 2003 was 5,278, a marginal increase from the 2000 population of 5,244. The New Hampshire Office of Energy and Planning estimates the population will decrease 6% to 4,960 by the year 2010. For 2003 Colebrook had the highest population with 2,349, and the least populated town in the LMA was Clarksville with 292.

Total employment figures from 1995 to 2003, as reported by the New Hampshire Department of Employment Security, grew by 3% from 2,491 employees to 2,564. The unemployment rate decreased over this time period as well, from 6.9% in 1995 to 5.1% in 2003.

Average weekly wages for the Colebrook LMA grew by 25% from 1995 to 2002 for all covered employment, as reported by the New Hampshire Department of Employment Security. The average weekly wage for all covered employees was \$415, the lowest out of all the LMA's. Per capita income figures for the region, generated by the US Bureau of Labor Statistics, increased from 1990 to 2000. The 1990 regional average of \$11,131 grew 59% to an average of \$17,655 in 2000. Colebrook had the highest 2000 income level, \$18,390 and Columbia had the lowest, \$16,859. The highest growth rate was in Stewartstown which showed a per capita income gain of 77%.

The equalized assessed valuation for the Colebrook LMA rose 47% from \$257,062,120 in 1995 to \$378,045,292 in 2002. Pittsburg had the highest municipal valuation in the LMA in 2002 (\$139,385,681) and Clarksville had the lowest at \$21,570,165.

Conway Labor Market Area

The Conway Labor Market Area's (LMA's) total population in 2003 was 16,264, a 5% increase from 2000 (15,454 people). Projections to 2010 forecast an increase of 8% to a

total population of 17,580. For 2003, the Town of Conway had the highest population at 9,009 and Hart's Location was least populated, with 40 residents.

The New Hampshire Department of Employment Security reports that total area employment numbers increased 10% between 1995 and 2003. The total number of employed increased from 8,075 in 1995 to 8,857 in 2003. However, total employment was greater in 2000, with 9,072 employed and dropped 2% by 2003. From 1995 to 2003 the unemployment rate dropped from 3.8% to 3.1%.

The average weekly wage earned for covered employment in the Conway LMA from 1995 to 2002 increased 32%, starting at \$335 in 1995 and reaching \$443 in 2002. The Bureau of Labor Statistics also computes per capita income figures for towns. In the Conway LMA, average per capita income growth was 40% from 1990 to 2000 and the 2000 average was \$20,546. Jackson posted the highest per capita income figure in 2000, at \$25,718, and Chatham posted the lowest figure with \$15,317. The largest growth rate was in Albany where per capita income increase by 83% between 1990 and 2000.

The equalized assessed valuation used to compute community tax rates increased from 1995 to 2002. The total assessed valuation for the Conway LMA increased 69% from \$1,390,958,035 in 1995 to \$2,350,261,672 in 2002. The Town of Conway had the highest 2002 valuation in the LMA with \$1,002,692,471, and Hart's Location had the lowest, with \$11,339,423.

Lancaster Labor Market Area

The Lancaster Labor Market Area's (LMA's) total population has grown marginally over the past few years, from 8,182 people in 2000 to 8,189 residents in 2003. A decrease in the population is projected to occur through 2010. Forecasted to decline by a total of 6% by 2010, the Lancaster LMA is projected to have 7,730 residents in 2010. Lancaster was the most populated town in the LMA in 2003 with 3,308 residents, and Stark was the least populated with 508.

Total employment figures from 1995 to 2003, as reported by the New Hampshire Department of Employment Security, grew by 2% from 3,836 employees to 3,910. Although employment increased from 1995 to 2003, the labor force in the LMA decreased, starting at 4,126 in 1995 to 4,086 in 2003. The unemployment rate decreased in the LMA, from 7% in 1995 to 4.3% in 2003.

Average weekly wages for the Lancaster LMA grew by 36% from 1995 to 2002, giving it the largest increase out of all the LMAs. The Lancaster LMA also had the largest average wage out of all the LMAs, with \$528 in 2002. Per capita income figures for the region, generated by the US Bureau of Labor Statistics, increased from 1990 to 2000. The 1990 regional average of \$11,176 grew 53% to \$17,103 in 2000. Lancaster had the highest 2000 income level, \$19,905, and Stratford had the lowest, \$13,784. The highest growth rate was in Jefferson which showed a per capita income gain of 68%, which gave it a per capita income level of \$19,556 in 2000.

The equalized assessed valuation for the Lancaster LMA decreased 3% from \$380,896,852 in 1990 to \$369,937,304 in 2000. Lancaster had the highest valuation in 2000 (\$143,483,573) and Stark had the lowest at \$36,960,381.

Littleton Labor Market Area

The population of the Littleton Labor Market Area (LMA) decreased at an overall rate of 4%, from 22,249 in 2000 to 21,402 in 2003. This decline is projected to reverse with growth from 2003 to 2010. The New Hampshire Office of Energy and Planning is projecting the population of the Littleton LMA to be 24,330 by 2010, representing a 13.7% growth rate from 2003 to 2010. In 2003, Littleton had the highest population (6,086) and Easton had the lowest (276). Total employment numbers in this area increased by 16%, from 10,988 in 1995 to 12,765 in 2003, as reported by the New Hampshire Department of Employment Security. The unemployment rate declined during this time period, going from 6% in 1995 to 3% in 2003.

The New Hampshire Department of Employment Security also reported that average weekly wages for covered employment earned in the Littleton LMA from 1995 to 2002 increased by 30%. The average weekly wage earned in the region in 2002 was \$512, making it the second highest average wage out of all the Labor Market Areas in the North Country. Per capita income figures for the Littleton LMA, published by the Bureau of Labor Statistics, indicate an overall growth rate of 53% from \$12,982 in 1990 to \$19,897 in 2000. The Town of Easton posted the highest 2000 income level with \$31,841, and Benton had the lowest per capita income at \$13,219. The largest increase in per capita income growth rates was in Benton, which grew by 107%. The smallest growth took place in Haverhill with 16%.

The Littleton LMA's equalized assessed valuation grew at a rate of 60%, from \$1,149,257,217 in 1995 to \$1,839,097,388 in 2002. Littleton had the highest 2002 valuation of \$435,656,218 and Benton had the lowest valuation of \$15,715,440.

Plymouth Labor Market Area

The Plymouth Labor Market Area's (LMA's) population is expected to increase by 13.7% between 2000 and 2010, going from 16,815 residents in 2000 to 19,120 people by 2010.

Total employment numbers for this labor market area grew 1%, with 8,396 people employed in 1995 and 8,507 people employed in 2003. The unemployment rate dropped during this time period as well, going from 3.8% in 1995 to 2.9% in 2003.

Average weekly wages reported by the New Hampshire Department of Employment Security for the Plymouth LMA increased 26% for covered employment from 1995 to 2002. The average weekly wage in 2002 was \$456. The Plymouth LMA's average per capita income figures increased 32% from \$14,584 in 1990 to \$19,188 in 2000.

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North Country Council, Inc*

Waterville Valley had the highest per capita income level (\$26,400) in 2000. The lowest (\$14,766) was in Plymouth. Ellsworth's growth rate was the greatest at 108%, and Waterville Valley's the lowest as it decreased by 32% from 1990 to 2000.

The area's equalized assessed valuation increased 46% from \$1,194,475,797 in 1995 to \$1,745,503,738 in 2002. Lincoln had the highest valuation, at \$478,041,012, in 2002. The lowest valuation was in Ellsworth, with \$7,891,645.

Chapter 5

Public Input

The purpose of this chapter is to summarize the meetings and presentations made during the creation of this document. This chapter is important as it provides a real world picture of what is occurring in the North Country, instead of just crunching numbers. What follows is a summary of each of these meetings.

November 10, 2004
Presentation to CEDS Committee

The first presentation of this report was made to the members of the Comprehensive Economic Development Strategy (CEDS) committee on November 10, 2004. Committee members are local community leaders (in business and governance) so it was felt it was important to receive feedback from this group.

One of the main points brought up committee members was the impact second homes has on the region. Specifically, the Colebrook LMA was identified as an area that recently has been receiving increased development pressures for second homes. The prediction models for 2010 are unable to account for second homes as they are currently set up, so there was concern from the committee members that these numbers are important and need to be quantified.

Out of this meeting a section was added to the Results section of this document, discussing why second homes were left out of the analysis and presenting a rudimentary analysis technique to estimate the possible number of new second homes built by 2010. Unfortunately, it is out of the scope of work for this document to develop an analysis technique and accurately predict the number of new second homes built by 2010. It is the author's recommendation that such a study should be undertaken, as the impact of second homes is stronger in the North Country as compared to the rest of the state.

November 12, 2004
Interview with David Wood, Executive Director of Affordable Housing, Education and Development (AHEAD) Inc.

An interview was conducted with David Wood on November 12, 2004 to discuss the results of the study, as well as to discuss what he is seeing in the housing market in the area AHEAD serves (this area is in the western part of the North Country, based mainly around the Littleton area). Some of the major points discussed during this meeting are as follows:

- **Barriers to Keeping Housing Affordable.** Many issues were raised and discussed in terms of the barriers keeping housing from being affordable. These issues include:

- Stagnate wages in the North Country.
 - The increase in housing cost.
 - The job growth that has taken place within the North Country is mostly retail, which does not provide high wages (sometimes not enough to pay for housing).
 - The increase in rental prices Mr. Wood has seen in the past two years.
 - The rising cost of critical goods and services (healthcare, etc.)
- Development of Affordable Housing. Mr. Wood felt as though:
 - The subsidies supporting affordable housing were keeping up with the rising costs of housing;
 - The stigmas associated with affordable housing (for example the lowering of property values) were less severe in the North Country than in the southern part of the state. Because the North Country is mostly rural and made up of smaller communities, people know each other better and are more willing to work together.
 - Predatory Lenders. One of the bigger issues in the housing market today, Mr. Wood felt, was the increase in predatory lenders in the area. Potential homeowners afraid of the widening gap between wages and housing prices, feel they need to buy now before the gap becomes too wide. To purchase these homes, people take out loans and mortgages that are not favorable which they cannot afford. They end up in debt and worse off than when they started.
 - Low Income Families. Through the analysis of this document it was noted that there does not seem to be a large stock of three bedroom apartments in the North Country, apartment sizes most beneficial to families. Mr. Wood brought up a very important point that it isn't in the best interest of a landlord to provide their tenants with three bedroom apartments. It is better for them to have one or two bedroom apartments; because they can have a greater number of units and increase their revenue. The development of three bedroom apartments should be a priority of North Country communities, to increase the housing stock for low income families.
 - Future Goals. One of the most important goals for Mr. Wood and the people at AHEAD is to try and serve more people in the future. Right now they are only able to serve about ten to twenty percent of the current demand. With increased funds they would be able to serve more people in the North Country who are currently having trouble with their housing situations.

Another goal Mr. Wood wishes to see come to fruition is the creation of an outreach program to communities currently experiencing housing problems. With advocacy and education, towns would be better able to plan for future housing problems and needs.

November 16, 2004

Interview with Phyllis Powell, Tri-County Community Action Program (CAP)

Tri-County CAP serves the three counties in Northern New Hampshire (Coos, Grafton, and Carroll Counties). An interview was conducted with Phyllis Powell, of Tri-County CAP, to get an idea of her observations of the housing market in Northern New Hampshire.

- Berlin. One of the first topics of discussion was the condition of the City of Berlin's housing stock. Ms. Powell concluded that there was a false picture of housing in Berlin, that it does not have an excess of good, affordable housing. What it does have is an excess of old, dilapidated housing units. Another problem facing the City is its aging population. There is a general lack of jobs in the area. The young people go to college and don't come back. This negatively affects the economy and hurts the housing market in the area.
- Plymouth Area. There is an affordable housing shortage in Grafton County, especially in the Plymouth area. Ms. Powell believes this is because of the hospital and university in the town. These institutions bring in professionals (doctors and professors) who move to the area and can afford more house than area residents. Parents of students also help the students pay for their off campus housing. All of this contributes to the increase in housing costs in the area, making the housing less affordable for area residents.
- Increase in Housing Costs. Ms. Powell identified several factors that have increased the cost of housing in the North Country. These were: the construction of second homes and the effect they have on land prices, the cost of living (heating oil and travel expenses to work) are higher for people in the North Country, and people working in the southern portion of the state moving their way north to find cheaper housing.
- Stigmas of Affordable Housing. Whether warranted or not, there are stigmas that exist about affordable housing. Ms. Powell identified, in particular, the fear area residents have on the effect affordable housing will have on their schools. Residents think that the people who live in affordable housing just came out of homeless shelters and have about ten children in tow with them. While this isn't the case, this is the perception residents have. There are also one or two "horror stories" that persist in communities about a child who had to be bused from far away and the town has to foot the bill. While this is true in isolated cases, by and large affordable housing is not the drain on communities residents fear.

November 16, 2004

Interview with Mary-Jo Landry, Executive Director of Berlin Housing Authority

An interview with Ms. Landry on November 16th provided some insight into the housing climate currently found within the City of Berlin. One of the problems facing the City is

the lack of single family homes and the excess supply of multi-family units. Many of the homeowners in the City are first time homeowners, so one of the challenges Ms. Landry faces is the education of homeowners on how to upkeep their properties. One of her goals for the area is the continued refurbishment of homes and housing units in the City, which can better neighborhoods and lower crime. She feels Berlin can turn a negative into a positive (in terms of the housing market). There is a real opportunity to learn from the mistakes made by other communities in the rest of the state; address the problem of affordable housing prior to the build out of Berlin.

November 19, 2004

Andre Caron, Berlin City Housing Coordinator

The housing situation currently facing the City of Berlin is unique to the North Country, if not the rest of the state. Within the past few months a new position was created, City Housing Coordinator, to address the situation and Mr. Caron was hired to fill that position. An interview was conducted with Mr. Caron to gain a better perspective of the housing situation within Berlin and what the plans are to address those problems.

One of the challenges facing Mr. Caron is the lack of enforcement the City of Berlin has over the homeowners and landlords of the City of Berlin. Some of the houses within the City are completely vacant (some are burned out). These units pose a health risk to residents of the community, as well as being blight on the town (which lowers property values). The City of Berlin, unfortunately, has little power to make the owners of the units take them down. In many cases, it is cheaper for the owners to continue paying taxes than it is to tear the units down.

One of Mr. Caron's main goals is to provide the City with the power to get rid of or refurbish these units. Several initiatives are currently under way at the City, including:

- Review and revise the master plan for the City;
- Review zoning rules;
- Updating the building codes; and,
- Updating the housing codes.

The discussion with Mr. Caron also touched upon the federal prison which is set to be built in the City of Berlin. Mr. Caron voiced concern about the potential impact the construction workers would have on the City while they were building the prison. There are currently not enough construction workers within the area to build the prison, meaning people from outside of the region will have to move in temporarily until the prison is built. This should create a boom for the economy, but only temporarily. Mr. Caron is concerned where these people will live when they are here, but more importantly; what will happen to the local economy and housing market once these construction workers leave?

December 1, 2004
Presentation at Representatives Meeting

The last public meeting to take place during the creation of this document was a presentation made to North Country Representatives, as well as to other local leaders from the area. After the presentation was made, an hour long discussion took place dealing with the state of housing in the North Country and some of the challenges facing it in the future. What follows is a summary of that discussion.

One of the major issues facing the people of the North Country is the lower incomes earned, as compared to the entire state. People either live on fixed incomes, or can expect to earn less than someone living in the southern portion of the state. They are less likely to be able to purchase their own homes comfortably. This is in conjunction with rising housing costs, making it even harder for local people to purchase homes.

While homes become more expensive, they are still cheap when compared to southern New Hampshire and Massachusetts. People living in these areas see the relatively cheap prices and purchase land or existing structures, for primary or secondary homes. Some of the stakeholders at the meeting shared they have seen substantial growth in their communities over the past few years. This increased competition can only drive up the prices for housing.

A question also arises about what happens to the money that was spent on local real estate by people outside of the area. If a person outside of the community purchases land and then subdivides it, where does the money go? What benefit does the town or community realize by letting this happen?

A problem with the increased development of second homes in the North Country is the potential disconnect they could cause within communities. Seasonal residents will not (in most cases) feel connected to the towns or communities where they vacation. With an increase in the number of seasonal residents, a community could lose its local identity.

One of the bigger policy recommendations to come out of this meeting was to see better planning for housing development in the future, and more importantly regional collaboration between towns. For example, the creation of an industrial park in one town does not impact only that town. Workers in these businesses will not necessarily live in that town and may move to surrounding towns. Only through sound planning and communication, can the negative impacts of growth felt by these towns be mitigated.

One of the last, and probably most important, discussions to come out of this meeting was the topic of property taxes and how they affect housing. Property taxes are inherently regressive, as it penalizes people from redevelopment of old housing stock. The tax structure can cause real estate to be sold and developed, which might otherwise not be. It was felt by the majority of the group that the root of the problem with housing and affordable housing in the region was caused by the property tax structure in New Hampshire.

Chapter 6

The North Country Comprehensive Economic Development Strategy (CEDS) Housing Goals

In 2003 North Country Council updated its Comprehensive Economic Development Strategy (CEDS) for the northern portion of the State of New Hampshire. This document looked at the current conditions of the area, the strengths and weaknesses of the region, and the goals for the future. This chapter will look at some of the housing goals that were produced from the public input process for the creation of the CEDS. The sections are broken down by each Labor Market Area (LMA).

Berlin LMA

One of the first goals is to lessen the number of substandard units in over-supply communities. The City of Berlin, over the past ten to fifteen years, has seen a decrease in the total number of units in the community. As was presented earlier in this document the total number of units in the City decreased from 1990 to 2002.

Residents want to reward the reuse of underutilized and/or existing abandoned housing. Instead of tearing down old houses and building completely new ones, there should be an incentive for developers and others to keep and redevelop what's already there. In addition, residents want to see innovative downtown revitalization projects, which include historic preservation, commercial space and affordable rental housing.

People are also in favor of encouraging "Smart Growth" practices, as well as developing affordable small-scale assisted living/senior supported properties in smaller communities. As the population in the Berlin LMA becomes older there is a greater need for these types of facilities.

Colebrook LMA

Residents wish to see and encourage "Smart Growth" practices in their communities, including good zoning. People also want to see greater emphasis placed on the revitalization of their downtowns. Projects for this include historic preservation, better commercial space and affordable rental housing. It is interesting to note no one brought up the impact of second homes, although this was a major issue raised while presenting this project.

Conway LMA

One of the main concerns to come out of the Conway meeting was the residents concerns about sprawl. People want to encourage mixed-use comprehensive housing development to use land to its fullest potential, encourage "Smart Growth" practices, and also expand housing opportunities within existing village infrastructure. That is, identify places to

build that are already serviced by a community's infrastructure instead of developing property that would also need the development of these services.

Residents wished to see an increase in the supply of affordable housing as well as trying to de-stigmatize the term "affordable". There was concern that one of the reasons why the general public is against affordable housing projects is because they do not truly understand what it means. Residents also wished to see an increase in the supply of multi-family rental housing units. People felt the best way of attaining this goal would be through a combination of major rehabilitation of existing housing and new construction as appropriate.

Lancaster LMA

Residents feel as though some important goals for the area are to reevaluate land use ordinances pertaining to residential districts and to expand housing opportunities within the existing infrastructure of a community. There is concern from community members of the effect of sprawl on their community and the effect it would have on their local downtowns. Like most of the other LMA's, Lancaster felt it was important to revitalize their downtowns, through affordable rental housing and other opportunities.

Like Berlin, Lancaster felt it was important to reduce the number of substandard units in a community with a surplus of housing. They also felt that it was important to develop affordable small-scale assisted living/senior properties in small communities to help older members of the community.

Littleton LMA

As shown earlier in this document, the ratio of housing types in the North Country has moved towards single family homes and away from multi-family and manufactured units. However, there is concern within the Littleton area that these new single family homes are not affordable for everyone in the community. Community members wish to see an increase in the supply of affordable single-family homes including those for purchase by first-time homebuyers. In addition, residents want to see an increase in the number of multi-family units, through the rehabilitation of existing homes and new construction, as appropriate.

Residents also wish to see "Smart Growth" and mixed-use development encouraged within their communities. People would like to see innovative downtown revitalization projects pursued, which would include; historic preservation, commercial space and affordable rental housing.

Plymouth LMA

Plymouth area residents have many of the same housing goals as residents throughout the North Country. Community members would like to see an increase in the supply of multi-family units in the area as well as an increase in the number of affordable single

family houses, as single family homes have become more unaffordable for working families in the area. The expansion of housing opportunities was another issue that was raised. This should be done through the encouragement of mixed-use housing development, increased emphasis of development within a community's existing infrastructure, and "Smart Growth" to include good zoning and land use ordinances as they pertain to residential districts. In much the same way as other residents in the North Country, Plymouth residents want to see the revitalization of their downtown communities, through historic preservation, commercial space and affordable rental housing.

Chapter 7

Affordable Housing Resources

As presented throughout this document, the cost of housing in the North Country has been increasing in the past decade, and should continue to rise. With this rise in cost it becomes difficult for residents to afford housing, especially low- and middle-income residents. This chapter provides an overview of some of the programs and organizations that can be used in addressing the housing affordability problem in the North Country.

Affordable Housing, Education, and Development (AHEAD, Inc.)

Littleton, NH (603) 444-1377

<http://www.homesahead.com/>

AHEAD is an organization that provides many different affordable housing solutions to the people of the North Country. This includes; rental subsidies, housing loans, first time homeownership counseling and seminars, affordable housing construction and rehabilitation, and many other programs. AHEAD also owns several affordable rental housing units for seniors as well as low income people.

Berlin Housing Authority

Berlin, NH (603) 752-4240

The Berlin Housing Authority serves the housing needs for the people of the City of Berlin. This organization provides subsidized rents for the people of the City as well as owning several public housing units. This housing is provided to low or moderate income people and for senior and disabled people. The Berlin Housing Authority is also involved with different housing rehabilitation projects in Berlin, including the Glenn Avenue Gateway Project. This project is the rehabilitation of several houses and their porches, to improve the aesthetics of the community.

Community Development Finance Authority (CDFA)

<http://www.nhcdfa.org/>

This organization was established by legislation (RSA 162-L) in 1983 to address the issues of affordable housing and economic opportunity for low- and moderate-income New Hampshire residents. CDFFA is both a body politic and a nonprofit corporation that is governed by an eleven-member board of directors who are appointed by the governor for five-year terms. Following are several housing programs available through the CDFFA:

Community Development Block Grant (CDBG) – CDBG grants fall into three categories; housing, infrastructure, and economic development. Common CDBG housing projects include:

- Acquisition and rehabilitation of properties through housing trusts;
- Single family housing rehabilitation loans and grants;

- Loans and grants for landlords that provide decent, safe, and sanitary affordable housing to low- and moderate-income renters; and
- The acquisition and rehabilitation of structures to provide alternative living environments such as elderly homes, group homes, and boarding houses.

Downtown Initiative – The CDFA, NH Housing Finance Authority (NHHFA), and NH Department of Resources and Economic Development (DRED) have combined resources to encourage downtown redevelopment. This is done by providing financial support and incentives to encourage reinvestment into New Hampshire’s downtowns through extensive renovations to multi-use structures that contain commercial or retail spaces on the ground floor and residential units on the upper floors. The Downtown Initiative focuses on the renovation of underutilized properties that are integral to a community’s downtown commercial center, and is targeted at communities that have a plan for their downtowns. The primary goal is to create new housing units across the housing market in the form of market-rate rental units, affordable first home condominiums, and subsidized rental units.

Federal Home Loan Bank

(617) 292-9600

Website: www.fhfb.gov

Affordable Housing Program (AHP) - The AHP subsidizes the cost of housing for very low-income and low- or moderate-income owner-occupied and rental housing. The subsidy may be in the form of a grant (“direct subsidy”) or a below-cost interest rate on an advance (loan) from the FHLBank to a member lender. AHP subsidies must be used to fund the purchase, construction or rehabilitation or refinancing of:

- **owner-occupied housing** for very low-income and low- or moderate-income households (at or below 80% of area median income (AMI)); or
- **rental housing** in which at least 20% of the units will be occupied by and affordable for very low-income households (50% of AMI). AHP funds may also be used to fund additional units targeted to households with incomes up to 80% of AMI.

Federal Housing Administration and Veterans Administration Loans

(202) 708-1112

Website: www.hud.gov/offices/hsg/hsgabout.cfm

These Federal Government programs provide assistance to qualifying home buyers primarily by 1) allowing for a higher percentage of household income to be devoted to housing costs; 2) providing mortgage insurance or guarantees; and 3) allowing for reduced down payments. These programs provide essential assistance to moderate-income households throughout the nation.

New Hampshire Community Loan Fund (NHCLF)

(603) 224-6669

Website: www.nhclf.org

NHCLF is a nonprofit organization and a Community Development Financial Institution, certified by the Community Development Financial Institutions Fund of the U.S. Department of the Treasury. Established in 1983, the NHCLF was the first statewide loan fund established in the United States, and is the only loan fund of its type serving the entire state of New Hampshire. The NHCLF was founded upon two fundamental premises:

1. The belief that one of the barriers that keeps low income people from achieving greater self sufficiency is lack of access to credit.
2. The belief that people and organizations that have (or manage) financial resources would be willing to help their neighbors if they had a mechanism to do so

Since 1984, the NHCLF has loaned more than \$36 million to more than 350 community initiatives for affordable housing, community facilities which provide essential services (like child care), and economic opportunity (including self-employment and job creation).

New Hampshire Housing Finance Authority (NHHFA)

New Hampshire Housing Finance Authority is a public benefit corporation whose mission is to promote, finance and support safe, affordable and needed housing and related services for New Hampshire families, individuals and communities. In addition, New Hampshire Housing seeks to contribute to, support and sustain the economic development of the State, its communities and neighborhoods by providing financial support for the development of housing opportunities for all people.

In accordance with its mission, the Authority operates a broad range of programs designed to assist low and moderate income persons and families obtain decent, safe and affordable housing. Some of these programs include:

Accessing Community Choices for Everyone with Supportive Services (ACCESS) - ACCESS is a New Hampshire Housing program that provides assistance with rent and home ownership opportunities for low income persons age 61 and younger with a disability, transitioning into the community to a more independent setting.

Affordable Housing Trust Fund (AHF) - The fund is used to provide loans and grants to support rental housing, group homes, and manufactured housing cooperatives. Funds are typically reserved for below market rate loans or grants to cover financing gaps or fund projects that cannot support debt. Both for and non-profit sponsors are eligible for financing. Minimum requirements are that 50% of the units in a project must be affordable to households at 80% or less of the Median Area Income. Typically, projects

financed by the AHF have other funding programs, the most common being tax credits. These other programs generally have more restrictive affordability requirements.

HOME Rental Housing Production Program - This program supplies permanent financing for the development of rental housing opportunities for low and very low income households. Projects are provided with subordinate, deferred mortgage loans payable on resale, refinancing, or default. Approximately 60 to 70 units can be assisted with HOME funds annually at the current funding level of approximately \$2,000,000. A portion of funds under this program is reserved for the exclusive use of community housing development organizations (CHDO), a subset of non-profit housing providers meeting the federal CHDO definition. Both for and non-profit sponsored projects are eligible for financing. Twenty percent of the HOME units must be rented to households earning less than 50% or the median area income and the balance of units must be targeted to households earning 60% or less of the median area income. HOME funds are allocated on a competitive basis two times annually.

Housing Choice Voucher Program - New Hampshire Housing administers the Federal Housing Choice Voucher Rental Assistance Program throughout the State of New Hampshire. The rental assistance program provides subsidies on behalf of households who reside in a community's existing rental stock. The dwelling unit is selected by the household and must meet certain housing quality standards. The principal goal of the Housing Choice Voucher Program is to provide safe, decent, sanitary and affordable housing to very low income households. Program eligibility and assistance is based upon income and household size. Through the program, a qualified household pays a portion of their adjusted income towards rent and utilities and New Hampshire Housing pays the remainder directly to the landlord.

Housing Services Programs - The Housing Services Programs have been developed to provide assistance to housing managers, resident service coordinators (RSCs), and residents to decrease evictions, property damage, and resident complaints and to increase resident's self-sufficiency and independence. Staff provide technical assistance and training to owners and management companies in developing, implementing, and maintaining quality supportive services programs for residents of elderly and family housing complexes, primarily Section 8 New Construction and other subsidized housing. We also provide information, training, monitoring and technical assistance to managers and RSCs of both elderly and family housing on an on-going basis.

Housing to Work Rental Assistance Program - The Housing to Work Rental Assistance Program is a rental assistance program which offers Section 8 Rental Assistance to families who are currently receiving TANF (Temporary Assistance to Needy Families), are eligible to receive TANF, or have received TANF in the past two years. Qualified families sign a Participatory Agreement obligating them to work with an employment related case management program or agree to yearly minimum employment requirements. Families are required to remain in New Hampshire for the first three years that they receive rental assistance.

Low Income Tax Credit Program (LIHTC) - Provides an effective vehicle for encouraging private investment in new affordable rental housing. Eligible projects receive federal income tax credits over a ten year period, commensurate with the percentage of the units set aside for eligible households. In order to be eligible, a minimum of 20% of the project must be targeted to households earning 50% or less of median area income or 40% of the project must be targeted to households earning 60% or less of median area income.

Manufactured Housing Program - Provides financing to low and moderate-income borrowers who own a manufactured home located in a New Hampshire Housing approved Manufactured Housing Cooperative and wish to replace it with a newly manufactured unit.

Resident Service Coordination - Resident Service Coordinators (RSCs) are an integral part of the management team within multi-family rental housing complexes in addressing the needs and difficulties of residents that can jeopardize their tenancy. They promote effective partnerships among housing providers, property managers and service providers to improve a project's financial viability/stability, benefiting current and future residents and ultimately, the community at large.

Single Family Mortgage Program - Designed primarily for first-time home buyers and provides 30-year mortgages with below market interest rates, options with points or with no points, low down payment requirements, new cash assistance option, and other flexible underwriting criteria. The interest rate available is usually below conventional mortgage interest rates. To qualify for the program, borrowers must meet certain income limits and purchase price limits.

Special Needs Housing Program - Made available in response to a growing demand from organizations that provide social services and housing to special needs groups. The program provides permanent financing for the development of rental housing for low and very low income people. Eligible projects include transitional housing, women/children crisis centers, handicapped/disabled, HIV/AIDS, and drug/alcohol rehabilitation housing.

Tax Exempt Bond Financing - Tax exempt private activity bonds can be issued by the Authority to finance multi-family housing. In return for the reduced interest financing, at least thirty percent of the units must be rented to households earning 50% or less of the median area income or fifty percent of the units must be rented to households earning 60% or less of the median area income. The Authority also adds rent restrictions for the compliance period. The restrictions are in effect for the longer of 15 years or the life of the bond. Any for-profit development entity is eligible to participate.

Technical Assistance Program - The purpose of this program is to provide pre-development funds to certain types of New Hampshire based not for profit organizations to assist in their efforts to develop affordable housing in New Hampshire. In addition, the Technical Assistance Program is intended to provide organizational operating assistance

to the applicants who are successful in bringing projects forward to the development stage.

United States Department of Agriculture – Rural Development Housing Programs

Guaranteed Rental Housing Program - The Rural Housing Service guarantees loans under the Rural Rental Housing Guaranteed loan program for development of multi-family housing facilities in rural areas of the United States. Loan guarantees are provided for the construction, acquisition, or rehabilitation of rural multi-family housing. Occupants must be very- low-, low- or moderate-income households, elderly, handicapped, or disabled persons with income not in excess of 115% of the area median income. Very low income is defined as below 50 percent of the area median income (AMI); low income is between 50 and 80 percent of AMI; moderate income is capped at \$5,500 above the low-income limit. The average rent of all units is 30% of 100% of the median income of the surrounding area (adjusted for family size).

Housing Preservation Grant (HPG) - The HPG program provides grants to sponsoring organizations for the repair or rehabilitation of low- and very low-income housing. The grants are competitive and are made available in areas where there is a concentration of need. Those assisted must own very low- or low-income housing, either as homeowners, landlords, or members of a cooperative. Very low income is defined as below 50 percent of the area median income (AMI); low income is between 50 and 80 percent of AMI. Eligible sponsors include state agencies, units of local government, Native American tribes, and nonprofit organizations.

Mutual Self-Help Housing Loan – The Section 502 Mutual Self-Help Housing Loan program is used primarily to help very low- and low-income households construct their own homes. The program is targeted to families who are unable to buy clean, safe housing through conventional methods. Families participating in a mutual self-help project perform approximately 65 percent of the construction labor on each other's homes under qualified supervision. The savings from the reduction in labor costs allows otherwise ineligible families to own their homes. If families cannot meet their mortgage payments during the construction phase, the funds for these payments can be included in the loan.

Rural Housing Direct Loans – These are loans that are directly funded by the Government. These loans are available for low- and very low-income households to obtain homeownership. Applicants may obtain 100% financing to purchase an existing dwelling, purchase a site and construct a dwelling, or purchase newly constructed dwellings located in rural areas. The purpose of this loan is to provide financing at reasonable rates and terms with no down-payment. Mortgage payments are based on the household's adjusted income. These loans are commonly referred to as Section 502 Direct Loans.

Rural Housing Guaranteed Loan - Section 502 loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds can be used to

build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Repair and Rehabilitation Grants – These grants are funded directly by the Government. A grant is available to dwelling owner/occupant who is 62 years of age or older. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities. The amount of the grant is based on the applicant's ability to repay and must be used in conjunction with the Repair and Rehabilitation Loan. The lifetime maximum grant amount is \$7,500.

Rural Housing Site Loans - This program provides Government funding for a public or private non-profit organization to buy and develop building sites, including the construction of access roads, streets, and utilities. Sites developed under this program may be sold to individual households, non-profit organizations, public agencies, and cooperatives who provide financial assistance for housing to low- and moderate-income families.

Rural Rental Assistance (RA) Program – This provides an additional source of support for households with incomes too low to pay the RHS subsidized (basic) rent from their own resources. RHS pays the owner of a multi-family housing complex the difference between the tenant's contribution (30 percent of adjusted income) and the monthly rental rate.

Rural Rental Housing Loans – These are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but its funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems. The program is adaptable for participation by a wide variety of owners. Loans can be made to individuals, trusts, associations, partnerships, limited partnerships, State or local public agencies, consumer cooperatives, and profit or nonprofit corporations.

Technical Assistance Grant – These grants are funded directly by the Government. These grants provide financial assistance to non-profit organizations who will provide technical assistance to low- and very low-income households to build their own homes in a rural area. Funds may be used to pay salaries, rent, and office expenses of the non-profit organization.

Tri-County Community Action Program

Berlin, NH

(603) 752-7100

Website: www.tccap.org/

The Tri-County Community Action Program (CAP) serves the people living within Coos, Grafton and Carroll Counties. It is an affordable housing developer and a HUD housing

agency and councilor. Tri-County CAP also provides homeless shelters and other resources to the very low income people of the North Country.

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Appendix A

Town	Type of Unit	1990		2000		Town	Type of Unit	1990		2000	
		# Units	Vacancy Rate	# Units	Vacancy Rate			# Units	Vacancy Rate	# Units	Vacancy Rate
Albany	Own	11	6.3%	7	3.1%	Lancaster	Own	19	2%	13	1.4%
	Rent	18	26.9%	6	12.8%		Rent	36	8.8%	35	8.2%
Bartlett	Own	47	7.1%	33	3.7%	Landaff	Own	3	2.6%	3	2.2%
	Rent	467	57.9%	37	9.9%		Rent	2	6.7%	1	4.2%
Bath	Own	9	3.5%	15	5%	Lincoln	Own	98	23.1%	19	4.9%
	Rent	6	10.7%	1	1.5%		Rent	57	21.2%	16	7%
Benton	Own	53	45.3%	2	2.5%	Lisbon	Own	11	2.6%	10	2.2%
	Rent	0	0%	0	0%		Rent	22	10%	15	7.4%
Berlin	Own	53	1.7%	87	3%	Littleton	Own	36	2.3%	20	1.3%
	Rent	221	10.2%	216	10.9%		Rent	119	12.3%	52	5.3%
Bethlehem	Own	29	5.4%	40	5.8%	Lyman	Own	3	2%	3	1.6%
	Rent	57	18.6%	25	8.3%		Rent	1	11.1%	0	0%
Campton	Own	50	6.7%	24	2.7%	Madison	Own	15	2.7%	11	1.7%
	Rent	100	32.5%	5	1.8%		Rent	45	24.6%	4	2.7%
Carroll	Own	10	6.3%	7	3.1%	Milan	Own	11	2.5%	14	2.8%
	Rent	10	15.2%	11	15.5%		Rent	3	5.7%	3	6%
Chatham	Own	2	2.2%	2	2.1%	Monroe	Own	3	1.2%	5	1.8%
	Rent	5	33.3%	0	0%		Rent	4	14.3%	0	0%
Clarksville	Own	2	2.4%	1	0.9%	Northu...	Own	15	2%	13	1.7%
	Rent	0	0%	1	7.7%		Rent	19	7.2%	31	11.5%
Colebrook	Own	12	1.8%	16	2.3%	Pittsburg	Own	16	4.7%	12	3.5%
	Rent	43	10.5%	86	19.5%		Rent	18	26.5%	2	3.6%
Columbia	Own	4	1.9%	3	1.2%	Plymouth	Own	70	7.5%	23	2.4%
	Rent	2	4.4%	5	9.8%		Rent	52	6.2%	24	3.2%
Conway	Own	122	5.4%	51	2%	Randolph	Own	1	0.8%	1	0.8%
	Rent	206	15.2%	169	11.8%		Rent	0	0%	1	5%
Dalton	Own	10	3.3%	15	4.5%	Rumney	Own	10	2.2%	15	3.2%
	Rent	4	10%	3	5.5%		Rent	25	18.1%	7	5.5%
Dummer	Own	2	1.8%	3	2.7%	Shelburne	Own	2	1.5%	2	1.4%
	Rent	2	20%	3	14.3%		Rent	2	12.5%	2	9.1%
Easton	Own	2	2.5%	1	1%	Stark	Own	3	1.9%	6	3.4%
	Rent	3	18.8%	2	8.7%		Rent	4	10.5%	1	4.5%
Eaton	Own	4	3.4%	3	2.4%	Stewarts	Own	0	0%	9	3.1%
	Rent	5	16.7%	7	17.1%		Rent	17	14.5%	19	17.8%
Ellsworth	Own	0	0%	2	6.5%	Stratford	Own	9	3.8%	5	1.8%
	Rent	3	27.3%	0	0%		Rent	17	13.7%	7	5.2%
Errol	Own	3	2.9%	10	7.7%	Sugar Hill	Own	6	3.7%	1	0.5%
	Rent	2	11.8%	3	15%		Rent	7	14.6%	6	10.7%
Franconia	Own	20	8.5%	3	1.1%	Thornton	Own	48	10.3%	18	3.1%
	Rent	16	12.8%	10	8.3%		Rent	38	19.7%	11	5.1%
Gorham	Own	13	1.3%	19	2%	Warren	Own	22	7.7%	12	4%
	Rent	31	8.2%	44	10.6%		Rent	2	4.8%	2	2.8%
Groton	Own	5	4.8%	2	1.3%	Waterville	Own	2	4.8%	3	3.3%
	Rent	0	0%	0	0%		Rent	132	80.5%	0	0%
Hart's Loc.	Own	2	13.3%	0	0%	Wentworth	Own	3	1.4%	9	3.3%
	Rent	2	50%	0	0%		Rent	8	24.2%	3	6.1%
Haverhill	Own	38	3.3%	28	2.2%	Whitefield	Own	20	3.6%	18	3%
	Rent	59	11.8%	38	7.1%		Rent	41	17.2%	29	11.1%
Jackson	Own	8	3.4%	5	1.7%	Woodstock	Own	56	16.2%	18	5.1%
	Rent	5	5.7%	3	3.6%		Rent	49	19.9%	18	9.7%
Jefferson	Own	9	3.1%	13	3.7%						
	Rent	6	9%	2	3%						

Appendix B

Berlin Labor Market Area Growth Profile Housing Units by Type 1990-2002

	Single Family Units				Multi-Family Units				Manufactured Units			
	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02
Berlin	2507	2453	-54	-2%	2792	2537	-255	-9%	117	89	-28	-24%
Dummer	157	220	63	40%	4	8	4	100%	53	34	-19	-36%
Errol	301	388	87	29%	7	22	15	214%	61	50	-11	-18%
Gorham	718	801	83	12%	410	439	29	7%	298	267	-31	-10%
Milan	525	635	110	21%	31	32	1	3%	124	115	-9	-7%
Randolph	244	279	35	14%	13	13	0	0%	18	12	-6	-33%
Shelburne	154	173	19	12%	7	10	3	43%	18	19	1	6%
Total	4606	4949	343	7%	3264	3061	-203	-6%	689	586	-103	-15%

Colebrook Labor Market Area Growth Profile Housing Units by Type 1990-2002

	Single Family Units				Multi-Family Units				Manufactured Units			
	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02
Clarksville	194	247	53	27%	0	20	20	#DIV/0!	43	60	17	40%
Colebrook	616	791	175	28%	358	410	52	15%	194	147	-47	-24%
Columbia	273	367	94	34%	19	21	2	11%	84	80	-4	-5%
Pittsburg	956	1118	162	17%	31	43	12	39%	237	153	-84	-35%
Stewartstown	381	501	120	31%	98	112	14	14%	149	161	12	8%
Total	2,420	3,024	604	25%	506	606	100	20%	707	601	-106	-15%

Conway Labor Market Area Growth Profile Housing Units by Type 1990-2002

	Single Family Units				Multi-Family Units				Manufactured Units			
	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02
Albany	337	422	85	25%	27	15	-12	-44%	87	87	0	0%
Bartlett	1,602	1920	318	20%	1,677	1793	116	7%	128	64	-64	-50%
Chatham	183	220	37	20%	6	10	4	67%	22	25	3	14%
Conway	2,972	3384	412	14%	1,751	2075	324	19%	776	699	-77	-10%
Eaton	218	239	21	10%	10	21	11	110%	12	1	-11	-92%
Hart's Location	62	54	-8	-13%	0	0	0	#DIV/0!	2	0	-2	-100%
Jackson	655	758	103	16%	176	181	5	3%	34	3	-31	-91%
Madison	1,219	1526	307	25%	105	95	-10	-10%	98	77	-21	-21%
Total	7,248	8,523	1,275	18%	3,752	4,190	438	12%	1,159	956	-203	-18%

Lancaster Labor Market Area Growth Profile Housing Units by Type 1990-2002

	Single Family Units				Multi-Family Units				Manufactured Units			
	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02
Jefferson	406	458	52	13%	38	50	12	32%	99	90	-9	-9%
Lancaster	931	1021	90	10%	439	397	-42	-10%	143	135	-8	-6%
Northumberland	666	752	86	13%	261	230	-31	-12%	133	154	21	16%
Stark	264	305	41	16%	34	44	10	29%	70	50	-20	-29%
Stratford	233	351	118	51%	79	92	13	16%	167	102	-65	-39%
Total	2,500	2,887	387	15%	851	813	-38	-4%	612	531	-81	-13%

Appendix B

Littleton Labor Market Area Growth Profile Housing Units by Type 1990-2002

	Single Family Units				Multi-Family Units				Manufactured Units			
	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02
Bath	359	346	-13	-4%	24	40	16	67%	55	77	22	40%
Benton	91	113	22	24%	1	2	1	100%	41	38	-3	-7%
Bethlehem	783	929	146	19%	308	383	75	24%	130	76	-54	-42%
Carroll	301	401	100	33%	261	373	112	43%	49	35	-14	-29%
Dalton	325	366	41	13%	7	18	11	157%	143	154	11	8%
Easton	168	186	18	11%	3	10	7	233%	0	0	0	#DIV/0!
Franconia	452	579	127	28%	140	128	-12	-9%	54	44	-10	-19%
Haverhill	1,303	1436	133	10%	404	488	84	21%	324	287	-37	-11%
Landaff	176	202	26	15%	11	11	0	0%	9	4	-5	-56%
Lisbon	439	446	7	2%	228	191	-37	-16%	102	125	23	23%
Littleton	1,419	1559	140	10%	940	1008	68	7%	329	312	-17	-5%
Lyman	208	262	54	26%	5	5	0	0%	56	32	-24	-43%
Monroe	272	332	60	22%	10	13	3	30%	22	12	-10	-45%
Sugar Hill	288	357	69	24%	25	36	11	44%	25	5	-20	-80%
Whitefield	756	842	86	11%	220	255	35	16%	135	89	-46	-34%
Total	7,340	8,356	1,016	14%	2,587	2,961	374	14%	1,474	1,290	-184	-12%

Plymouth Labor Market Area Growth Profile Housing Units by Type 1990-02

	Single Family Units				Multi-Family Units				Manufactured Units			
	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02	1990 units	2002 units	change 90-'02	% change 90-'02
Campton	1,001	1204	203	20%	389	362	-27	-7%	237	288	51	22%
Ellsworth	49	72	23	47%	7	0	-7	-100%	49	2	-47	-96%
Groton	184	284	100	54%	3	0	-3	-100%	75	71	-4	-5%
Lincoln	464	549	85	18%	1,705	1734	29	2%	133	87	-46	-35%
Plymouth	882	922	40	5%	940	774	-166	-18%	253	272	19	8%
Rumney	633	748	115	18%	106	81	-25	-24%	204	94	-110	-54%
Thornton	854	986	132	15%	358	425	67	19%	156	151	-5	-3%
Warren	370	400	30	8%	13	38	25	192%	105	89	-16	-15%
Waterville Valley	66	116	50	76%	1,095	1020	-75	-7%	7	0	-7	-100%
Wentworth	295	400	105	36%	13	21	8	62%	92	38	-54	-59%
Woodstock	407	476	69	17%	604	686	82	14%	193	143	-50	-26%
Total	5,205	6,157	952	18%	5,233	5,141	-92	-2%	1,504	1,235	-269	-18%

Appendix C

North Country Region

Monthly Housing Costs as a Percent of 1999 Household Income							
Region		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
New Hampshire	Housing Units	249345	192691	55504	38137	17130	1150
	% of Total	100%	77.3%	22.3%	15.3%	6.9%	0.5%
Berlin LMA	Housing Units	3440	2785	618	426	176	37
Colebrook LMA	Housing Units	939	716	218	167	82	5
Conway LMA	Housing Units	3282	2535	729	523	228	18
Lancaster LMA	Housing Units	1565	1269	292	196	79	4
Littleton LMA	Housing Units	4165	3364	778	550	246	23
Plymouth LMA	Housing Units	2785	2116	655	455	236	14
North Country	Housing Units	16176	12785	3290	2317	1047	101
	% of Total	100%	79.0%	20.3%	14.3%	6.5%	0.6%

Gross Rent as a Percent of 1999 Household Income							
Region		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
New Hampshire	Renter Units	163384	109070	46636	36119	20096	7678
	% of Total	100%	66.8%	28.5%	22.1%	12.3%	4.7%
Berlin LMA	Renter Units	2234	1261	834	625	342	139
Colebrook LMA	Renter Units	532	330	151	119	54	51
Conway LMA	Renter Units	1885	1117	652	480	248	116
Lancaster LMA	Renter Units	807	585	193	161	87	29
Littleton LMA	Renter Units	2460	1565	744	526	292	151
Plymouth LMA	Renter Units	1835	1037	592	472	277	206
North Country	Renter Units	9753	5895	3166	2383	1300	692
	% of Total	100%	60.4%	32.5%	24.4%	13.3%	7.1%

Berlin LMA

Monthly Housing Costs as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Berlin	Housing Units	2,110	1,738	345	252	97	27
Dummer	Housing Units	73	63	8	8	2	2
Errol	Housing Units	75	56	19	13	4	0
Gorham	Housing Units	646	467	179	110	58	0
Milan	Housing Units	329	283	38	24	11	8
Randolph	Housing Units	96	84	12	7	2	0
Shelburne	Housing Units	111	94	17	12	2	0
Total	Housing Units	3,440	2,785	618	426	176	37
	% of Total	100%	81.0%	18.0%	12.4%	5.1%	1.1%

Gross Rent as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Berlin	Renter Units	1754	929	712	536	290	113
Dummer	Renter Units	16	7	4	4	4	5
Errol	Renter Units	13	10	0	0	0	3
Gorham	Renter Units	367	254	98	77	45	15
Milan	Renter Units	50	32	15	5	3	3
Randolph	Renter Units	14	11	3	3	0	0
Shelburne	Renter Units	20	18	2	0	0	0
Total	Renter Units	2234	1261	834	625	342	139
	% of Total	100%	56.4%	37.3%	28.0%	15.3%	6.2%

Appendix C

Colebrook LMA

Monthly Housing Costs as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Clarksville	Housing Units	72	59	13	9	2	0
Colebrook	Housing Units	370	286	84	67	40	0
Columbia	Housing Units	129	93	36	30	13	0
Pittsburg	Housing Units	236	179	52	34	15	5
Stewartstown	Housing Units	132	99	33	27	12	0
Total	Housing Units	939	716	218	167	82	5
	% of Total	100%	76.3%	23.2%	17.8%	8.7%	0.5%

Gross Rent as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Clarksville	Renter Units	15	9	3	0	0	3
Colebrook	Renter Units	359	243	104	87	39	12
Columbia	Renter Units	28	14	5	2	2	9
Pittsburg	Renter Units	44	24	9	7	0	11
Stewartstown	Renter Units	86	40	30	23	13	16
Total	Renter Units	532	330	151	119	54	51
	% of Total	100%	62.0%	28.4%	22.4%	10.2%	9.6%

Conway LMA

Monthly Housing Costs as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Albany	Housing Units	122	93	29	23	10	0
Bartlett	Housing Units	676	502	172	128	43	2
Chatham	Housing Units	35	25	10	6	2	0
Conway	Housing Units	1,699	1,332	355	247	122	12
Eaton	Housing Units	58	46	10	4	2	2
Hart's Location	Housing Units	7	7	0	0	0	0
Jackson	Housing Units	211	149	60	47	28	2
Madison	Housing Units	474	381	93	68	21	0
Total	Housing Units	3,282	2,535	729	523	228	18
	% of Total	100%	77.2%	22.2%	15.9%	6.9%	0.5%

Gross Rent as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Albany	Renter Units	50	27	17	15	7	6
Bartlett	Renter Units	327	188	103	95	62	36
Chatham	Renter Units	13	10	3	3	0	0
Conway	Renter Units	1258	751	464	310	150	43
Eaton	Renter Units	22	11	7	7	7	4
Hart's Location	Renter Units	3	0	0	0	0	3
Jackson	Renter Units	76	43	25	20	7	8
Madison	Renter Units	136	87	33	30	15	16
Total	Renter Units	1885	1117	652	480	248	116
	% of Total	100%	59.3%	34.6%	25.5%	13.2%	6.2%

Appendix C

Lancaster LMA

Monthly Housing Costs as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Jefferson	Housing Units	168	136	30	22	11	2
Lancaster	Housing Units	575	460	115	79	37	0
Northumberland	Housing Units	545	450	93	54	17	2
Stark	Housing Units	127	107	20	14	7	0
Stratford	Housing Units	150	116	34	27	7	0
Total	Housing Units	1,565	1,269	292	196	79	4
	% of Total	100%	81.1%	18.7%	12.5%	5.0%	0.3%

Gross Rent as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Jefferson	Renter Units	52	28	19	11	6	5
Lancaster	Renter Units	378	295	83	69	44	0
Northumberland	Renter Units	233	168	54	44	22	11
Stark	Renter Units	21	13	3	3	0	5
Stratford	Renter Units	123	81	34	34	15	8
Total	Renter Units	807	585	193	161	87	29
	% of Total	100%	72.5%	23.9%	20.0%	10.8%	3.6%

Littleton LMA

Monthly Housing Costs as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Bath	Housing Units	125	104	21	18	8	0
Benton	Housing Units	35	34	1	1	1	0
Bethlehem	Housing Units	425	303	119	69	43	3
Carroll	Housing Units	163	126	37	24	12	0
Dalton	Housing Units	141	117	24	14	8	0
Easton	Housing Units	78	63	15	13	11	0
Franconia	Housing Units	210	153	57	42	28	0
Haverhill	Housing Units	845	703	136	104	44	6
Landaff	Housing Units	74	66	8	4	2	0
Lisbon	Housing Units	284	221	63	48	13	0
Littleton	Housing Units	959	806	146	111	38	7
Lyman	Housing Units	99	83	14	8	0	2
Monroe	Housing Units	215	183	32	20	7	0
Sugar Hill	Housing Units	125	102	20	15	5	3
Whitefield	Housing Units	387	300	85	59	26	2
Total	Housing Units	4,165	3,364	778	550	246	23
	% of Total	100%	80.8%	18.7%	13.2%	5.9%	0.6%

Appendix C

Gross Rent as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Bath	Renter Units	65	43	5	0	0	17
Benton	Renter Units	5	2	3	3	3	0
Bethlehem	Renter Units	263	139	93	61	37	31
Carroll	Renter Units	54	26	24	17	14	4
Dalton	Renter Units	39	26	7	5	0	6
Easton	Renter Units	4	4	0	0	0	0
Franconia	Renter Units	105	66	30	26	8	9
Haverhill	Renter Units	489	325	134	94	73	30
Landaff	Renter Units	23	15	3	3	3	5
Lisbon	Renter Units	179	123	53	40	15	3
Littleton	Renter Units	928	597	304	211	103	27
Lyman	Renter Units	13	9	2	2	2	2
Monroe	Renter Units	30	15	12	9	4	3
Sugar Hill	Renter Units	34	26	4	4	2	4
Whitefield	Renter Units	229	149	70	51	28	10
Total	Renter Units	2460	1565	744	526	292	151
	% of Total	100%	63.6%	30.2%	21.4%	11.9%	6.1%

Plymouth LMA

Monthly Housing Costs as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Campton	Housing Units	544	393	147	93	47	4
Ellsworth	Housing Units	14	12	2	0	0	0
Groton	Housing Units	91	66	25	19	15	0
Lincoln	Housing Units	287	229	56	42	21	2
Plymouth	Housing Units	612	459	153	117	42	0
Rumney	Housing Units	307	248	59	38	18	0
Thornton	Housing Units	381	278	101	70	51	2
Warren	Housing Units	172	138	34	21	9	0
Waterville Valley	Housing Units	26	16	9	9	9	1
Wentworth	Housing Units	163	131	30	22	16	2
Woodstock	Housing Units	188	146	39	24	8	3
Total	Housing Units	2785	2116	655	455	236	14
	% of Total	100%	76.0%	23.5%	16.3%	8.5%	0.5%

Gross Rent as a Percent of 1999 Household Income							
Towns		Total	< 30%	> 30%	> 35%	> 50%	Not Computed
Campton	Renter Units	280	175	65	41	26	40
Ellsworth	Renter Units	4	4	0	0	0	0
Groton	Renter Units	11	9	0	0	0	2
Lincoln	Renter Units	212	149	41	29	24	22
Plymouth	Renter Units	727	357	306	265	162	64
Rumney	Renter Units	107	56	29	19	11	22
Thornton	Renter Units	200	110	66	54	23	24
Warren	Renter Units	51	27	17	8	5	7
Waterville Valley	Renter Units	30	13	12	12	10	5
Wentworth	Renter Units	40	22	8	8	0	10
Woodstock	Renter Units	173	115	48	36	16	10
Total	Renter Units	1835	1037	592	472	277	206
	% of Total	100%	56.5%	32.3%	25.7%	15.1%	11.2%

Appendix C