

Housing Needs in New Hampshire

Summary
March 2014

Authors

Dennis Delay
Economist, New Hampshire Center for Public Policy Studies

Russ Thibeault
President, Applied Economic Research

About this paper

This report is one in a series of three that was prepared for the New Hampshire Housing Finance Authority by the New Hampshire Center for Public Policy Studies. It may be downloaded and reproduced without permission and is available from either the New Hampshire Housing website (www.nhhfa.org) or the New Hampshire Center for Public Policy Studies' website (www.nhpolicy.org). Indeed, the Center and the NHHFA welcome individuals' and groups' efforts to expand the paper's circulation.

Questions concerning the report may be directed to Dennis Delay, New Hampshire Center for Public Policy Studies, Economist (ddelay@nhpolicy.org, 603-226-2500), or Daniel Smith, New Hampshire Housing, Director of Housing Research (dsmith@nhhfa.org, 603-310-9251).

Housing Needs in New Hampshire

Summary of Three Reports

March 2014

In the decades before the Great Recession, New Hampshire's housing market was a major driver in the state's expanding economy. But with recent shifts in the state's demographic and economic trends, New Hampshire's current housing infrastructure could end up becoming a drag on future economic growth and stability.

The reasons are multiple: an aging population, shifts in housing preferences among younger generations, a misalignment between housing supply and future demand, and changes in traditional financing paths for homeownership. In the 1970s, 1980s, and 1990s, housing demand was driven by the Baby Boomers moving to New Hampshire. But as we have seen in many policy areas, much of New Hampshire's housing industry (builders, planners, public officials, etc.) have yet to fully transition away from the mindset of the past, in which consistent rates of high population growth (especially among young families) was the norm. Instead, they need to prepare for a housing model defined by less growth overall, more senior households, fewer young households, financially strained first-time buyers, and changing lending standards.

Using updated population forecasts, the report projects New Hampshire's future housing needs, by age group and by type of housing. In addition, numerous focus groups were consulted, representing a broad swath of the state's people and businesses: builders, lenders, realtors, young professionals, senior groups, regional planners, workforce housing groups, and others. Finally, as a way of assessing the potential impact of New Hampshire's aging population on the housing market, national analyses of housing needs and preferences among senior populations were reviewed.

Among the major findings from this work:

Overall homeownership demand in New Hampshire is declining. The reasons for this include the weak economy, lower rates of in-migration, and difficulties in obtaining financing. Among older homeowners, low levels of liquidity continue to pose problems, while high levels of student debt and mediocre wage growth limit home-buying options for younger generations. In the more rural parts of the state this decline in demand has been particularly apparent in communities that are more than two towns removed from major transportation networks. Real estate professionals, in particular, noted significant differences in demand geographically. Moreover, growth in low-wage service jobs and housing costs are described as creating a growing affordability problem, particularly north of Concord.

New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups. This mismatch exists both for aging Baby Boomers and younger workers. Older residents are likely to seek to "down-size" to smaller living arrangements, yet housing units of 3+ bedrooms far outnumber one- and two-bedroom units in the state. Given the relatively small number of young households in the state, it's unclear whether the larger units built for Boomers during their child-rearing years will draw sufficient interest from buyers in future years.

In addition, younger age groups are, in general, less likely to be homeowners compared to previous generations. In fact, each new group of young people is increasingly less likely to be homeowners. Moreover, financial pressures cause younger generations to gravitate toward more non-conventional housing solutions, including co-ownership and “doubling up,” and a preference for the flexibility associated with renting.

Affordability and the New Hampshire advantage. These factors have an impact on the affordability of housing in New Hampshire, something which may have been a big part of New Hampshire’s attraction to new migrants from higher-priced states over the past four decades. While the median price of homes is more affordable than just a few years ago, this is not necessarily true for first-time buyers, who have traditionally provided important liquidity to the housing market. The home purchases of first-time buyers enabled those who were selling their homes to “move-up” or “down-size.” But younger residents now face inferior job prospects and high levels of student debt, and they are delaying marriage, and are unsure of the benefits of homeownership—including the ability to easily resell at a later date.

In addition, the state’s rental market has grown less affordable in recent years. NHHFA’s 2013 rental housing survey indicated that since 2006, the median monthly gross rent rose by 4 percent (in contrast to the 40 percent drop in the monthly mortgage cost) and vacancy rates decreased, meaning renters were paying more, with fewer options to choose from. This reflects a national pattern for a growing percentage of households in rental housing.

Seniors will occupy a growing proportion of the State’s housing units. New Hampshire’s senior population is expected to nearly double between 2010 and 2015, from 178,000 to 323,000 people, a change that is not matched among younger age groups. As a result, seniors will occupy a growing proportion of the state’s housing units, filling one in three units by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025.

While seniors generally want to age in place, this desire is complicated by several factors, including high rates of disability, lower median income and savings, declining caregiver population and other factors. The median income of the state’s senior homeowners is barely half that of the state median, and their home equity has been significantly reduced by the state’s housing downturn.

New construction will likely be limited in a projected era of slower population growth. The rehabilitation of the existing housing stock may become more needed, yet much of New Hampshire’s housing regulations, including local planning and zoning ordinances, are not currently geared towards this segment of the market.

Big Houses, Small Households: Perceptions, Preferences and Assessment

*Housing Needs in New Hampshire
Part 1
March 2014*

Authors

Dennis Delay
Economist, New Hampshire Center for Public Policy Studies

Russ Thibeault
President, Applied Economic Research

About this paper

This report is one in a series of three that was prepared for the New Hampshire Housing Finance Authority by the New Hampshire Center for Public Policy Studies. It may be downloaded and reproduced without permission and is available from either the New Hampshire Housing website (www.nhhfa.org) or the New Hampshire Center for Public Policy Studies' website (www.nhpolicy.org). Indeed, the Center and the NHHFA welcome individuals' and groups' efforts to expand the paper's circulation.

Questions concerning the report may be directed to Dennis Delay, New Hampshire Center for Public Policy Studies, Economist (ddelay@nhpolicy.org, 603-226-2500), or Daniel Smith, New Hampshire Housing, Director of Housing Research (dsmith@nhhfa.org, 603-310-9251).

Table of Contents

Executive Summary	1
Demand abating	1
A supply mismatch	2
Potential solutions to facilitate a more balanced housing market.....	3
Research on housing preferences	3
New Hampshire Studies.....	4
National Survey of Housing Preferences	6
Study method	6
Focus group summaries	8
Homebuilders	8
Mortgage bankers and brokers.....	8
Realtors	9
Regional Planning Commissions	11
Senior Housing Experts	11
Workforce Housing.....	12
Young Professionals	14
Appendix A – Focus Group Members and Questionnaires	16
Table 1: Housing Preferences Focus Group Members	16
Figure 1: What type of housing should be developed?.....	4
Figure 2: Home Size and Commuting Preferences	5
Figure 3: Type of Neighborhood Preference	5

Housing Needs in New Hampshire Summary of Three Reports March 2014

In the decades before the Great Recession, New Hampshire's housing market was a major driver in the state's expanding economy. But with recent shifts in the state's demographic and economic trends, New Hampshire's current housing infrastructure could end up becoming a drag on future economic growth and stability.

The reasons are multiple: an aging population, shifts in housing preferences among younger generations, a misalignment between housing supply and future demand, and changes in traditional financing paths for homeownership. In the 1970s, 1980s, and 1990s, housing demand was driven by the Baby Boomers moving to New Hampshire. But as we have seen in many policy areas, much of New Hampshire's housing industry (builders, planners, public officials, etc.) have yet to fully transition away from the mindset of the past, in which consistent rates of high population growth (especially among young families) was the norm. Instead, they need to prepare for a housing model defined by less growth overall, more senior households, fewer young households, financially strained first-time buyers, and changing lending standards.

Using updated population forecasts, the report projects New Hampshire's future housing needs, by age group and by type of housing. In addition, numerous focus groups were consulted, representing a broad swath of the state's people and businesses: builders, lenders, realtors, young professionals, senior groups, regional planners, workforce housing groups, and others. Finally, as a way of assessing the potential impact of New Hampshire's aging population on the housing market, national analyses of housing needs and preferences among senior populations were reviewed.

Among the major findings from this work:

Overall homeownership demand in New Hampshire is declining. The reasons for this include the weak economy, lower rates of in-migration, and difficulties in obtaining financing. Among older homeowners, low levels of liquidity continue to pose problems, while high levels of student debt and mediocre wage growth limit home-buying options for younger generations. In the more rural parts of the state this decline in demand has been particularly apparent in communities that are more than two towns removed from major transportation networks. Real estate professionals, in particular, noted significant differences in demand geographically. Moreover, growth in low-wage service jobs and housing costs are described as creating a growing affordability problem, particularly north of Concord.

New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups. This mismatch exists both for aging Baby Boomers and younger workers. Older residents are likely to seek to "down-size" to smaller living arrangements, yet housing units of 3+ bedrooms far outnumber one- and two-bedroom units in the state. Given the relatively small number of young households in the state, it's unclear whether the larger units built for Boomers during their child-rearing years will draw sufficient interest from buyers in future years.

In addition, younger age groups are, in general, less likely to be homeowners compared to previous generations. In fact, each new group of young people is increasingly less likely to be homeowners. Moreover, financial pressures cause younger generations to gravitate toward more non-conventional housing solutions, including co-ownership and “doubling up,” and a preference for the flexibility associated with renting.

Affordability and the New Hampshire advantage. These factors have an impact on the affordability of housing in New Hampshire, something which may have been a big part of New Hampshire’s attraction to new migrants from higher-priced states over the past four decades. While the median price of homes is more affordable than just a few years ago, this is not necessarily true for first-time buyers, who have traditionally provided important liquidity to the housing market. The home purchases of first-time buyers enabled those who were selling their homes to “move up” or “down-size.” But younger residents now face inferior job prospects and high levels of student debt, and they are delaying marriage, and are unsure of the benefits of homeownership—including the ability to easily resell at a later date.

In addition, the state’s rental market has grown less affordable in recent years. The New Hampshire Housing Finance Authority’s (NHHFA) 2013 rental housing survey indicated that since 2006, the median monthly gross rent rose by 4 percent (in contrast to the 40 percent drop in the monthly mortgage cost) and vacancy rates decreased, meaning renters were paying more, with fewer options to choose from. This reflects a national pattern for a growing percentage of households in rental housing.

Seniors Will Occupy a Growing Proportion of the State’s Housing Units. New Hampshire’s senior population is expected to nearly double between 2010 and 2015, from 178,000 to 323,000 people, a change that is not matched among younger age groups. As a result, seniors will occupy a growing proportion of the state’s housing units, filling one in three units by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025.

While seniors generally want to age in place, this desire is complicated by several factors, including high rates of disability, lower median income and savings, declining caregiver population and other factors. The median income of the state’s senior homeowners is barely half that of the state median, and their home equity has been significantly reduced by the state’s housing downturn.

New construction will likely be limited in a projected era of slower population growth. The rehabilitation of the existing housing stock may become more needed, yet much of New Hampshire’s housing regulations, including local planning and zoning ordinances, are not currently geared towards this segment of the market.

Executive Summary

This report is a qualitative analysis of housing preferences in New Hampshire by household age, income, make-up and geographic location. Housing preferences in this context include, but are not limited to: tenure, size, number of bedrooms, location, and setting, i.e. proximity to employment, transportation, services and recreation, as well as affordability or the percent of income available for housing cost. The analysis relies on the focus group research method, with a concentration on the housing-related conditions that would induce younger people to stay in the state or to move to New Hampshire, as well as preferences of the near-retirement population. The methods used here should be readily replicable, allowing this analysis to become a baseline for future study.

This analysis shows that New Hampshire's housing markets are evolving. The focus in New Hampshire housing markets will shift from accommodating growth to accommodating change. This change is characterized by less growth overall, more senior households, fewer young households, strained first-time buyers, and changing lending standards. This qualitative assessment has three major findings:

1. Home ownership demand is declining, due to the poor economy as well as difficulties in obtaining financing.
2. The existing supply of housing in New Hampshire is not well matched to changing demand.
3. There are difficult challenges in creating a more balanced housing market in New Hampshire.

The research results showed several recurring themes among the focus groups. That is, mortgage bankers and brokers (for example), expressed many of the same concerns as did regional planners or real estate professionals. The market for housing is changing. Most notably, the pressure of suburbanization and movement away from urban areas seems to be diminishing, which may create an imbalance in the housing market. Regardless, the qualitative assessment provides important insights into the barriers to meeting the emerging preferences in the housing market.

The focus group qualitative analysis suggests an uneasiness and dissatisfaction with the current New Hampshire housing environment on the part of all respondents. The most fundamental point is that all participants appear to agree that the supply and demand for housing is mismatched, though respondents have different perspectives as to why the current housing market is out of balance. All seem to agree that the growth model for solving housing issues (i.e. an expansion in units, etc.) is unlikely to be successful, at least in the short term. And though each group of respondents has a different perspective on the cause of the supply and demand mismatch, each has a unique perspective about the potential solutions, including the potential role of the New Hampshire Housing Finance Authority (NHHFA).

Demand abating

First, the respondents felt that there was a general decline in demand for housing as a result of a variety of factors, most notably a lack of liquidity and financial capacity. A lack of liquidity

among baby-boomers may be keeping them in houses larger than they need or want. On the other end of the age spectrum, New Hampshire's young households are burdened by high levels of student debt and mediocre wage growth, which means it is more difficult to save and qualify for loans. Lending standards are also more rigorous. Finally, recent momentum in demand may have been blunted by rises in prices and interest rates in the past several months.

This decline in demand was particularly true in the more rural parts of the state and communities that were more than two towns away from major transportation networks. Real estate agents, in particular, noted significant differences geographically. Moreover, growth in low-wage service jobs and housing costs are described as creating a growing affordability problem, particularly north of Concord.

In the 1970s, 1980s, and 1990s, housing demand was driven by the Baby Boomers moving to New Hampshire. As that generation has aged, its housing preferences have changed (although there is a strong desire to age in place). Moreover, adults between the ages of 18 and 34 (the so-called "millennial" generation) may have different preferences for housing. The changing nature of demand leads to a whole set of questions about housing rehabilitation, new construction and competition for the same type of housing product between the aging boomers and younger millennials.

A supply mismatch

Slower population growth and declining school enrollments, combined with seniors downsizing to one-level living, mean that large houses in New Hampshire may fall out of favor, while smaller houses are in short supply. Location preference for the labor force is to be closer to work, resulting in residential properties close to major highways that are in great demand. This cannot be said for the more rural areas of New Hampshire. And there is a danger that declining population in these areas will lead to declining property values and continued out-migration.

While foreclosures and delinquencies have declined in recent months, over 20,000 foreclosed homes were introduced into the market in the last six years, which will soften the housing sales market and result in weak new home construction activity. Sales activity remains below the peak in 2006, and this lack of churn could mean restrictions on housing choice.

First-time home buyers and the near-retirement group appear to be competing for the same type of house, but for different reasons. An affordable ranch or cape would offer an attractive first time home buying opportunity, while "Baby Boomers" are looking for one-level living in a smaller space. Both groups face challenges fulfilling this preference, irrespective of the short supply of this housing type. Younger buyers are challenged by financial regulation as it affects affordability, while near retirement households may lack the liquidity they desire in their mortgage, and so cannot move.

The nature of housing demand (and therefore needed supply) has changed fundamentally, and each focus group raised the questions as to whether local communities have understood how their continued "well-being" is dependent on the availability of affordable housing. Towns appear to have a vision for their own community, and municipalities use the planning board and the zoning boards to implement their vision. All the focus groups question whether local

government officials understand how the New Hampshire housing market is changing, and whether local planning has evolved to reflect the changing demographic pressures now occurring in the Granite State. These visions likely vary by community, depending upon whether the community prizes “rural character” over other characteristics, like economic development.

According to respondents, a community’s ability to create a more balanced match between supply and demand is a function of the lack of flexibility of the local regulatory structure. Fiscal pressures on municipalities limit infrastructure expansion, which in turn constrains the range of new housing construction. Moreover, according to many respondents, local regulation continues to hamper the development of a more adaptable housing inventory and perpetuates an adversarial planning board environment. This can be exacerbated in rural communities, which often lack professional guidance, resulting in regulatory inertia. Finally, there is not much assistance available for housing rehabilitation.

Potential solutions to facilitate a more balanced housing market

The findings from this study suggest that emerging preferences create a mismatch between the supply and the demand for housing (where demand exists), as well as relatively low levels of demand due to affordability. As a result, the implications of the analysis of the market are that a successful strategy that encourages homeownership would increase the likelihood of the transformation of existing housing stock to reflect new demand.

What do these regulatory efforts look like, according to respondents? Many of the respondents have said that the regulatory environment for housing is overly focused on controlling growth (which has subsided greatly) without sufficient focus on supporting flexible housing solutions.

Creating a fertile environment for rehabilitation of existing stock could be an important part of the solution as well. Mill rehabilitation and conversion to housing is attractive because it offers one floor living, smaller and, arguably, more efficient units and desirable in-town living. Moreover, towns may want to encourage the conversion of single family homes to multi-household occupancy such as (in-law) apartments, co-op housing, and multi-generational options which are often restricted by zoning ordinances for a variety of reasons. Promoting housing rehabilitation, however, does not solve the affordability problem. Housing rehabilitation is often more expensive than new construction.

There is the potential for adopting new development approaches using market incentives, but it is unclear whether subsidies or other incentives can jump start a market solution. According to respondents, Florida-style housing developments in Bedford have been very successful because they offer one story living with a small plot of land for gardens. Manufactured housing could be a potential solution to senior housing needs, as well. Supporting these changes as a means of encouraging movement in the housing market would require a complex set of policy decisions on property tax exemptions, land use requirements, and zoning ordinances.

Research on housing preferences

In order to put this qualitative assessment of preferences into context, the Center also examined a recent national housing preference study, as well as housing research conducted by the Granite State Future group, coordinated by the state’s regional planning commissions. This literature

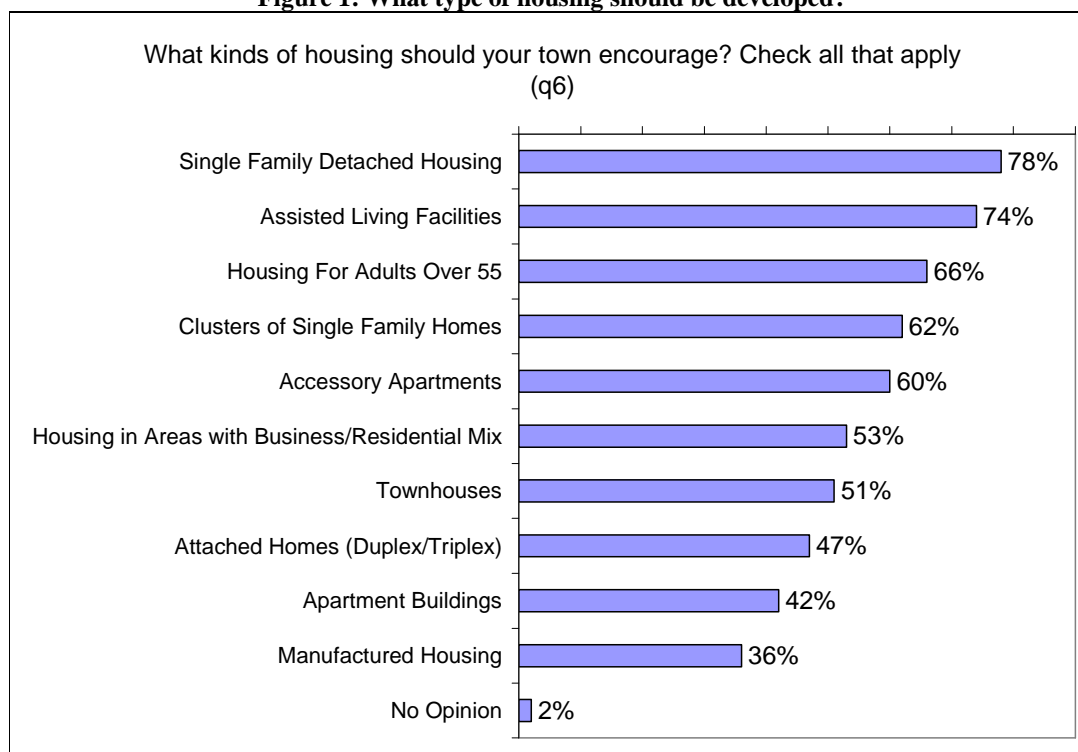
suggests that the combination of demand preferences in the Millennials and the Baby Boomers will result in ‘de-suburbanization’ – movement towards more urban areas, walkable communities, and easier transportation.

New Hampshire Studies

As a part of the Granite State Future effort, the regional planning commissions engaged the University of New Hampshire Survey Center to conduct a phone survey of New Hampshire residents covering a wide range of topics, from transportation to community vitality to housing. The following is a summary of the research as it relates to housing preferences.¹

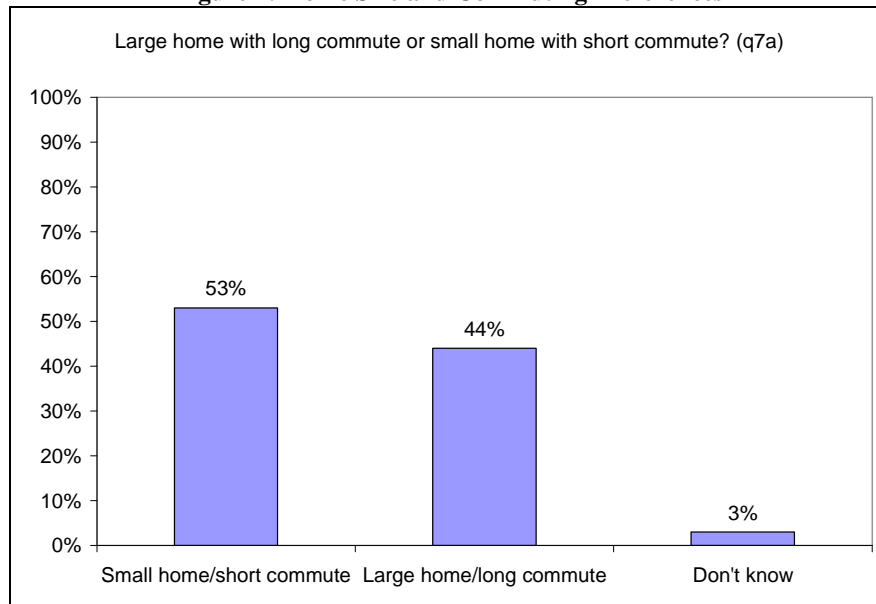
Residents view safe and affordable housing as the third most important priority for investing public dollars. The development of single-family housing and assisted-living facilities were particularly favorable to residents while development of manufactured housing and apartments were the least favorable.

Figure 1: What type of housing should be developed?

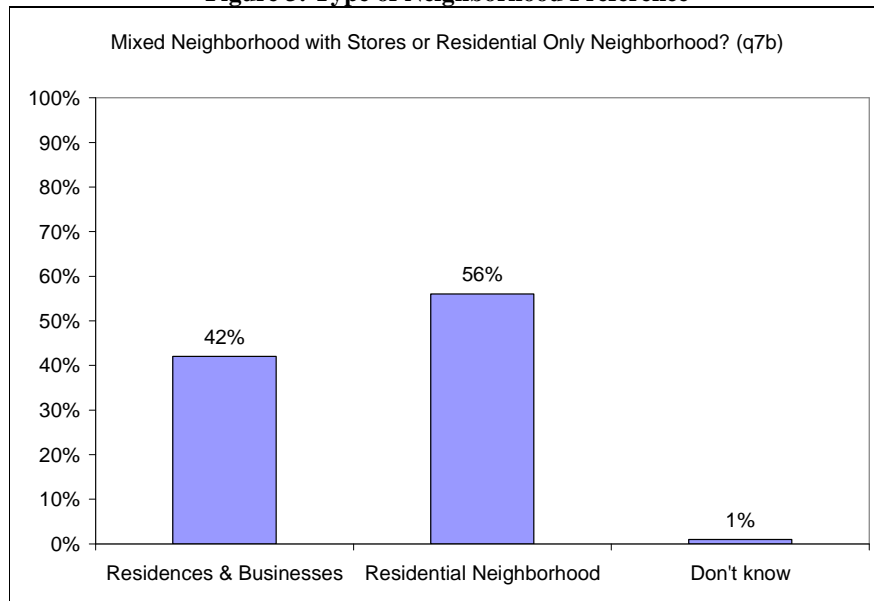


When asked whether they would prefer to live in a small house but have a short commute to work or a large home with a longer commute, a majority (53 percent) said they would prefer the small home and short commute and 44 percent would prefer the large home and long commute, while 3 percent did not know.

¹ Full report available at: http://granitestatefuture.org/files/1413/8023/1024/RPC_Statewide_Report_FINAL.pdf

Figure 2: Home Size and Commuting Preferences

Meanwhile, a majority of residents (56 percent) would prefer to live in a strictly residential neighborhood while 42 percent would prefer a mixed residential/commercial neighborhood, and 1 percent did not know.

Figure 3: Type of Neighborhood Preference

National Survey of Housing Preferences

National analysis of housing preference suggests that these tendencies are likely to accelerate as underlying population demographic changes play out. In March 2013, the Urban Land Institute released *Americans' Views on their Communities, Housing, and Transportation*², a national survey of 1,202 adults. The survey looked at respondents' housing preferences, and attempted to tease out the differing interests that could be accounted for by differing demand in communities, transportation needs, age, and other variables. In general, the survey found that there is an appeal for home ownership, with two-thirds of the respondents saying they live in a detached single family home. And seven in ten believe that buying a home is a good investment, despite the recent price declines associated with the Great Recession.

The survey also uncovered important differences between generations³ in their housing and community preferences. Generation Y members (also known as Millennials; young adults ages 18 to 34) show a strong preference for mixed-use communities and housing that fits with an urban and apartment living lifestyle. Millennials want walkable communities and use public transportation more than any other group. Generation X members – largely married and child rearing adults ages 35 to 47 – are much less interested in mixed use communities and mass transit. They are also the group most interested in moving into or remaining in single family detached homes. Baby Boomers –the generation now 48 to 66 years old – are looking for smaller homes and shorter commutes (most still work). As they ease into retirement, boomers are the generation most interested in living close to a park, and not so close to their neighbors.

Other recent national studies have shown that the housing preferences are changing for many groups. Recent research from the National Association of Realtors shows that tightened credit conditions nationally indicate that married couples are a higher share of current home buyers with higher income, while the share of single buyers and first time buyers is declining.⁴ An analysis by the Census Bureau showed that the share of young adults living with their parents increased in 2012, a trend confirmed in a separate study by the Pew Research Center.⁵ Another study using data for the Los Angeles rental market noted that “economic uncertainty combined with demographic trends has significantly slowed household formation, as would be first-time homebuyers struggle with higher-than-average unemployment, suppressed income growth and exploding levels of student debt.”⁶

Study method

To increase the understanding of the various topics associated with housing, necessitated pursuing more detailed information than would have been possible to gather with a phone or mail survey. The analysis was most interested in the respondents' feelings, insights and perceptions regarding the current housing market in New Hampshire, and how that market might change in the future. It was also important to solicit a wide variety of opinions about housing in

² <http://www.uli.org/wp-content/uploads/ULI-Documents/America-in-2013-Final-Report.pdf>

³ According the ULI study Generation Y (Millennial) members were born in the years 1979 to 1995. Generation X was born between the years 1966 to 1978. Baby Boomers include the generation born between the years 1947 and 1965.

⁴ <http://economistsoutlook.blogs.realtor.org/2013/11/13/characteristics-of-home-buyers/>

⁵ <http://online.wsj.com/news/articles/SB10001424127887324906304579039313087064716>

⁶ “A New Age for the Single-Family Rental Market?”, 2013 CoreLogic, Inc.

New Hampshire. Simply put, focus groups are a preferred alternative to a survey in that they allow for a broader, more detailed discussion of the issues at hand.

A survey approach is more suitable when the researcher already knows some of the answers to the pertinent questions, and can design a survey instrument that measures the frequency of responses in a quantitative way. Given the complexity of housing issues in New Hampshire, and that key issues had not been previously defined through a qualitative approach, a focus group analysis yields more useful data, insights and historical perspectives of people close to the issue.

Finally, a survey approach would have been much more costly, with no guarantee of better results. In order to be statistically valid, sample sizes in most surveys should include several hundred respondents. Response rates, which if low can compromise the survey results, are not a factor in focus group based research. And improperly designed survey questions could be misinterpreted by the respondents, creating misleading, unexplainable or inconsistent results.

The housing preference study was accomplished through focus group research with industry experts throughout September and October of 2013. Focus groups covered the following areas:

- Homebuilders
- Mortgage Bankers and other Lenders
- Realtors
- Regional Planning Commissions
- Senior Housing Experts
- Workforce Housing Advocates
- Young Professionals

Focus group sessions were scheduled for two hours each, allowing each participant enough time to feel comfortable talking about the topic in the presence of others. A list of participants in each group is included in the Appendix. Each group was given a list of questions intended to prompt open discussion of housing preferences. Copies of the list of questions provided to each work group are also included in the Appendix to this report.

Focus group summaries

The following are summary results by group interviewed. This is an attempt to summarize the opinions of each group and does not necessarily represent the opinions of the New Hampshire Center for Public Policy Studies or NHHFA.

Homebuilders

- **Financing is a barrier to entry for first-time buyers.**
In New Hampshire, starter homes priced at about \$179,000 are still not selling because first time home buyers have difficulty getting financing for the purchase. Potential buyers often cannot qualify because of a credit blemish. This could include high student debt, or other debts which can push a potential buyer over the debt-to-income limits required for new loans. In other cases, first time buyers cannot afford a 20 percent down payment now required by most lenders. Difficulties in getting potential buyers into the ownership market, in turn, results in increased rents and declining rental vacancies.
- **Municipal land restrictions and impact fees can restrict new development.**
Not surprisingly, homebuilders feel hostility to the land use restrictions that exist in many local communities. According to the homebuilders in the focus group, issues for affordable housing include the availability of land, excessive regulations, impact fees, the time to get approvals and the allowed density. For example, the impact of regulations and impact fees (for school and sewer) raises the cost of building to unaffordable levels. One member of the focus group said that impact fees can be as high as \$12,000 per development in some towns.
- **Relationship between homebuilders and NHHFA needs to be improved.**
The panelists suggested that NHHFA should increase the awareness of its programs in order to get first-time buyers into their program. It would be advisable for NHHFA to have a program that encourages current renters to purchase their unit. The focus group saw a need for stronger first-time buyer incentives. Communities need to be open to a wider range of builders and investors. There needs to be a better relationship between builders and NHHFA, including a broader outreach.

Mortgage bankers and brokers

- **Foreclosures are still weighing down the real estate market.**
There are 20,000 foreclosed New Hampshire housing units in the housing supply pipeline – homes that were lost to mortgage delinquency in the Great Recession. Lots of formerly distressed homes are in such bad shape that they do not qualify as collateral; this also limits the first-time home buyer market.
- **Recent changes in mortgage-lending standards could slow the loan market.**
Mortgage bankers are very concerned about changes in Federal legislation effective January 10, 2014. The Ability to Repay and Qualified Mortgage Standards (QM) issued by the Consumer Financial Protection Bureau (CFPB) will increase the regulatory burden and slow mortgage issuance, according to the panelists. There are eight specific QM

guidelines on consumer requirements for the mortgage loan. Mortgage bankers, especially at small bank lending departments, do not have the resources for QM, and fear that the regulations will remove their flexibility to make a home loan. CFPB causes lenders to think more about compliance than lending, pushing mortgage bankers toward being less likely to take a chance on a good loan that is borderline. In addition this increased need for documentation means buyers may lose track of loan requirements.

- **The market remains difficult for people with fewer assets or looking for lower priced homes.**

Mortgage bankers noted that under QM regulations, the risk associated with loans (delinquency/default) will be born by the lender if those loans were made with a debt –to-income ratio of over 43 percent. An applicant could default on a loan, come back in three years, and say that the lender should never have approved the loan. This essentially means that the lender is responsible if the applicant cannot make their mortgage payments in the first three years of the loan. Subsequently, loans will probably not be made to those applicants. The panelists believe that the first time home buyer market will be slowed by QM and other caps on lending, since this is the group with the least amount of financial resources. The Consumer Protection Statutes are actually hurting in terms of qualifying standards and increased fees.

- **Low income households will be hurt more than other groups.**

All of these additional lending requirements and regulations may have Community Reinvestment Act implications – it may look like loan originators are “redlining” neighborhoods, when in fact the lenders are tightening lending in response to QM standards. Therefore the low to moderate income borrowers will see a greater impact from QM. QM may also drive more home buyers to the NHHFA programs, because NHHFA has flexible loan programs that are designed for those borrowers

- **Employers may also balk at new requirements.**

Verification of employment will be needed for new loans, but some employers may not fully comply with this requirement. The panelists noted that some employers are reluctant to hire, because they do not want to layoff people if business turns sour. In these cases when mortgage writers contact an applicant’s employer to verify employment and wages, these employers will not verify on the employer verification form (for mortgage) that overtime (or annual bonus) is guaranteed. In these cases overtime income cannot count in the debt to income ratio on the mortgage application.

Realtors

- **Location dictates the strength of the local markets, with access to major transportation corridors (Route 3, I-93, I-89) a major lure for buyers.**

From Nashua to Peterborough to Bedford it is a seller’s market. Realtors are occasionally seeing multiple offers, but after the first or second tier away from Route 3, the activity and attractiveness of the market falls off quickly, indicating buyers are very particular in their interests. The hottest housing markets are along the highways (I-93, Everett Turnpike, and I-89 making an easy commute between Concord and Manchester to Hanover), but go a few towns away and the market changes dramatically. Realtors noted

a big difference between Bedford and Amherst, as an example. Towns in the Monadnock region (Hancock as an example), and towns more than two towns away from the highways see very little sales activity and declining property values. There are very few first-time buyers in the North Country due to limited incomes in that population. Realtors expressed a concern that the cycle of declining property values and increasing taxes will result in a community death spiral.

- **“Upsizing” is much less common than in the past.**
Buyers are much more educated than ever before about price points, tax rates, etc. That means that an over-priced house cannot be sold in this market (so no more “market testing”), while a house that may be underpriced moves very quickly. Moreover, those interested in upsizing (also known as the move-up market) are more much limited in size than in the past, as a result of a weak equity position—many potential move-up people cannot sell their existing home at an attractive price.
- **Both ends of the market (first-time buyers and downsizing boomers) are struggling, though they appear to be looking for similar types of housing.**
First time buyers as well as those considering retirement are challenged in this marketplace. Affordability is a problem for first time buyers, because they are not getting good jobs and have high student debt. At the same time realtors have problems in selling to the over 55 market, because the Baby Boomers have lost equity, and cannot downsize. It appears that both first-time buyers and boomers are interested in the same product—smaller ranches and capes – but for different reasons. Older households are downsizing to ranches and small capes popular with the 55+ contingent of the market. Single level living is attractive, even for people who do not have kids, and ranches are in the correct price range. Younger households are attracted to ranches and capes because they are smaller and more affordable.
- **Affordable housing faces challenges from restrictive local ordinances.**
Planning boards are still scared of over development. Town officials still see family housing as adding to the cost of town services, so planning board approvals for over age 55 housing are probably done in 6 months, versus 3 years for family housing. Town officials are reluctant to change local ordinances in order to accept workforce housing with children in their municipality, despite the recently enacted state statute on workforce housing.⁷ Impact fees and planning board conditions requiring infrastructure improvement payments are being increased in some municipalities.
- **Creative local solutions are seldom pursued.**
The panelists cited a type of “hyper-localism” in their communities, which eschews regional approaches to housing solutions, and slows residential and commercial development. For example, in the Mt. Washington Valley there is a fear of building too much “cheap” workforce housing. At the same time Conway and Jackson have seen declining school age populations, and are competing for students. One panel member

⁷ In 2008, the New Hampshire Legislature passed a law that requires every community to provide "reasonable and realistic opportunities" for the development of workforce housing. <http://www.nhhfa.org/housing-data-workforce-housing-law.cfm>

noted that some in planning know about the changing demographics of New Hampshire, but still do not care. Still towns like Amherst, Conway and Lebanon are looking seriously at allowing accessory apartments in existing single family 4 bedroom homes, which would help meet the demand for affordable housing.

Regional Planning Commissions

- **Workforce housing is not a priority for many communities.**
Public perception is that workforce housing need is not a problem, even among those who are overpaying for housing. Surveys done by the regional planning commissions in Nashua, Concord and other municipalities indicate that the general population ranks the need for housing fairly low – quality of life and amenities rank higher as concerns in the general population. If communities have an older population, the residents cannot see the need to build additional workforce housing. Planning board members already have houses and usually number among the oldest residents of a town, so they do not see the need for additional construction. As one town planner reportedly said: “If we don’t build anything, then nothing will change.”
- **Multi-family housing is seen as a potential burden on property taxes.**
Town planners are still concerned about multi-family and workforce housing, and the potential burden that such housing will place on property taxes and schools. Local officials are aware of the existing workforce housing statute, but have trouble understanding it. A small number of people who are not educated on housing issues can stand in the way of development that most people might accept.
- **Local approval process for new development can be adversarial.**
Planning boards are frightened of approving a bad project, because that one bad project becomes “Bill Smith’s boondoggle” and lives on after Bill Smith has left the planning board. At the same time a developer can spend a year and a half to plan a development, but then that developer expects a decision from a planning board within 60 days. These misunderstandings create an adversarial relationship between the development community and planning boards. The development process should be give and take, but the current system of approvals, including the town meeting process for approving new projects, is too adversarial.
- **Municipalities lack the capacity to pursue creative solutions**
Some towns are starting to realize that their children and grandchildren cannot move back into the community because they cannot find a place to live. There is a fear that the seniors will not vacate their existing houses, but people also fear “opening the flood gates” to new development. Even towns that want to revise their planning process often times cannot afford the technical assistance needed to improve local planning. Regional planning commissions probably have that technical assistance, but they have to be asked – planning commissions cannot “force” assistance on to the towns.

Senior Housing Experts

- **“Aging in place” is a priority for older populations.**
Seniors are the fastest growing demographic group in New Hampshire. They have a

strong preference for “aging in place” – with very low rates of mobility. Even when seniors move they tend to stay in the same state, even the same community. There is a desire for one level living among elders. This desire for ease of access may also have implication for existing senior communities already built in New Hampshire. Most 55+ communities are in rural areas, so transportation will be a developing problem in senior housing.

- **Drop in home values has resulted in significant reduction in equity for seniors.**

Affordability is the first and most important consideration in both housing and long term care for seniors. Falling housing values have depleted wealth of seniors. Many elders that thought they had sufficient financial resources, after selling their house, find those resources depleted and have to go on Medicaid. The problem is exacerbated by longevity – people are living longer than their assets can hold out. Many seniors will not voluntarily go to a nursing home or hospital – however when 911 is called, and senior is brought to a hospital then the choice is made by the hospital. People move to assisted living, which drains their savings, and when they need more services they are placed into a nursing home, which takes whatever is left. Financial resources needed to go into a nursing home are high, so panelists noted that seniors are defaulting to home based assisted living (because it is cheaper). Formal assisted living is not a solution for everyone because of the high costs (assisted living costs about \$50K a year; a nursing home about \$80K plus a year). Within assisted living, once someone surpasses a standard of health that individual must go to a nursing home, and then once that funding is exhausted the elder goes on Medicaid. Therefore, the ranks of Medicaid patients are rising.

- **Housing options for seniors are becoming more diverse.**

The panelists noted that housing solutions for seniors are becoming more creative and diverse. Some noted that they are even starting to see younger people buying homes and subdividing lots for older Alzheimer’s parent/grandparent to live on the same property. Multiple ownership housing for elders may offer a solution to housing problems for older residents. Co-housing is an arrangement under which a group of individuals live in the same structure, and usually includes joint ownership. One panelist noted that co-housing has been successful elsewhere in the United States, but felt modifications to some zoning ordinances in New Hampshire might be necessary. The same panelist noted that co-housing would be difficult to finance. There are some examples of co-ops in New Hampshire, but very few.

Mobile home parks were mentioned as an affordable option for seniors. Mobile homes are generally less expensive, and such housing could even include a mobile home rental program. NHHFA explored a mobile home financing product at one point, but several factors prevented implementation of the program.

Workforce Housing

- **Workforce housing is in great demand, despite falling interest rates and housing prices.**

Workforce housing advocates see a continuing imbalance in local housing markets, in nearly every region of New Hampshire. Young people are squeezed out of home

ownership by lack of homes and also credit requirements (hard to get under the 43% debt to income ratio, as mentioned by the mortgage bankers). Even two income families struggle. Housing problems are made worse by a tight rental market and rising rents that jeopardize affordability. The panelists noted that housing prices and interest rates have fallen in the last few years. Housing should be more affordable, based on looking at falling prices and current median income, but not every potential home owner is at the median and can meet the financial qualifications for home ownership. Even though apartment rents are \$900 to \$1,000 a month with utilities, home ownership is still out of reach for most workers (only two incomes can buy a house). As a result, people move further away from their work to find affordable housing, giving up space or other amenities in order to find someplace to live that is affordable.

- **The impediments to workforce housing are multiple: zoning requirements, lack of planning infrastructure, and popular skepticism.**

The major impediments to increasing the supply of workforce housing are zoning requirements, lack of planning infrastructure, and a generally skeptical attitude towards workforce housing within the regulatory arena. The workforce housing situation is made worse by local zoning ordinances that have not kept pace with the times. The local planning process is driven by fear of unintended consequences, no collective decision making, and not enough resources in local planning (and regional planning). People are worried about ruining what is “special” about the town. And the need for regional planning goes against the grain of local control, because communities see change as being local.

Another major impediment to development of additional workforce housing is the environmental-conservation bias in local regulatory agencies. Too many New Hampshire communities still require 5-acre minimum housing lots, believing that such requirements will preserve the rural character of the community. In fact, large lot requirements consume a lot of land, and increase sprawl, adding to the cost of local community services.

- **Rehabilitation of older housing stock is a major challenge.**

There are still many challenges to building affordable workforce housing in New Hampshire. For example, government housing programs such as Fannie Mae and Freddie Mac favor acquisition of newer homes, rather than accommodating acquisition and rehabilitation of older homes. Rehabilitation of existing housing stock is a real challenge because housing rehabilitation in many cases is not cheaper than building new housing (so existing stock sits idle and vacant). Rehabilitation of former mill buildings could be attractive to retiring Baby Boomers because such housing offers one floor living, which is in demand from the 55 to 70 year old crowd.

- **Even where communities sense a problem, lack of knowledge is a barrier to smart planning.**

Towns are more aware of their obligations in light of the state statute regarding workforce housing. Town planning employees reporting to a planning board many times do not want to stick their necks out with a planning recommendation.

School enrollment is declining in many New Hampshire towns, but most New Hampshire

town planning officials are so concerned with losing the town's "rural character" that they are reluctant to modify local ordinances. Planning boards do not want to make exceptions to existing regulations for just one business, and it is difficult for planning boards to see the broader picture. Some communities are beginning to see that they need young people for economic development and to keep schools viable. Part of the problem is that small towns may see that they have a problem, but they do not "know how to grow well" because they lack the planning skills to allow in young families without losing rural character. There is a shortage of skilled professional direction available in small communities. Most towns do not have a planning department or planning director. Municipals want to make changes that will work for everyone, but lack the sophisticated planning skills to do that (no shared vision).

Young Professionals

- **Young professionals have diverse and non-traditional attitudes about housing.**

Young professionals are the group that New Hampshire most wants to attract and retain, but the available evidence suggests that this group is more likely to migrate out of New Hampshire than any other group.

Young professionals have very diverse and non-traditional approaches to housing, and they pursue several housing options including:

- Owning a home, but leasing out a bedroom to cover costs of home ownership.
- Living with parents.
- Commuting long distances in order to hold on to better housing options.
- Investing in a home, fixing it up with an eye toward either leasing it and moving up or selling it (flipping).
- Renting with another couple, or otherwise "doubling up".

In addition, this group is less likely than any other to see housing as an investment (probably as a result of declining home prices seen in the last few years). The group expressed a general wariness about commitment to home ownership, given the declines in housing prices during the Great Recession. A common theme among the group was the worry of buying "too much house" for their needs, and a preference for renting over home ownership.

Young professionals on the panel showed a preference for rural living arrangements, but they are also concerned that this choice is limited because good jobs are scarce in much of rural New Hampshire. At the same time, this group is also worried about losing the character of place (i.e. too much growth in rural areas).

- **Barriers to entry into the housing market remain considerable.**

For this group, their permanent relationships are more likely to form later in their lives than was true for the boomers. So it is likely that their housing preference will shift later in life, as well. In general, until the individual has settled into a permanent pattern, the need/ability to own a home is not strong among young professionals.

It is well documented elsewhere that this generation carries high levels of student debt.

According to the research, 75% of New Hampshire college graduates carry some kind of student debt; with an average of \$32,900, which is the highest level in the country.

Student debt is not only seen by this group as a housing barrier (which restricts access to home financing because of high debt to income ratios) but also as a relationship barrier.

One group member put the problem this way: “Do I really want to settle down with a partner who carries \$50K in student debt, and have that debt become mine?”

- **Young people have concerns about community and housing services.**

Young professionals are concerned about communities cutting back on local services and school quality. One panel member noted that while New Hampshire wants to attract and retain young, educated individuals, at the same time local governments are cutting funding to elementary and secondary education, and making it difficult to find affordable housing in those communities. Proximity to services, including those provided by a parent can be important to this group. When asked, young professionals suggested that the NHHFA offer more educational or financial assistance for acquisition of small (2 to 4 unit) multi-family properties. Young professionals see a need to educate the public about the value of workforce housing. They also see a need to educate individuals in their own age group on housing and personal finance (“My friends don’t know or understand this stuff”).

Appendix A – Focus Group Members and Questionnaires

Table 1: Housing Preferences Focus Group Members

Home Builders	De Desharais	Ashwood Development Co.
Home Builders	Bob Colgate	Monadnock Log Home Services
Home Builders	Dick Anagnost	The Anagnost Companies
Home Builders	John Stabile II	The Stabile Companies
Mortgage Bankers	Steve Bauer	MBBA-NH
Mortgage Bankers	Gladys A. White	Residential Mortgage Services (RMS)
Mortgage Bankers	Mark McCauley	Regency Mortgage
Mortgage Bankers	Evelyn Whelton	Northway Bank
Mortgage Bankers	Gina McCulloch	Merrimack Mortgage
Mortgage Bankers	Mike Mulhern	Service Credit Union
Mortgage Bankers	Mary Sullivan	St. Mary's Bank
Mortgage Bankers	Peter Thompson	Bank of NH
Realtors	Dick Badger	Badger Realty
Realtors	Richard Burbine	Bean
Realtors	Laura Hallahan	Tall Pines
Realtors	Dave Hennessey	Commercial Broker
Realtors	Lynne LaBombard	Housing Solutions
Realtors	Jayne Middlemiss	Commercial Broker
Realtors	Nancy Thompson	Masilleo
Regional Planning Commissions	Gerald Coogan	Lakes Region PC
Regional Planning Commissions	Jillian Harris	Southern NH PC
Regional Planning Commissions	Jack Munn	Southern NH PC
Regional Planning Commissions	Matt Sullivan	Strafford Reg PC
Regional Planning Commissions	Shayna Sylvia	Strafford Reg PC
Regional Planning Commissions	Tara Germond	Southwest RPC
Regional Planning Commissions	Matt Monahan	Central NH RPC
Regional Planning Commissions	Courtney Croteau	Central NH RPC
Regional Planning Commissions	Kerrie Diers	Nashua RPC
Regional Planning Commissions	Jen Czynsz	Nashua RPC
Regional Planning Commissions	Glenn Greenwood	Rockingham PC
Regional Planning Commissions	Mike McCrory	Upper Valley Lake Sunapee RPC
Senior Housing	Arlene Burns	Senior Citizen
Senior Housing	Claire Monier	AARP
Senior Housing	Sherri Harden	AARP
Senior Housing	Joan Schulze	SCOA
Senior Housing	Jane Rothwell	Procure Home Health Services
Senior Housing	Kelly Clark	AARP
Senior Housing	Meghan Brady	St. Joseph Community Services
Workforce Housing	Donna Young	Eastern Lakes Region Housing Coalition
Workforce Housing	Theresa Kennett	Mount Washington Valley Housing Coalition
Workforce Housing	Anne Duncan Cooley	Upper Valley Housing Coalition
Workforce Housing	Ashlee Iber	Workforce Housing Coalition of the Greater Seacoast
Workforce Housing	Susy Thielen	Heading for Home (Keene)
Young Professionals	Griffin LaFleur	SilverTech, Inc.
Young Professionals	Alyssa Buckley	Nearby Registry
Young Professionals	Mike Burrierer	Autodesk, Inc.
Young Professionals	Kate Luczko	Stay, Work, Play
Young Professionals	Courtney Croteau	Central Regional Planning Comm
Young Professionals	Amy Currie	CDFA
Young Professionals	Anna Moskov	NHPR
Young Professionals	Mike Turcotte	Turn Cycle Solutions

Homebuilder Questions/Issues

How would you characterize the current market for new:

Single family units

Condominiums

Rental units

What market segments are strongest now?

First time buyers

Move up buyers

Boomers downsizing

Which of the following are most critical issues for new housing production?

Local and state regulations

Qualifying buyers/mortgage money availability

Interest rates

Availability of land/lots

Material prices

Land prices

What are your major concerns regarding new housing production

Now

Looking ahead 5 years or so

Do you participate in any NHHFA programs for housing production?

If so, which ones and how would you rate the programs in terms of ease of use and effectiveness

If not, why not

Are you targeting product to the age 55+/boomer market and if so how are you doing with it?

Are you targeting product to first time/young professional buyers...why or why not and what is the market response.

What do you see as the major impediments to a balanced housing market over the next five years?

How can NHHFA best help achieve a balanced market over the next five years

Realtor Questions/Issues

How would you characterize the current market for new:

Single family units

Condominiums

Rental units

What are your major concerns regarding the current housing market

Now

Looking ahead 5 years or so

What market segments are strongest now?

First time buyers

Move up buyers

Boomers downsizing

Which of the following are most critical issues in the current housing market?

Housing affordability for first time and move up buyers

Qualifying buyers/mortgage money availability

Appraisal standards

Interest rates

Availability of land/lots

Housing supply...for first time buyers...for move ups, for boomers

Do you participate in any NHHFA programs for housing affordability?

If so, which ones and how would you rate the programs in terms of ease of use and effectiveness

If not, why not

What do you see as the major issues in the age 55+/boomer market?

What do you see as the major issues in the first time buyer market?

What do you see as the major impediments to a balanced housing market over the next five years?

How can NHHFA best help achieve a balanced market over the next five years

Mortgage Banker Questions/Issues

How would you characterize the current market for new:

Single family units

Condominiums

Rental units

What are your major concerns regarding the current housing market

Now

Looking ahead 5 years or so

What do you see as the major issues in the first time buyer market?

What do you see as the major issues in the age 55+/boomer market?

What market segments are strongest now?

First time buyers

Move up buyers

Boomers downsizing

Which of the following are most critical issues in the current housing market?

Qualifying buyers/mortgage money availability

Federal/State/Local Regulations

Housing affordability for first time and move up buyers

Appraisal standards

Interest rates

Availability of land/lots

Housing supply...for first time buyers...for move ups, for boomers

Do you participate in any NHHFA programs for housing affordability?

If so, which ones and how would you rate the programs in terms of ease of use and effectiveness

If not, why not

What do you see as the major impediments to a balanced housing market over the next five years?

How can NHHFA best help achieve a balanced market over the next five years

Workforce Housing Questions/Issues

What do you see as the major issues in the Workforce Housing rental market?

What do you see as the major issues in the Workforce Housing ownership market?

What is your sense of the local political climate and business sector support for workforce housing

Is the concept of workforce housing clearly understood in your area

What is the impact of the state workforce housing statutes?

Which of the following are most critical issues in the current workforce housing market?

Federal/State/Local Regulations

Quality bread-winner jobs

Perceived economic/school impact

Availability of land/lots

Qualifying buyers/mortgage money availability

Housing affordability for first time and move up buyers

Appraisal standards

Interest rates

Housing supply...for first time buyers...for move ups, for boomers

Do you participate in any NHHFA programs for housing affordability?

If so, which ones and how would you rate the programs in terms of ease of use and effectiveness

If not, why not

What do you see as the major impediments to a balanced workforce housing market over the next five years?

How can NHHFA best help achieve a balanced workforce market over the next five years

Regional Planning Questions/Issues

New Hampshire regional planning commissions are required under RSA 36:47, II to compile assessments of regional housing needs for persons and families of all levels of income. The purpose of the Regional Housing Needs Assessment is to assist municipalities in complying with RSA 674:2, III (content of the housing section of the local master plan) by providing an assessment of the existing and future need in the region for housing for all levels of income.

What do you see as the major issues in affordable housing rental market?

What do you see as the major issues in the affordable housing ownership market?

What is your sense of the local political climate and business sector support for affordable housing?

What is the current regulatory climate and issues among your communities?

Which of the following are most critical issues in the current affordable housing market?

- Federal/State/Local Regulations

- Quality bread-winner jobs

- Perceived economic/school impact

- Availability of land/lots

- Qualifying buyers/mortgage money availability

- Housing affordability for first time and move up buyers

- Appraisal standards

- Interest rates

- Housing supply...for first time buyers...for move ups, for boomers

Do you participate in any NHHFA programs for housing affordability?

- If so, which ones and how would you rate the programs in terms of ease of use and effectiveness

- If not, why not

What do you see as the major impediments to a balanced affordable housing market over the next five years?

How can NHHFA best help achieve a balanced affordable market over the next five years

How are you planning for the Analysis of Impediments to Fair Housing Choice (AI) which asks all HUD grantees to measure the primary determinants influencing fair housing conditions, including:

- improving integrated living patterns and overcoming historic patterns of segregation;
- reducing racial and ethnic concentrations of poverty;
- reducing disparities by race, color, religion, sex, familial status, national origin, or disability in access to community assets such as education, transit access, and employment, as well as exposure to environmental health hazards and other stressors that harm a person's quality of life;
- responding to disproportionate housing needs by protected class?

Senior Housing Questions/Issues

It is generally recognized that most seniors prefer to remain in conventional housing....what are the impediments to this in NH and how are they being addressed?

What do you see as the major housing affordability issues for seniors going forward? (Owners and then renters)

What is the current state of CCRC....occupancy, demand, costs?

What are the emerging trends for (1) nursing home care and for (2) assisted living?

What do you see as housing affordability issues and opportunities for senior housing?

Are there distinct patterns in senior housing issues around the state?

What do you see as the major issues in the Senior and Near Retirement Housing rental market?

What do you see as the major issues in the Senior and Near Retirement Housing ownership market?

What is your sense of the local political climate and business sector support for senior housing?

Which of the following are most critical issues in the current senior housing market?

- Federal/State/Local Regulations

- Care for senior parents/grandparents

- Transportation access

- Perceived economic impact

- Availability of land/lots

- Qualifying buyers/mortgage money availability

- Housing affordability for buyers moving or adjusting to new housing needs.

- Appraisal standards

- Interest rates

- Housing supply...for boomers

Do you participate in any NHHFA programs for housing affordability?

- If so, which ones and how would you rate the programs in terms of ease of use and effectiveness

- If not, why not

What do you see as the major impediments to a balanced senior housing market over the next five years?

How can NHHFA best help achieve a balanced senior market over the next five years.

Young Professional Housing Questions/Issues

What are the impediments to young professionals buying their home this in NH and how are they being addressed?

Young Professionals are less attracted to ownership

Young Professionals can't afford ownership

Young Professionals can't find the type of housing they want in the location they desire

What type of housing is most attractive to Young Professionals and in what type of location?

Or do you think that renting is a better option in the current housing market?

What do you see as the major housing affordability issues for young professionals going forward? (Owners and then renters)

Are there distinct patterns in young professional housing issues around the state?

What is your sense of the local political climate and business sector support for first time home buyer housing?

Which of the following are most critical issues in the current first time home buyer housing market?

Federal/State/Local Regulations

Distance to work (transportation)

Schools and other quality of life issues for young families

Availability of land/lots

Qualifying buyers/mortgage money availability

Housing affordability for buyers moving or adjusting to new housing needs.

Appraisal standards

Interest rates

Housing supply...for the echo generation.

Do you participate in any NHHFA programs for housing affordability?

If so, which ones and how would you rate the programs in terms of ease of use and effectiveness

If not, why not

What do you see as the major impediments to a balanced young professional housing market over the next five years?

How can NHHFA best help achieve a balanced market over the next five years?

Senior Housing Perspectives

Housing Needs in New Hampshire

Part 2

March 2014

Authors

Dennis Delay

Economist, New Hampshire Center for Public Policy Studies

Russ Thibeault

President, Applied Economic Research

About this paper

This report is one in a series of three that was prepared for the New Hampshire Housing Finance Authority by the New Hampshire Center for Public Policy Studies. It may be downloaded and reproduced without permission and is available from either the New Hampshire Housing website (www.nhhfa.org) or the New Hampshire Center for Public Policy Studies' website (www.nhpolicy.org). Indeed, the Center and the NHHFA welcome individuals' and groups' efforts to expand the paper's circulation.

Questions concerning the report may be directed to Dennis Delay, New Hampshire Center for Public Policy Studies, Economist (ddelay@nhpolicy.org, 603-226-2500), or Daniel Smith, New Hampshire Housing, Director of Housing Research (dsmith@nhhfa.org, 603-310-9251).

TABLE OF CONTENTS

Executive Summary	1
Dynamic Demographics.....	2
National Perspective.....	3
New Hampshire’s Aging Population.....	6
Limitations on Aging in Place	17
Disability	19
Income Constraints.....	20
Housing affordability	22
Patterns of assistance.....	24
Housing Characteristics.....	25
Declining Caregiving Support Ratio	26
Table 1: Disability by Age Group in US and New Hampshire.....	4
Table 2: AARP Survey Housing Unit Characteristics.....	6
Table 3: New Hampshire Households by Age, 2000, 2010 and 2025	9
Table 4: Demand for Nursing Home Beds by County.....	16
Table 5: Demand for Assisted Living Beds by County	17
Table 6: New Hampshire Elders by Disability Status	20
Table 7: Median Household Net Worth by Age	21
Table 8: Value of Household Assets by Age	22
Table 9: Where Do New Hampshire Seniors Live?.....	25
Table 10: New Hampshire Caregiver Support Ratio	27
Table 11: Projection of Elder Living Arrangements by County.....	28
Table 12: New Hampshire Elder Population Forecast by County.....	29
Table 13: 2010 Population Age 50 and Over by State.....	33
Table 14: United States Population Age 60 and Over; Actual and Forecast	34
Table 15: Mobility of the Elder Population by Age	35
Table 16: Licensed Senior Support Facilities by County	35
Figure 1: US Population Over Age 65.....	3
Figure 2: Percent of US Population by Age Group	4
Figure 3: AARP Survey Results on Aging in Place	5
Figure 4: New Hampshire Population Age 65 and Over	7
Figure 5: Change in New Hampshire Population Age 65 and Over.....	7
Figure 6: New Hampshire Population Over Age 65 by Age Group	8
Figure 7: New Hampshire Elder Population as a Share of Total Population.....	8
Figure 8: New Hampshire Senior Households as Portion of Total Households.....	9
Figure 9: New Hampshire Housing Inventory by Number of Bedrooms.....	10
Figure 10: New Hampshire Elder Households by Tenure	11
Figure 11: Northeast Mobility Rates.....	12
Figure 12: Household Mobility by Age Group in New Hampshire.....	13
Figure 13: Elder Living Arrangements by Age Group	14

Figure 14: New Hampshire Population Age 85 and Older	15
Figure 15: Demand for Assisted Living and Long Term Care	16
Figure 16: Preference for Remaining in Current Residence, AARP	18
Figure 17: Elder Expenditures by Type	23
Figure 18: New Hampshire Elder Overpayment for Housing	24
Figure 19: 2010 Median Age by State	32

Housing Needs in New Hampshire Summary of Three Reports March 2014

In the decades before the Great Recession, New Hampshire's housing market was a major driver in the state's expanding economy. But with recent shifts in the state's demographic and economic trends, New Hampshire's current housing infrastructure could end up becoming a drag on future economic growth and stability.

The reasons are multiple: an aging population, shifts in housing preferences among younger generations, a misalignment between housing supply and future demand, and changes in traditional financing paths for homeownership. In the 1970s, 1980s, and 1990s, housing demand was driven by the Baby Boomers moving to New Hampshire. But as we have seen in many policy areas, much of New Hampshire's housing industry (builders, planners, public officials, etc.) have yet to fully transition away from the mindset of the past, in which consistent rates of high population growth (especially among young families) was the norm. Instead, they need to prepare for a housing model defined by less growth overall, more senior households, fewer young households, financially strained first-time buyers, and changing lending standards. Using updated population forecasts, the report projects New Hampshire's future housing needs, by age group and by type of housing. In addition, numerous focus groups were consulted, representing a broad swath of the state's people and businesses: builders, lenders, realtors, young professionals, senior groups, regional planners, workforce housing groups, and others. Finally, as a way of assessing the potential impact of New Hampshire's aging population on the housing market, national analyses of housing needs and preferences among senior populations were reviewed.

Among the major findings from this work:

Overall homeownership demand in New Hampshire is declining. The reasons for this include the weak economy, lower rates of in-migration, and difficulties in obtaining financing. Among older homeowners, low levels of liquidity continue to pose problems, while high levels of student debt and mediocre wage growth limit home-buying options for younger generations. In the more rural parts of the state this decline in demand has been particularly apparent in communities that are more than two towns removed from major transportation networks. Real estate professionals, in particular, noted significant differences in demand geographically. Moreover, growth in low-wage service jobs and housing costs are described as creating a growing affordability problem, particularly north of Concord.

New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups. This mismatch exists both for aging Baby Boomers and younger workers. Older residents are likely to seek to "down-size" to smaller living arrangements, yet housing units of 3+ bedrooms far outnumber one- and two-bedroom units in the state. Given the relatively small number of young households in the state, it's unclear whether the larger units built for Boomers during their child-rearing years will draw sufficient interest from buyers in future years.

In addition, younger age groups are, in general, less likely to be homeowners compared to previous generations. In fact, each new group of young people is increasingly less likely to be

homeowners. Moreover, financial pressures cause younger generations to gravitate toward more non-conventional housing solutions, including co-ownership and “doubling up,” and a preference for the flexibility associated with renting.

Affordability and the New Hampshire advantage. These factors have an impact on the affordability of housing in New Hampshire, something which may have been a big part of New Hampshire’s attraction to new migrants from higher-priced states over the past four decades. While the median price of homes is more affordable than just a few years ago, this is not necessarily true for first-time buyers, who have traditionally provided important liquidity to the housing market. The home purchases of first-time buyers enabled those who were selling their homes to “move up” or “down-size.” But younger residents now face inferior job prospects and high levels of student debt, and they are delaying marriage, and are unsure of the benefits of homeownership—including the ability to easily resell at a later date.

In addition, the state’s rental market has grown less affordable in recent years. New Hampshire Housing Finance Authority’s (NHHFA) 2013 rental housing survey indicated that since 2006, the median monthly gross rent rose by 4 percent (in contrast to the 40 percent drop in the monthly mortgage cost) and vacancy rates decreased, meaning renters were paying more, with fewer options to choose from. This reflects a national pattern for a growing percentage of households in rental housing.

Seniors Will Occupy a Growing Proportion of the State’s Housing Units. New Hampshire’s senior population is expected to nearly double between 2010 and 2015, from 178,000 to 323,000 people, a change that is not matched among younger age groups. As a result, seniors will occupy a growing proportion of the state’s housing units, filling one in three units by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025.

While seniors generally want to age in place, this desire is complicated by several factors, including high rates of disability, lower median income and savings, declining caregiver population and other factors. The median income of the state’s senior homeowners is barely half that of the state median, and their home equity has been significantly reduced by the state’s housing downturn.

New construction will likely be limited in a projected era of slower population growth. The rehabilitation of the existing housing stock may become more needed, yet much of New Hampshire’s housing regulations, including local planning and zoning ordinances, are not currently geared towards this segment of the market.

Executive Summary

The New Hampshire Housing Finance Authority (NHHFA) has requested an analysis of housing needs and production over the next five to ten years, including a qualitative analysis of housing preferences for young adults and for New Hampshire's increasing senior population. Slower state population and job growth have resulted in a dramatically reduced demand for new housing, as reflected in trends in occupied units in the state. As many state economists and demographers see this slower growth continuing, the housing market is facing a fundamental shift. This report—part two of three—examines senior (age 65+) housing needs.

The major findings of this analysis are:

Seniors Are Significant. New Hampshire has the fourth oldest median age population in the country and a concomitant higher ratio of seniors to total population than is typical among the 50 states.

Seniors Will Occupy a Growing Proportion of the State's Housing Units. There were 178,000 seniors in the state in 2010. By 2025 this demographic group will nearly double to 323,000. This change is largely attributable to the aging in place of the state's Baby Boomer generation. Seniors represent 14 percent of the state's population today. This ratio will double in the coming decades. Seniors now fill one in five of the state's occupied housing units. This will grow to one in three by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025.

There is a Housing Mismatch. There is a mismatch between the characteristics of the state's seniors and its housing inventory—too many small households in too many large housing units. One- and two-person households dominate the profile of the state's seniors, many of which are ideally served by two bedroom units. But, there are only 188,500 two-bedroom units in the state (most of which are rental units) versus more than 300,000 units with three or more bedrooms. Given the relative paucity of young households in the state, it is unclear whether the larger units built for boomers during their child-rearing years will draw sufficient interest from buyers in future years.

Seniors Prefer to Age in Place. Only 3 percent of seniors move annually, based on regional data. Only 18 percent of the state's seniors moved in the past five years, versus 55 percent of those aged 18-46. The notion that as soon as seniors retire they will move to smaller units is not borne out by the data.

Aging in Place has Limits. There are important limits on the ability of seniors to age in place:

- **Disability:** 42 percent of the state's seniors have at least one significant disability. One in six seniors living in conventional housing report difficulty living independently. Social service agencies are striving to help these seniors remain independent, but resources remain scarce and the funding transition has been slow.

- Income/Savings: The median income of the state's senior homeowners is barely half that of the state average. Although senior owners tend to have more assets (home equity and financial) than income, their home equity has been significantly reduced by the state's housing downturn, which has seen prices fall by 20 percent since peaking in 2006. Income issues are especially severe for the state's senior renters. The median income of New Hampshire's senior (65 and older) renters was only \$19,000 in 2009, one-fourth of the state average. Almost 20 percent of the state's senior renter households live below the poverty line, leaving few resources to pay for home health aides, transportation, etc. Going forward on the national level, nearly half of the members of the boomer generation have not saved enough to maintain their current lifestyle.
- Overpayment: 54 percent of the state's senior renters and owners with a mortgage pay 30 percent or more of their income on housing costs (mortgage, taxes, utilities, etc.).
- Social Service Agencies: Agencies are moving toward more flexible benefit plans to help needy seniors age in place, but resources remain scarce.
- Community Setting: 76 percent of the state's seniors live in suburbs or rural communities, most of which lack public transportation, and other support services. It can be expensive, inefficient and, in some cases, impossible to provide appropriate services to support aging in place in rural settings.
- Unit Characteristics: Many New Hampshire housing units, especially rental units, are older and multi-floored. They lack characteristics conducive to aging in place such as bedrooms and baths at street level, entrances without steps, wide doorways, etc.
- Declining Caregiver Population: Currently there are seven potential family caregivers for every person over age 80. Family caregivers are the single largest source of support for aging in place. As the boomers age, they move out of the caregiver ages and into the cohort that needs care. In the next 15 years the family caregiver ratio will drop to four potential family caregivers for every person over age 80.

There is a Demand for Supportive Living Arrangements. If current ratios remain constant, the demand for long term care (nursing home) beds will rise from 7,000 today to 11,300 by 2025. The current occupancy rate in New Hampshire's nursing homes is essentially 100 percent, and the state has been reluctant to authorize expanded supply. The demand for assisted living will climb from a current 4,400 to 7,400. Additional support for aging in place could reduce this demand if some of the above limitations subside. But, there is an unknown factor at play as well—the state has 64,000 second homes, many of which are owned by boomers who may opt to retire in New Hampshire.

Dynamic Demographics

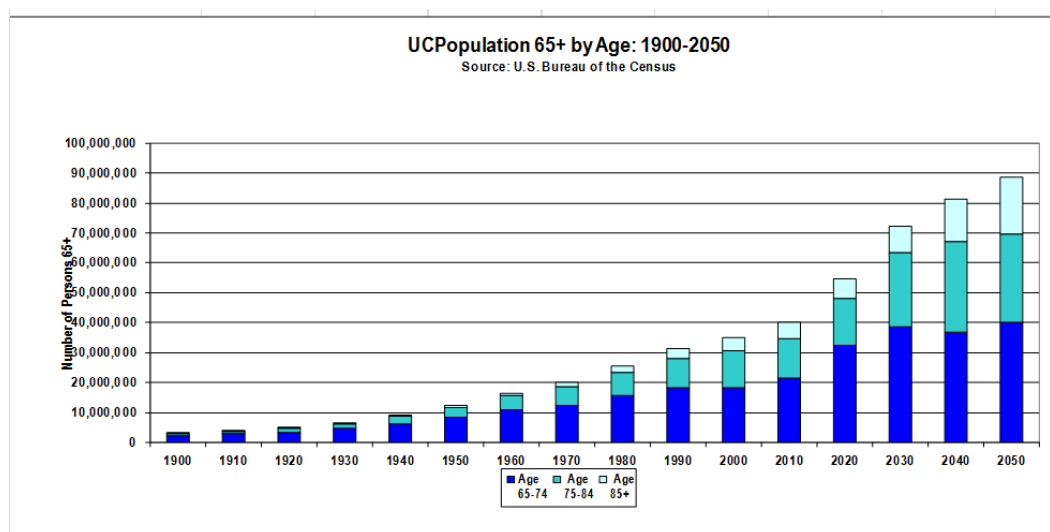
Demographic shifts and the state's changing growth prospects are two of the primary considerations in the analysis of housing needs of New Hampshire's senior citizens. The first of the Baby Boom generation (born between 1946 and 1964) turned 65 in 2011. During the next 20

years, this generation will move firmly into the senior age category (age 65+) with significant implications for the state's housing markets and its social needs.

National Perspective

National population projections point to dramatic aging of the U.S. population in the year 2020 and extending into the future:

Figure 1: US Population Over Age 65



Sources:

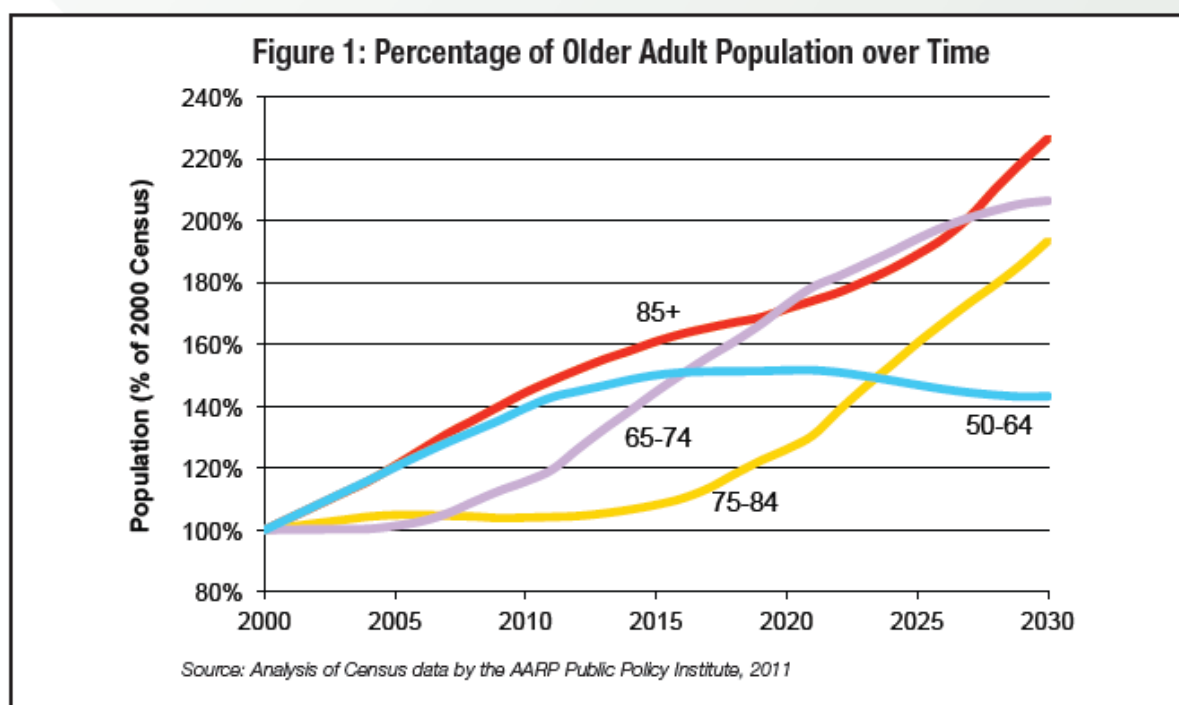
Projections for 2010 through 2050 are from: Table 12. Projections of the Population by Age and Sex for the United States: 2010 to 2050 (NP2008-T12), Population Division, U.S. Census Bureau; Release Date: August 14, 2008

The source of the data for 1900 to 2000 is Table 5. Population by Age and Sex for the United States: 1900 to 2000, Part A Number, Hobbs, Frank and Nicole Stoops, U.S. Census Bureau, Census 2000 Special Reports, Series CENSR-4, Demographic Trends in the 2

This table was compiled by the U.S. Administration on Aging using the Census data noted.

The increase during the next decade will be most dramatic in the 65-74 year old age category as the front end of the Baby Boomer generation hits the 65+ age category. Gradually the Boomer population will enter the subsequent elderly age categories. This is evident in the following chart reflecting the national aging factors:

Figure 2: Percent of US Population by Age Group



The distinction between these various subgroups of the aging population is important to bear in mind. National data indicates that the prevalence of disability increases as one moves through these age groups:

Table 1: Disability by Age Group in US and New Hampshire¹

Disability By Age, 2011		
	US	NH
All Ages	12%	11%
65-74	26%	25%
75-84	51%	48%

The aging of the Boomer population will have significant housing implications. As noted in a recent national overview of Boomer housing demand:

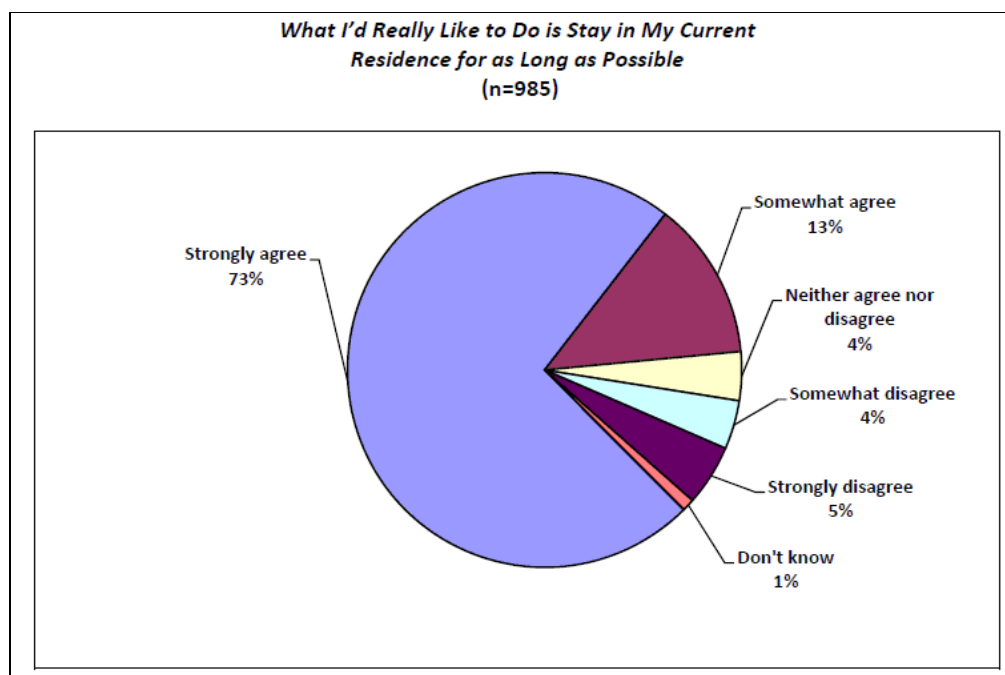
“For decades, the massive baby-boom generation has shaped multiple aspects of American life, including the housing market... Now, the boomers have begun to retire in large numbers, and once again will reshape US housing markets by setting up a huge increase in elderly housing needs... The entrance of Baby Boomers into the older elderly age category will increase the need for a variety of specialized housing services and support services”²

¹ Source: Cornell University: <http://www.disabilitystatistics.org/reports/acs.cfm?statistic=1>

² See, FannieMae, “Coming Surge in Housing Needs of the Older Elderly” June 2012. Older elderly means the 75-and-older age group

This anticipated increase in the *demand* for specialized housing and support services conflicts with senior housing preferences. AARP has surveyed the nation's older (age 45+) population and its housing preferences.³ Not surprisingly, the vast majority (86 percent) of seniors agreed or strongly agreed with the statement "What I'd really like to do is stay in my current residence as long as possible."

Figure 3: AARP Survey Results on Aging in Place



A nearly identical percentage indicated they preferred to remain in their same community, so as to be close to friends, churches, established shopping, etc.

Not only do aging Americans want to stay in their home as long as possible, most expect to do exactly that. In a recent survey of older Americans, 85 percent of respondents indicated it was either very likely or likely they would be able to stay in their current home as they get older.⁴

As to housing unit characteristics, the survey revealed a relevant dichotomy between residents of the Northeast U.S. versus other areas of the country, wherein only a smaller proportion of Northeast residents reported their housing unit has the characteristics (bath and bedroom on the main level) conducive to supporting aging in place. This may be attributable to the age of the Northeast's housing stock and the generally higher incidence of rental versus ownership units:

³ See AARP, *Home and Community Preferences of the 45+ Population*, 2010. <http://www.aarp.org/home-garden/livable-communities/info-11-2010/home-community-services-10.html>

⁴ AARP. *Effect of the Economy on Housing Choices*. 2009. Page 5.

Table 2: AARP Survey Housing Unit Characteristics

Aspects of Home
By Respondents' Region of Residence

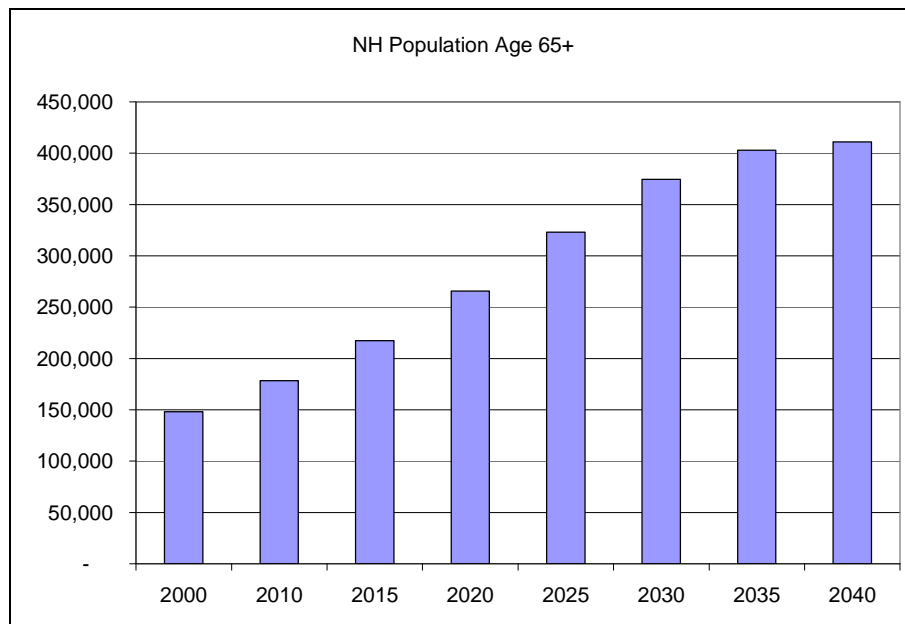
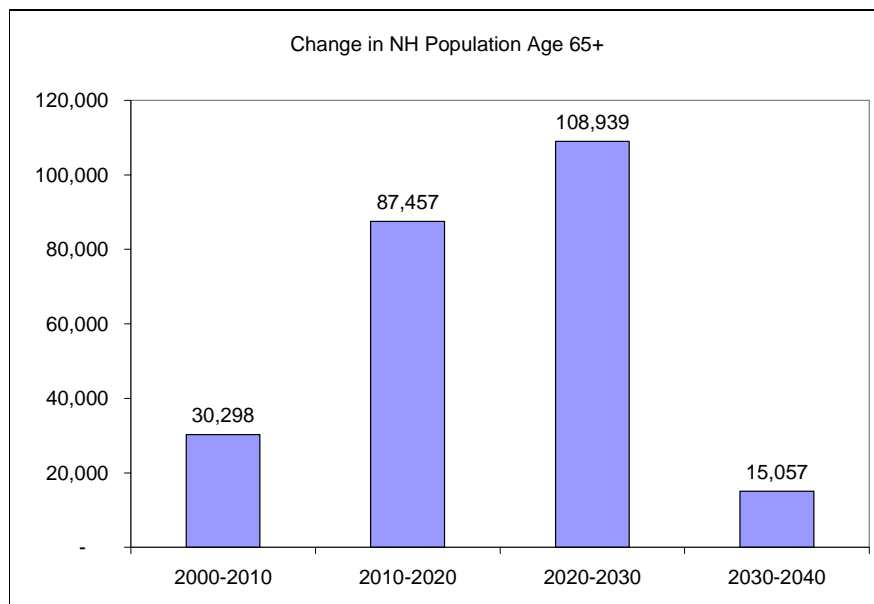
	Region			
	Northeast	Midwest	South	West
	A	B	C	D
	(n=201)	(n=237)	(n=351)	(n=196)
Full bath on main level	69%	83%^a	88%^a	85%^a
Half bath on main level	39%	45%	45%	42%
Bedroom on main level	69%	82%^a	85%^a	84%^a
Doorways wider than standard	28%	25%	26%	28%
Door handle levers instead of knobs	31%	33%	34%	40%
Entrance without steps	32%	29%	40%^{ab}	40%^{ab}
Sidewalk in front of house	63%	68%^c	59%	69%^c

New Hampshire's Aging Population

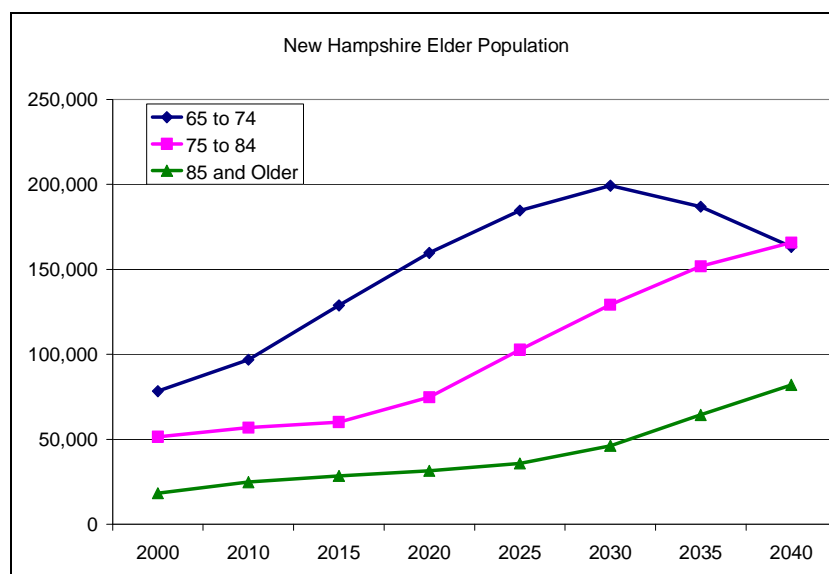
New Hampshire's population is generally older than typical for the nation. In 2012, New Hampshire ranked 40th in total population among the 50 states, but 17th in terms of population age 65+.⁵

The state's senior population will increase dramatically in the coming years. New Hampshire had 178,000 seniors in 2010. By the year 2025, this demographic group will nearly double to 323,000:

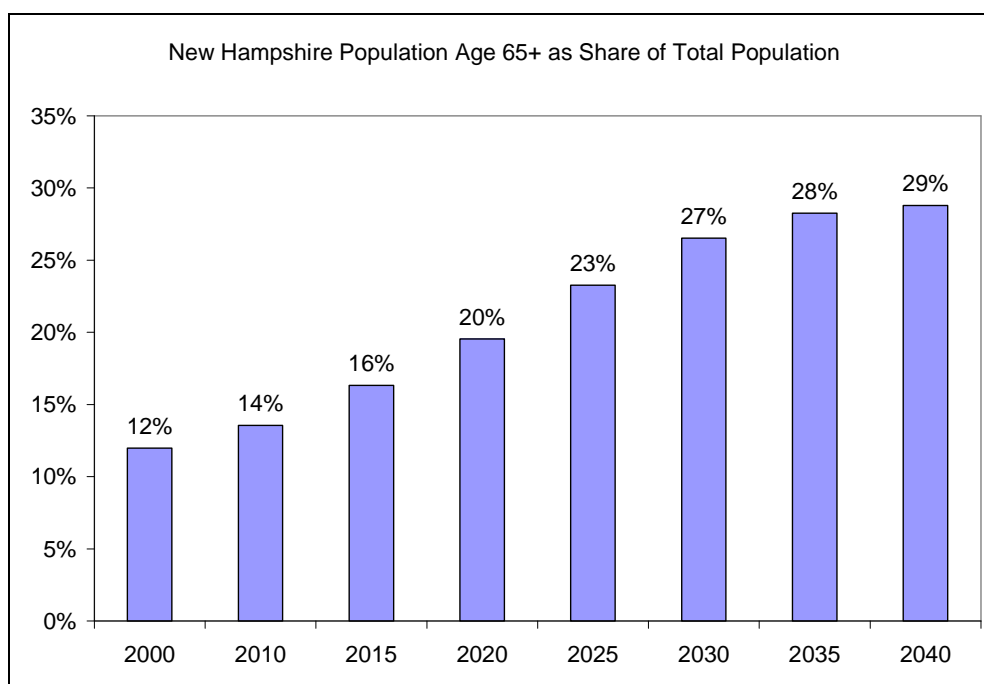
⁵ AARP Across the States 2012: Profile of Long Term Services and Support, 2013.

Figure 4: New Hampshire Population Age 65 and Over**Figure 5: Change in New Hampshire Population Age 65 and Over**

During the early years of the coming decades, growth will be primarily in the population aged 65-74 age, most of who will continue to live independently. As time progresses, however, that age group will progress to the older senior age categories, wherein it is more difficult to maintain an independent lifestyle and difficult for many to afford either assisted living or nursing home care:

Figure 6: New Hampshire Population Over Age 65 by Age Group

These figures, in absolute terms, are manifestly important. However, their implications are yet more significant viewed in the context of the slower overall population growth anticipated in the state. The senior age population will rise from about 16 percent of the state's total population to nearly a quarter of the total by 2025 (in about 10 years) and nearly a third of the state's population by the year 2035.

Figure 7: New Hampshire Elder Population as a Share of Total Population

Senior households (a household is defined as one or more persons occupying a housing unit) tend to have fewer people than other age categories – about 1.5 per occupied unit versus 2.5. As a result, the housing demand impact of this rising senior population will be magnified in the coming decades. By 2025, the number of senior households in the state will nearly double and will come to occupy one-third of the state’s housing units, versus about one-fifth today:

Figure 8: New Hampshire Senior Households as Portion of Total Households

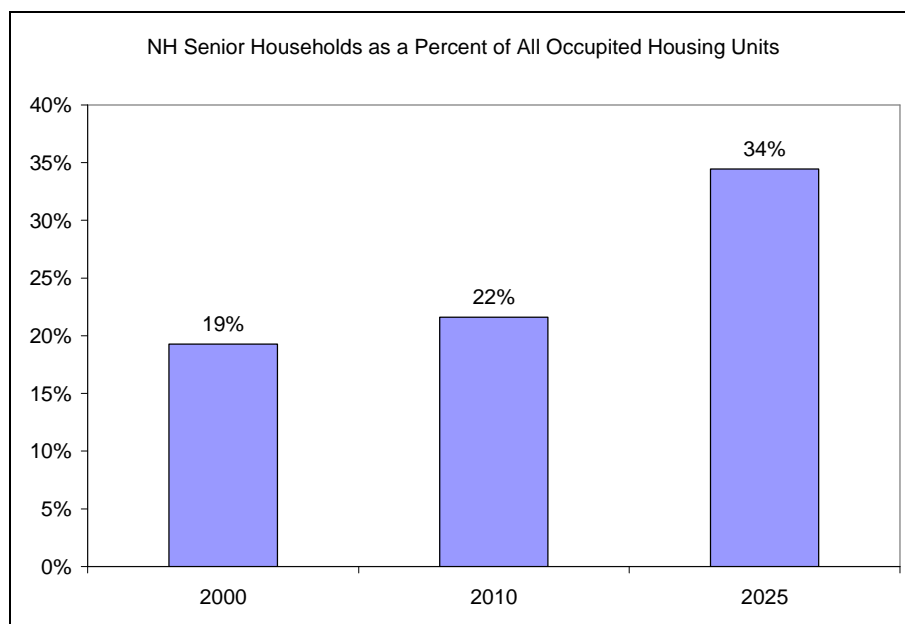


Table 3: New Hampshire Households by Age, 2000, 2010 and 2025

NH Occupied Housing Units (Households) By Age					
	2000	2010	2025	Change	
Age 65+				2010-25	% Change
Owner	69,185	86,151	157,430	71,279	83%
Renter	22,213	26,059	46,053	19,994	77%
Total Age 65+	91,398	112,210	203,483	91,273	81%
Total Households	474,606	518,973	590,674	71,701	14%
Age 65+ Share of Total	19%	22%	34%		

Although these demographic trends point to significant changes in housing occupancy/demand in the state during the coming years, the same is not true for the supply of housing. The supply of housing is relatively fixed. Based on the figures in the above, overall household growth will average about 6,100 households per year on a base of 519,000 occupied units (excluding second homes). New housing construction will be somewhat higher than that to account for vacancy and replacement of units taken off the market for various reasons. But overall household growth

means that the housing inventory will increase by well under 1 percent per year, versus the dramatic growth in senior households.

How does the state's growing senior population square with its housing inventory? Not very well. Our senior population consists almost exclusively of one- and two-person households, many of whom are well suited to two bedroom units, but our housing inventory is skewed to larger units. New Hampshire has over 110,000 housing units with four or more bedrooms, going into the coming decades where growth will be dominated by smaller, senior households:

Figure 9: New Hampshire Housing Inventory by Number of Bedrooms

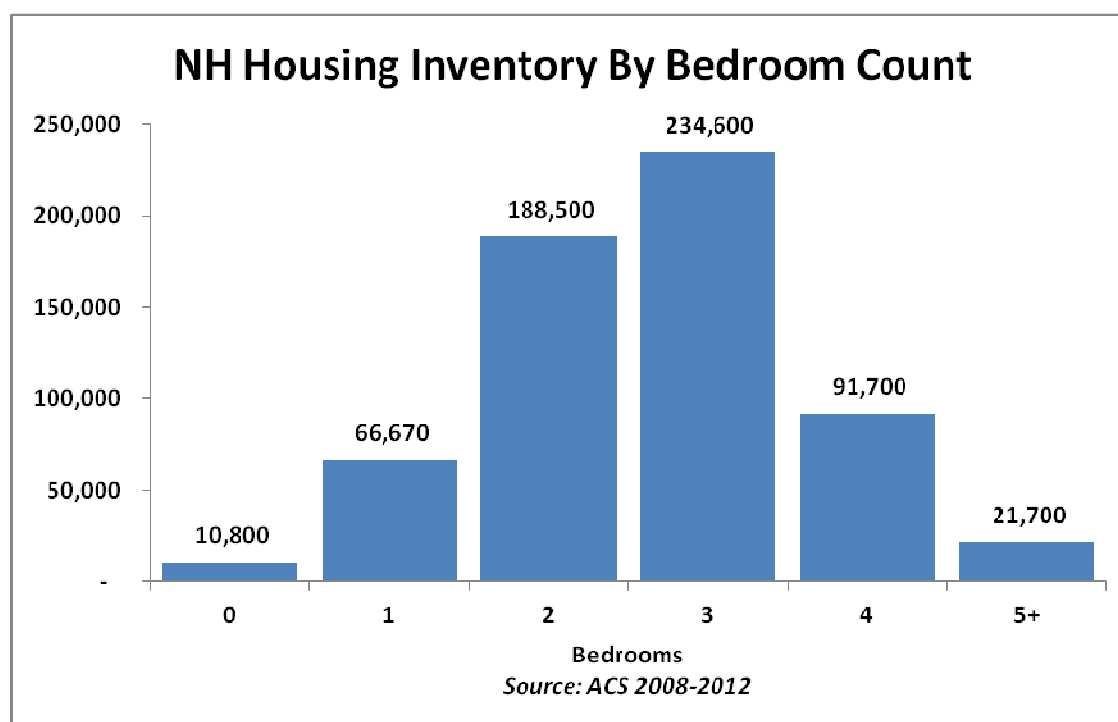
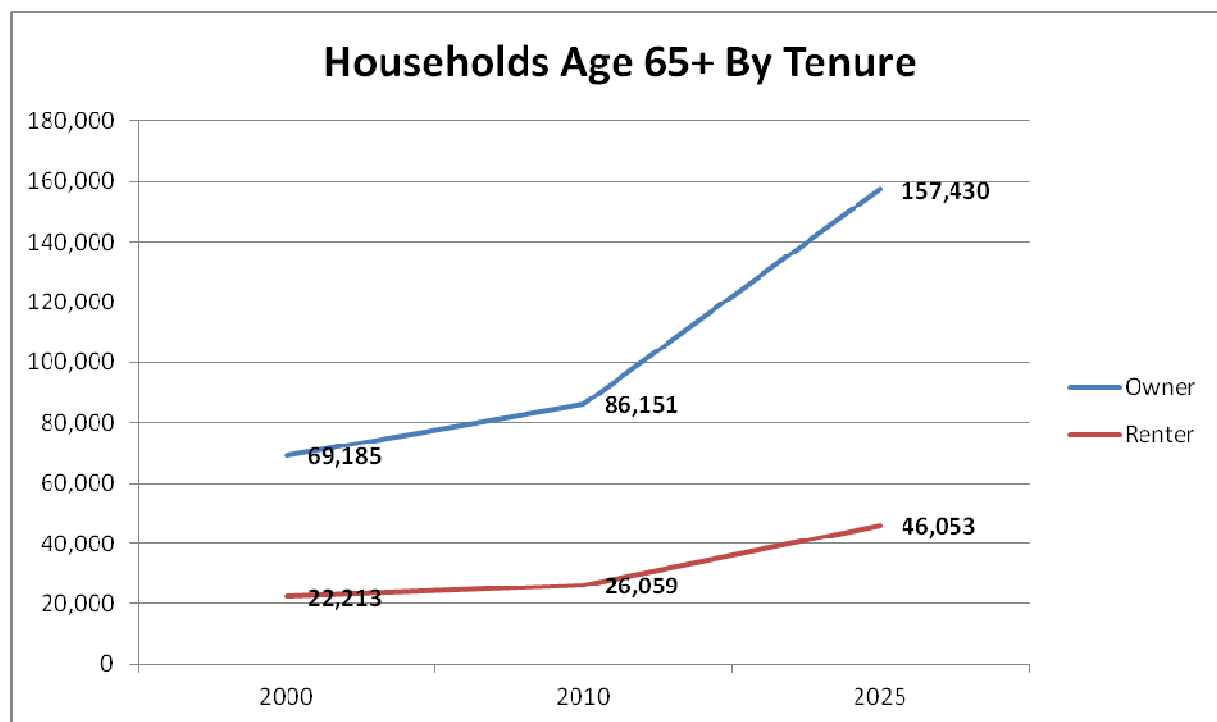
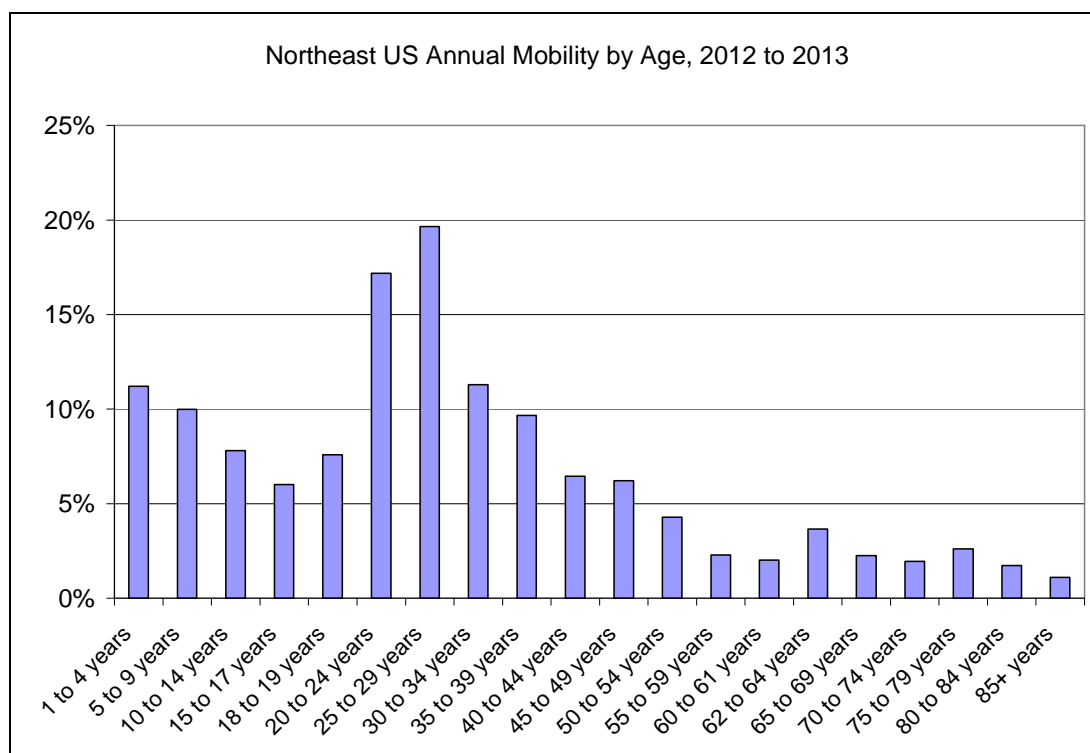


Figure 10: New Hampshire Elder Households by Tenure



In short, there is a misfit between the growing ranks of small, Baby Boomer senior households on the one hand, and the supply of larger units built for those same Baby Boomers when they were raising families.

The conventional wisdom holds that senior households readily downsize into smaller units once their children leave home and/or once they retire. But “aging in place” is quite literally the preference of most senior households. In fact, senior households are among the most stable and least likely to move age group.

Figure 11: Northeast Mobility Rates

Source: American Community Survey.

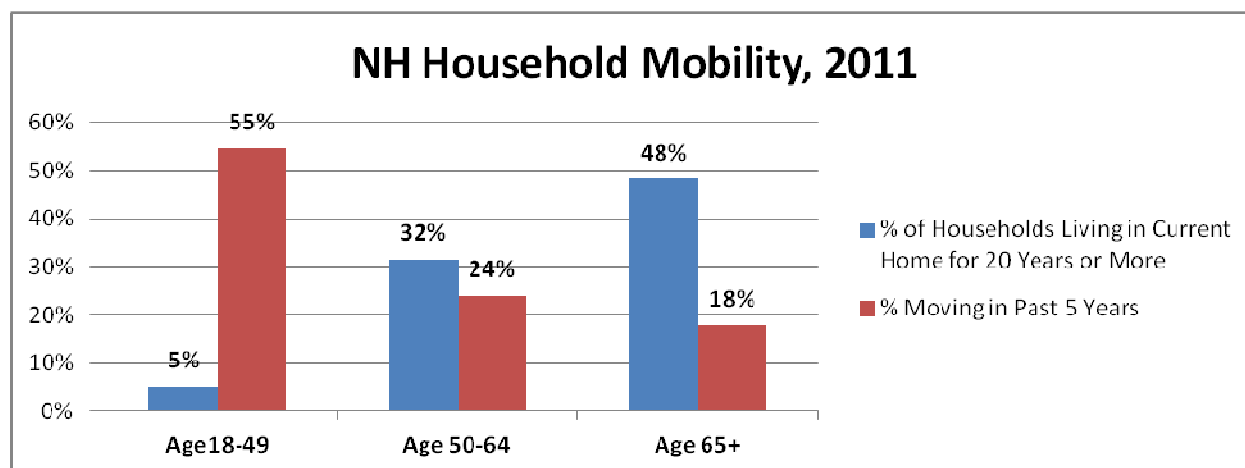
Moreover, when seniors do move they are unlikely to move very far. One-year mobility statistics from the American Community Survey indicate that when U.S. seniors do move, more than half will move within the same county.⁶ Meanwhile, the mobility rate of older (age 55+) households declined the most during the 2005-09 housing downturn, dropping by 37.5 percent versus 21 percent for households under age 25.⁷

This pattern of limited mobility holds true for New Hampshire's households. According to 2011 American Community Survey data compiled by the AARP Public Policy Institute, fewer than one in five New Hampshire households over the age of 65 moved in the prior five years, in contrast to more than half among younger households:

⁶ See American Community Survey, 2012, Table B07001. Synopsis of this data is in the Addendum to this report.

⁷ Joint Center for Housing Studies, Harvard University "Housing Turnover By Older Owners: Implications for Home Improvement Spending as Baby Boomers Age Into Retirement", 2011. Page 10.

Figure 12: Household Mobility by Age Group in New Hampshire

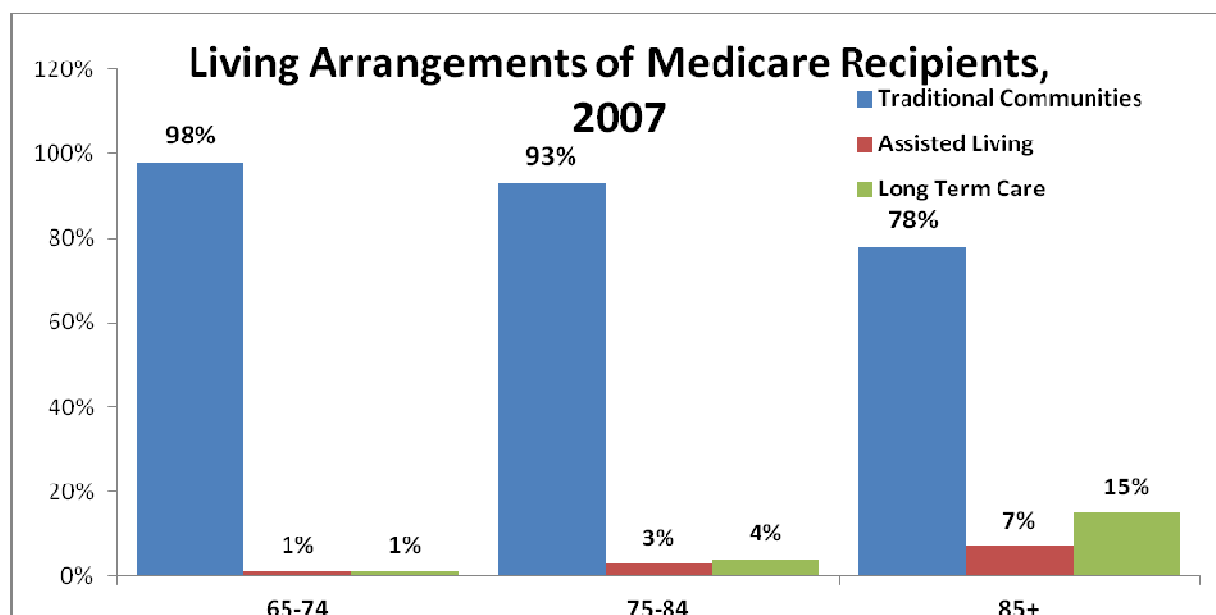


While some senior households are looking to downsize when they move, national survey research indicates that not *all* senior households looking to move are interested in downsizing. Less than one-fourth of households surveyed on behalf of the National Association of Homebuilders indicated they would trade a single family home for multifamily, even if it allowed them to move to a more desirable location or have nicer home features. Most indicated a desire to maximize the square footage in their new unit, subject to price constraints.⁸

Another common assumption is that New Hampshire's aging population will immediately overwhelm assisted living facilities and nursing homes, but this does not appear to be the case based on available data. A survey of Medicare recipients conducted in 2007 indicates that it is not until over age 85 that a significant proportion of the senior population moves into either assisted living or long term care (nursing home) housing, and even among those age 85 and over, 78 percent remain in their traditional community setting. Significant increases in the population over 85 will occur, but not immediately.

⁸ National Association of Home Builders, Right House Right Place Right Time. 2008. Page 96.

Figure 13: Elder Living Arrangements by Age Group



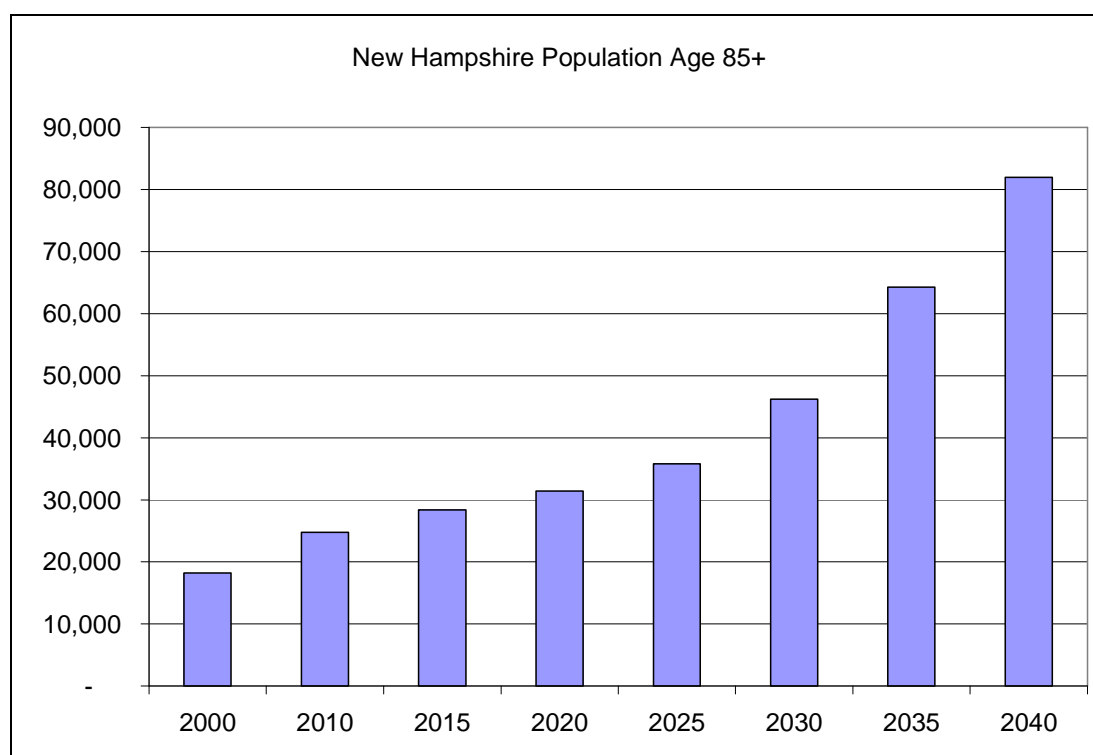
Source: Centers for Medicare and Medicaid Services, Medicare Beneficiary Survey, 2007.

Cited in ULI, *Housing In America: The Baby Boomers Turn 65*. 2012. Page 38.

Most seniors live in conventional communities, but many will spend at least some of their years in some form of long-term-care arrangement. An estimated 70 percent of people over the age of 65 will require some amount of long-term care and more than 40 percent will require care in a nursing home for some portion of their life.⁹

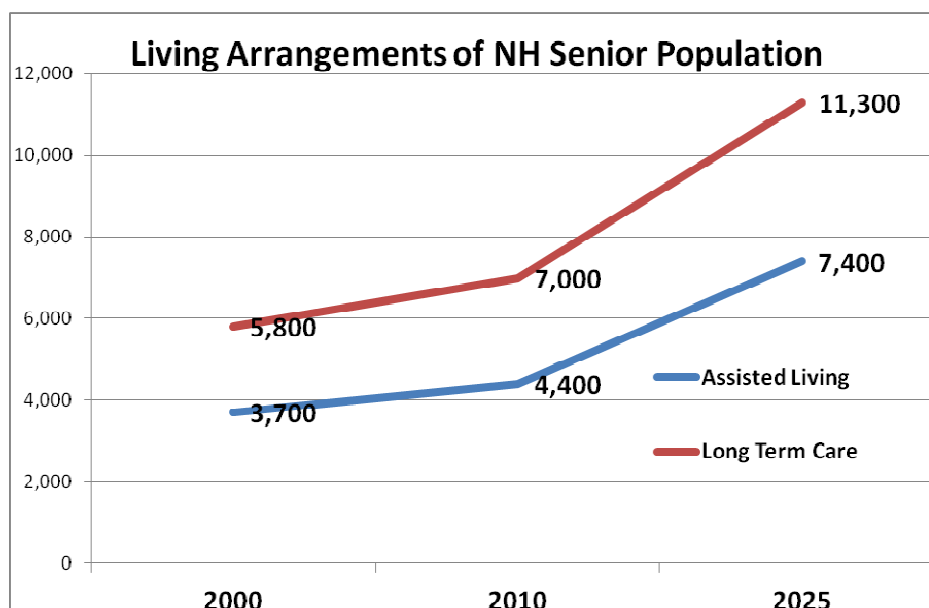
The population age 85+ will increase in New Hampshire during the coming years, but less dramatically than some think – until after year 2025:

⁹ U.S. Department of Health and Human Services, cited in Society of Certified Senior Advisors, “State of the Senior Housing Market.” 2013. Page 9.

Figure 14: New Hampshire Population Age 85 and Older

Nonetheless, assuming no change in these living patterns, there will be a significant increase in the demand for assisted living and nursing home beds in New Hampshire¹⁰:

¹⁰ We have tested these ratios against New Hampshire's demographics and group home/assisted living populations and they appear to hold true here. In 2013 there were 7,500 nursing home beds and 3,900 supported residential care beds in New Hampshire licensed by the NH Department of Health and Human Services. Assisted living is a long-term care option that combines housing, support services and health care, as needed. Nursing homes and skilled nursing facilities provide healthcare to people who are unable to manage independently in the community.

Figure 15: Demand for Assisted Living and Long Term Care

Unless these living patterns change, the demand for nursing home beds will rise to 11,300 from its current 7,000, and the demand for assisted living facilities will rise from a current 4,400 to 7,400. In both cases, however, we suspect that the demand will be blunted by rising costs. The average cost of a nursing home stay in New Hampshire is \$80,000 per year, and the average cost of assisted living is \$60,000 per year.

We have analyzed the current supply of nursing home and assisted living beds by county with the projected county-specific demand (applying the above ratios) with the following results:

Table 4: Demand for Nursing Home Beds by County

County	NH Nursing Home Beds		
	Nursing Home Beds 2013	Projected Need: 2025	Additional Beds Needed
Belknap	445	600	155
Carroll	339	640	301
Cheshire	521	640	119
Coos	420	360	(60)
Grafton	422	900	478
Hillsborough	2,326	3,020	694
Merrimack	1,025	1,330	305
Rockingham	1,149	2,560	1,411
Strafford	598	840	242
Sullivan	277	420	143
Grand Total	7,522	11,310	3,788

Table 5: Demand for Assisted Living Beds by County

County	NH Assisted Living Beds				
	Supported		Subtotal	Projected Need: 2025	Additional Beds Needed
	Residential Care Home Facility Beds 2013	Residential Care Facility Beds 2013			
Belknap	66	198	264	400	136
Carroll	18	84	102	420	318
Cheshire	160	236	396	420	24
Coos	36	32	68	230	162
Grafton	75	413	488	580	92
Hillsborough	413	973	1,386	1,990	604
Merrimack	201	514	715	870	155
Rockingham	114	1,002	1,116	1,670	554
Strafford	225	401	626	560	(66)
Sullivan	44	48	92	280	188
Grand Total	1,352	3,901	5,253	9,154	3,901

All of the state's counties, with the exception of Coos, will experience a need for more nursing home beds. All of the state's counties, with the exception of Strafford, will experience a need for more assisted living beds. Projections anticipate a declining population in Coos County, and Strafford County has a significant current supply of assisted living beds relative to calculated demand. As noted, these projections assume a continuation of the likelihood of someone needing nursing home or assisted living at current ratios. These ratios may decline if additional effective support for aging in place is realized. Conversely, the demand may increase if the migration of senior households into the state increases in, for example, the state's housing units now occupied seasonally as vacation homes.

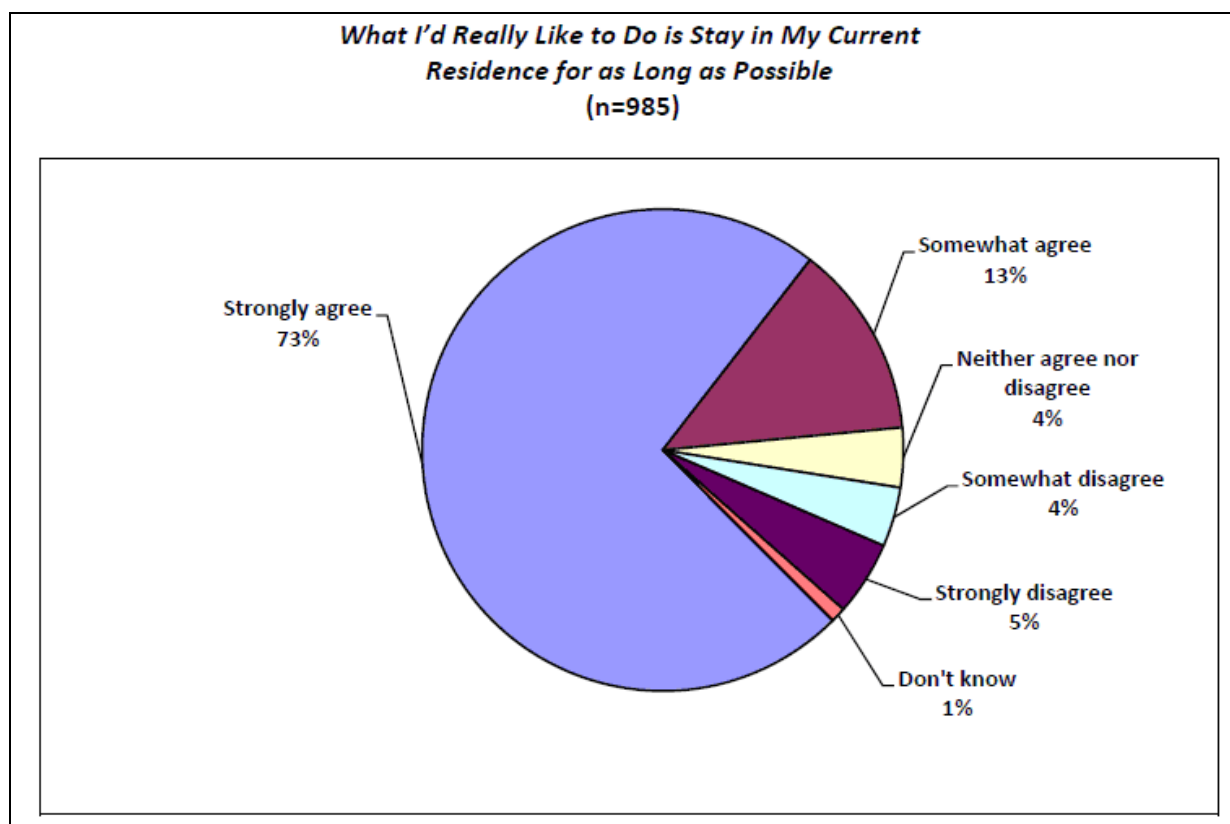
Limitations on Aging in Place

The preference for seniors to live independently is well established and cited in the introduction to this section of the report. Most seniors are, in fact, doing just that: 93 percent of Medicare recipients age 65+ are aging in place.¹¹ As noted in a 2010 AARP survey of age 45+ individuals, 86 percent of the respondents indicated a preference to continue living in their current home as long as possible and 85 percent indicated they would like to remain in their current community.¹²

¹¹ See: Federal Interagency Forum on Aging-Related Statistics, 2012: Older Americans 2012: Key indicators of Well-Being.

¹² <http://www.aarp.org/home-garden/livable-communities/info-11-2010/home-community-services-10.html>

Figure 16: Preference for Remaining in Current Residence, AARP



The reasons to prefer aging in place are fairly transparent and include maintaining friendships and social connections, maintaining housing continuity and avoiding the costs of supporting services. Genworth Financial, an insurance provider, surveys the cost of supporting services for the aging population. Their most recent survey, in 2013, indicated that for New Hampshire the median cost for an assisted living facility was \$43,000 and the median cost of a semi-private room in a nursing home was \$107,000.¹³ These costs can quickly consume the net worth of many of the state's senior population.

There are challenges in delivering services supportive of aging in place in New Hampshire. As noted in the state's Plan on Aging:

"The state is facing unprecedented challenges in its ability to provide home and community-based services and supports. The current infrastructure continues to lack the capacity to address the unprecedented growth in the older population that will require care in the public sector. State funding for rate increases has not been available for years for some services. Service providers statewide are experiencing significant losses in their additional funding streams – towns, cities, counties and other sources of local funds. The lack of state rate increases,

¹³ See: Genworth: Genworth 2013 Cost of Care Survey. <https://www.genworth.com/corporate/about-genworth/industry-expertise/cost-of-care.html>

*coupled with the loss of local funding, is having a devastating effect on many agencies, forcing them to scale back their operations, discontinue providing certain services or close down altogether.*¹⁴

There are therefore limits on the ability of seniors to remain in their home as they age, as noted in the following paragraphs.

Disability

Americans are living longer, and with that longevity comes new challenges. As noted in a recent study by the Center for Housing Policy:

*“An older population with health and mobility issues will drive demand for home modifications, and services to help residents age in place, and housing options that facilitate the delivery of services and help prevent premature entry into nursing homes. Thanks to changes in lifestyle and technology, both men and women are living longer. It also means more older adults will be living with disabilities. While about one – quarter of older households age 65–74 included someone with a disability, the proportion climbed to nearly two–thirds among households with a member 85+. Older adults almost universally say they want to age in their current homes, but many lack access to the services needed to ensure this outcome.”*¹⁵

According to tabulations of the American Community Survey,¹⁶ 42 percent of New Hampshire’s seniors (age 65+) currently living independently have at least one disability:

¹⁴ NH Department of Health and Human Services, Bureau of Elderly and Adult Services, NH State Plan on Aging, 2011, Page 7.

¹⁵ Center for Housing Policy. *Housing an Aging Population: Are We Prepared?* 2011. Page 1

¹⁶ The data cited in this section of the analysis is from American Community Survey tabulations appearing in AARP Public Policy Institute, “New Hampshire Housing Profiles, 2011”. See <http://www.aarp.org/home-garden/housing/info-09-2011/state-hp-2011.html>

Table 6: New Hampshire Elders by Disability Status

Senior Households With At Least One Disability		
	Households	% of Senior Households
Vision Difficulty	3,570	8.0%
Hearing Difficulty	9,818	22.0%
Physical Difficulty	11,380	25.5%
Cognitive Difficulty	4,463	10.0%
Self-Care Difficulty	3,302	7.4%
Independent Living Difficulty	7,006	15.7%
With At Least One Disability	44,626	42.1%
Total Households Age 65+	106,000	
Source: ACS, 2011 Cited in AARP State Housing Profiles, 2011		

Of particular concern are the households with self-care difficulties (difficulty bathing or dressing) and independent living difficulties (because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping). Due to survey design, there may be some double counting among these two significant categories, but they nonetheless demonstrate that at least 1 in 6 (15.7 percent) of New Hampshire's senior households living independently now express having difficulty in continuing to live independently due to disability issues.

Senior renter households are much more likely to report at least one disability than owner households—58 percent versus 38 percent.

Income Constraints

The median household income of New Hampshire's senior households owning their home in 2009 was \$45,100, barely half of the overall state average (\$76,750). The comparative figure for the state's senior renters (which constitute one-fourth of the state's senior households) was only \$19,000—one-fourth of the state average. This is a particular difficulty for the state's senior renter households. Not only do these senior renters have low incomes, but they also lack the home equity benefitting senior owners (half of which have no mortgage).

According to AARP, 96 percent of senior New Hampshire residents (186,216 people) received Social Security in 2012. The average benefit was \$15,700 and Social Security accounted for 81 percent of the typical income of the state's low and moderate income elderly households.¹⁷ By some measures, nearly half of the Baby Boomer generation has not saved enough for retirement.¹⁸ The difficulty in measuring overpayment among senior households is complicated by the lack of available data regarding net worth. There is some national data available regarding

¹⁷ See AARP, "Why Social Security and Medicare Are Vital to Older Americans in New Hampshire". 2013.

¹⁸ Calculations by the Employee Benefits Research Institution cited in Senior Housing News "Top 10 Trends in Senior Housing for 2013." January 2013.

net worth and, although dated, it is worthy of note. As seen in the table below, the net worth of senior households nationally has increased over time, but it decreases as age advances. Moreover, the principal source of that net worth is home equity. In 2007, the median net worth of households age 65+ was \$220,800, of which savings and financial assets represented only \$61,000. That is less than enough to fund one year in a nursing home.¹⁹

Table 7: Median Household Net Worth by Age

Table 10a. Median household net worth of head of household, in 2007 dollars, by selected characteristics and selected years 1983–2007

Selected characteristic	In dollars							
	1983	1989	1992	1995	1998	2001	2004	2007
Age of family head								
65 and over	\$103,750	\$122,510	\$132,780	\$136,530	\$175,040	\$196,960	\$195,380	\$220,800
45–54	109,360	157,930	113,310	125,320	134,490	157,100	159,030	185,000
55–64	136,880	158,040	164,680	156,160	162,840	216,700	276,770	253,700
65–74	121,110	124,930	142,830	150,000	186,520	208,190	208,890	239,400
75 and over	71,080	116,800	125,750	125,730	160,170	182,870	179,130	213,200
Marital status, family head age 65 and over^a								
Married	139,870	216,130	219,390	216,570	270,300	332,050	311,030	300,500
Unmarried	67,240	67,620	92,760	103,800	115,770	108,770	132,400	165,090
Race, family head age 65 and over								
White	122,320	154,870	157,590	158,310	200,400	252,400	231,110	248,300
Black	17,960	36,770	40,270	33,800	35,960	57,140	57,660	87,800
Education, family head age 65 and over								
No high school diploma	58,030	64,400	56,310	77,600	69,260	85,850	59,830	101,800
High school diploma only	132,980	128,790	157,280	144,260	186,270	191,980	193,080	187,200
Some college or more	283,200	392,960	284,930	274,160	307,730	464,630	394,280	510,750

^a Married includes legally married couples; unmarried includes cohabitating couples, separated, divorced, widowed, and never married.

NOTE: The Survey of Consumer Finances has replaced the Panel Study of Income Dynamics as the data source for this indicator. Median net worth is measured in constant 2007 dollars. Net worth includes housing wealth, financial assets, and investment retirement accounts such as IRAs, Keoghs, and 401(k) type plans. Data are weighted. The term "household" here is similar to the Census Bureau's household definition. See Indicator 10 data source for more detail.

Reference population: These data refer to the civilian noninstitutionalized population.

SOURCE: Survey of Consumer Finances.

¹⁹ See http://www.agingstats.gov/agingstatsdotnet/main_site/default.aspx, Table 10.

Table 8: Value of Household Assets by Age**Table 10b. Value of household financial assets held in retirement investment accounts by selected characteristics, 2007**

Selected characteristic	In dollars			Percent holding
	25th percentile (for households with positive values)	Median (for households with positive values)	75th percentile (for households with positive values)	
Age of family head				
65 and over	\$16,000	\$61,000	\$180,000	40.8
45–54	21,000	66,000	176,000	64.9
55–64	29,000	98,000	267,000	60.9
65–74	20,000	77,000	206,000	51.7
75 and over	13,000	35,000	110,000	30.0
Marital status, family head age 65 and over ^a				
Married	15,000	61,000	177,000	64.7
Unmarried	7,000	27,000	82,000	40.1
Race, family head age 65 and over				
White	13,000	51,000	157,000	57.4
Black	7,000	25,000	65,000	36.6
Education, family head age 65 and over				
No high school diploma	5,000	15,000	48,000	21.6
High school diploma only	7,000	29,000	78,000	43.2
Some college or more	15,000	60,000	181,000	66.2

^a Married includes legally married couples; unmarried includes cohabitating couples, separated, divorced, widowed, and never married.

NOTE: The Survey of Consumer Finances has replaced the Panel Study of Income Dynamics as the data source for this indicator. Values are measured in 2007 dollars. Financial assets held in retirement investment accounts include IRAs, Keoghs, and 401(k) type plans. Data are weighted. The term "household" here is similar to the Census Bureau's household definition. See Indicator 10 data source for more detail.

Reference population: These data refer to the civilian noninstitutionalized population.

SOURCE: Survey of Consumer Finances.

The median value of New Hampshire's senior ownership units was \$249,000 (the same as for all households) in 2009—pointing to significant potential home equity among the state's senior homeowners—two-thirds of those over age 65 have no mortgage. That home ownership equity can be tapped to pay for assisted living or nursing home care if it is no longer possible to live independently. Of course, home equity is not available to senior renters, unless they recently moved from ownership to renter status. Even among senior homeowners, the value of that equity has shrunk in the face of falling home values in the state since 2006.

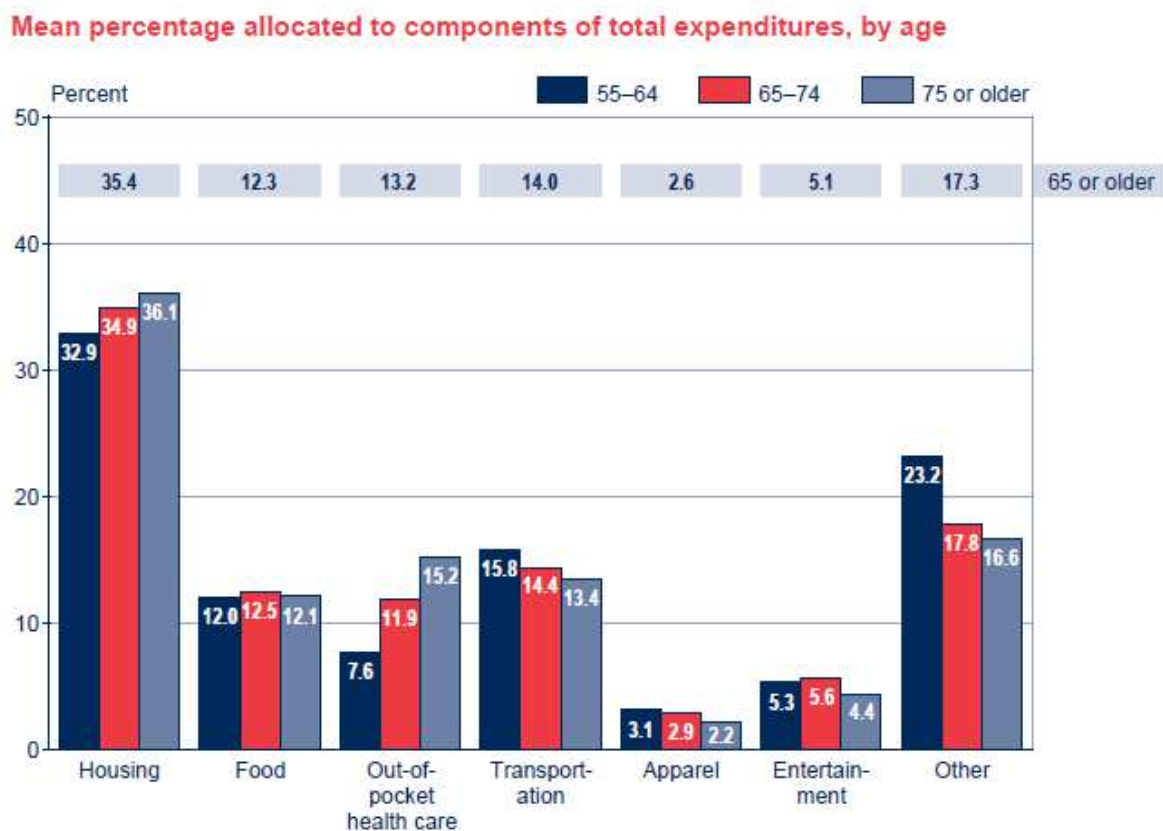
The income crunch, then, is especially significant among the state's senior renters—5 percent of the state's senior owners live in poverty, but 19 percent of its senior renters do.

Housing affordability

Housing overpayment is the conventional measure of housing need. National data indicates that housing is the single largest expense that seniors face, accounting for about one-third of their total expenditures²⁰:

²⁰ U.S. Social Security Administration, *Expenditures of the Aged Chartbook*. 2013. Page 14

Figure 17: Elder Expenditures by Type



SOURCE: Interview and diary portions of the 2010 Consumer Expenditure Survey.

One measure of housing affordability is the share of households paying more than 30 percent (considered overpayment) and 50 percent (considered severe overpayment) of their income for housing costs.

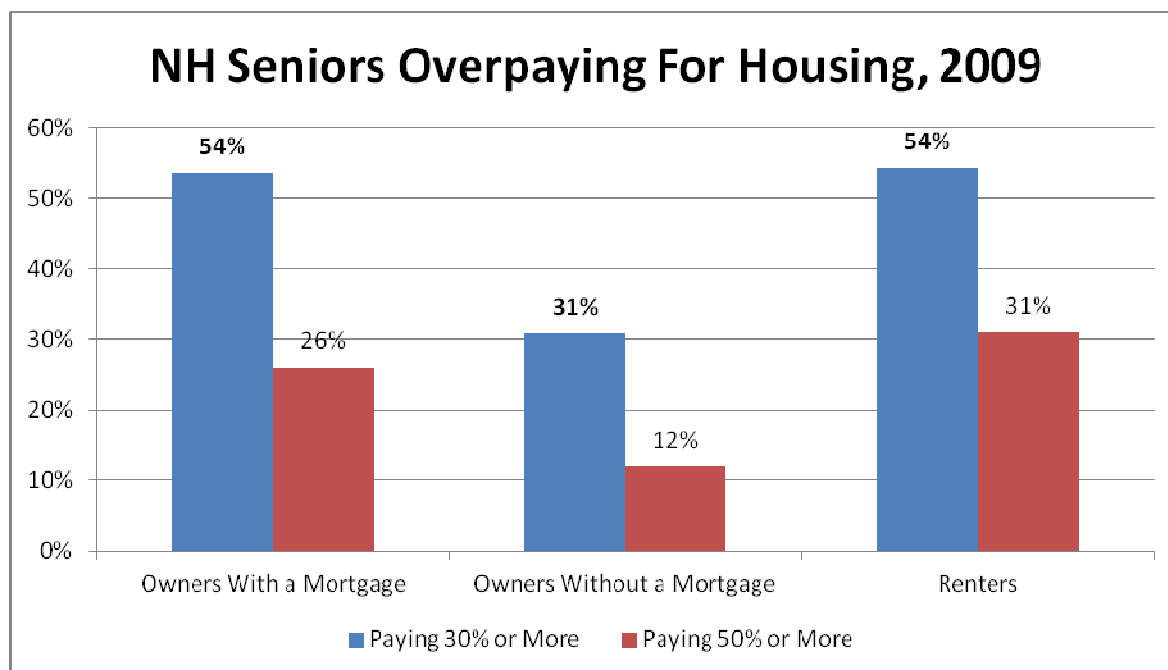
AARP reports that nationally the percentage of owners and renters paying more than 30 percent of their income for rents increased from 20 percent in the year 2000, to 29 percent in 2009, and that one out of seven senior owners with a mortgage owed more than their house was worth.²¹ In that study AARP concluded:

“Housing affordability for middle – class older adults is in jeopardy. The lack of affordable housing options already threatens the financial stability of older households and will likely worsen as the population age 50+ grows over the coming decades.”

²¹ See AARP, Middle Class Security Project, Loss of Housing Affordability Threatens Financial Stability for Older Middle-Class Adults. 2013. <http://www.aarp.org/research/ppi/security/loss-of-housing-affordability-threatens-financial-stability-for-older-middle-income-AARP-ppi-sec.html>

Looking to New Hampshire, more than half of the state's senior households with a mortgage are paying more than 30 percent of their income for housing costs. Even senior households with no mortgage have a proclivity for housing costs to absorb a disproportionate amount of their income—in the form of taxes, insurance and utilities. Median property taxes in the state in 2009 for senior owners were \$4,200 per year, for example, according to the AARP profile of senior housing in New Hampshire.

Figure 18: New Hampshire Elder Overpayment for Housing



More than half of the state's senior owners with a mortgage and its senior renters are paying over 30 percent of their income for housing, and 25 percent or more of these subsets are paying over 50 percent of their income for housing.

Patterns of assistance

There continues to be misalignment between the desire of seniors to age in place and the assistance available to support independent living. Medicare does not provide financial help for long term care. Medicaid does provide assistance as a matter of course, but only when most household assets are depleted (down to \$2,500 exclusive of house and car).

There are efforts underway to provide home health care, both because it is preferred by seniors and because it is usually a less expensive form of assistance. These efforts are evolving and remain less than adequate.

Services (public transportation, accessible drop in centers, meals on wheels, etc.) to support aging in place can more readily and efficiently be provided in a densely populated setting. As noted in one recent account:

“Providing appropriate health and other support services in rural areas to low and moderate income seniors will require creativity. The population density of multifamily housing sites, which are prevalent in urban and suburban settings, is not available in rural America. Even where there are multi-family settings, they are usually not of a scale able to support an array of services on-site unless they serve the entire community. Most (rural) senior households reside in single-family homes that may not be in a neighborhood or communal setting; rather, they are scattered. Further transportation to and from health and other supported services, such as meal programs, community hospitals, senior centers, even doctor’s offices and other primary care, is not readily available”.²²

76 percent of the state’s seniors, however, live in suburban or rural settings.

Table 9: Where Do New Hampshire Seniors Live?

Community Setting of New Hampshire's Senior Population, 2010							
Principal City	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	over 85 yrs	Total	% of Total
In metropolitan area, principal city	6,808	5,104	4,346	3,776	3,900	23,934	13%
In micropolitan area, principal city	4,694	3,545	3,306	3,102	3,630	18,277	10%
Subtotal	11,502	8,649	7,652	6,878	7,530	42,211	24%
Not Principal City							
In metropolitan area, not principal city	25,552	17,098	13,426	9,983	9,603	75,662	42%
In micropolitan area, not principal city	16,920	11,550	8,883	6,770	6,434	50,557	28%
Not in metropolitan or micropolitan area	3,202	2,289	1,813	1,340	1,194	9,838	6%
	45,674	30,937	24,122	18,093	17,231	136,057	76%
New Hampshire Total	57,176	39,586	31,774	24,971	24,761	178,268	100%

Housing Characteristics

In addition to conventional community settings, there are a wide variety of housing options available for seniors. These include:

Age Restricted Developments. These are apartment complexes, condominiums, cooperatives and other such retirement communities offering private, separate residences designed for the independent senior. Typically these are age restricted communities limiting occupancy to individuals age 55+ or 65+ or over depending on specific considerations.

Assisted Living. Assisted living offers help with nonmedical aspects of daily activities in an atmosphere of separate, private living units. It can be likened to congregate living for residents less able to function independently in all aspects of their daily lives. In some states, including New Hampshire, licensing is required.

Continuing Care Retirement Communities. The communities offer seniors a facility that combines housing, services and healthcare, allowing seniors to enjoy a private residential lifestyle with the opportunity of independence in the assurances of long-term health care, including nursing home.

²² Housing Assistance Council. *Rural Voices*, “Affordable Rural Senior Housing”. Winter 2011/12. Page 5.

Skilled Nursing Facility. Skilled nursing facilities (commonly referred to as nursing homes) offer the most intensive level of care on the residential care spectrum. Skilled nursing facilities are equipped to handle individuals with 24 hour nursing needs, post-operative recuperation or complex medical care demands as well as chronically ill individuals who can no longer live independently. Skilled nursing facilities must be licensed by the state to meet standards of safety, staffing and care procedures. Such facilities may be freestanding or part of a senior community. Skilled nursing facilities may specialize in short-term or acute nursing care, intermediate or long – term skilled nursing care.

Alzheimer’s Facilities. Early-stage Alzheimer’s patients may be accommodated in a congregate or independent wing of a multi-level campus. Many assisted living communities will accept and successfully house early-stage residence. As the disease progresses, patients may develop argumentative behavior and wandering habits. Generally the communities best equipped to deal effectively with this type of patient are those with a particular focus on assisting these individuals.

Senior Day Care Centers. Senior day care centers offer a variety of services, ranging from custodial care with programs for stimulation and rehabilitation to day care providing medical and procedures.

Housing Needs of Seniors. The housing needs of seniors, particularly those of an advanced age can be more specialized than those of non-senior households. Some of the preferred characteristics include:

- A bedroom on the first floor
- A bathroom on the first floor
- Few or no entry steps
- Door levers rather than door knobs
- Wider than standard entry and interior doors
- Lower than standard counters

Many New Hampshire housing units lack these characteristics and modification to meet the preferences/needs of the senior population is not always cost effective, particularly in some of the state’s older housing stock.

Declining Caregiving Support Ratio

AARP defines the caregiver support ratio as the ratio between (1) the potential caregiver population (ages 45-64) and (2) the age 80 and over population. Currently the ratio nationally is 7.0, meaning there are 7 potential caregivers for each person over the age of 80. These caregivers, primarily Baby Boomers at this time, provide substantial support for the over-age 80

population, who otherwise might not be able to live independently. AARP estimates that family caregivers in New Hampshire numbered 183,000 in 2009 and that their services provided an estimated \$2.2 billion of support at \$12 per hour to the state's elderly population.²³ This is nearly four times the amount of Medicaid funds disbursed in the state for long term care.

As the Boomer population ages, it will move out of age categories *providing* support and into the age categories *needing* support. AARP estimates that in 15 years, by the year 2030, the caregiver support ratio will drop from its current 7.0, to 4.0 – meaning that there will be half as many caregivers in relation to the elderly population as is now the case.²⁴ This could have the effect of shifting more care to institutions including assisted living and nursing home facilities.

These same forces are at play in New Hampshire—the data shows that the State's current and projected caregiver support ratio closely parallels that of the Nation, indicating more pressure on fewer caregivers to provide assistance to our expanding aging population in the coming years:

Table 10: New Hampshire Caregiver Support Ratio

	2010	2015	2025
Caregivers (Ages 45-64)	404,204	409,172	360,609
Ages 80+	49,732	53,896	74,423
Caregiving Support Ratio	8.1	7.6	4.8
Source: US Census and NH Office of Energy and Planning			

²³ AARP. Across the States. 2012. Page 217

²⁴ AARP, In Brief August 2013: "The Aging of the Baby Boom and the Growing Care Gap: A Look at Future Declines in the Availability of Family Caregivers",

Addendum

Table 11: Projection of Elder Living Arrangements by County

**Calculated Demand:
Living Arrangements of the Senior Population By County**

Belknap County

	2010	2025
Traditional Communities	9,420	16,430
Assisted Living	240	400
Long Term Care	400	600

Carroll County

	2010	2025
Traditional Communities	9,240	16,910
Assisted Living	220	420
Long Term Care	360	640

Cheshire County

	2010	2025
Traditional Communities	10,620	17,210
Assisted Living	280	420
Long Term Care	440	640

Coos County

	2010	2025
Traditional Communities	5,970	9,270
Assisted Living	160	230
Long Term Care	260	360

Grafton County

	2010	2025
Traditional Communities	12,910	23,360
Assisted Living	340	580
Long Term Care	550	900

Hillsborough County

	2010	2025
Traditional Communities	44,450	81,260
Assisted Living	1,190	1,990
Long Term Care	1,890	3,020

Merrimack County

	2010	2025
Traditional Communities	18,660	35,240
Assisted Living	510	870
Long Term Care	830	1,330

Rockingham County

	2010	2025
Traditional Communities	35,170	68,760
Assisted Living	880	1,670
Long Term Care	1,370	2,560

Strafford County

	2010	2025
Traditional Communities	13,700	24,120
Assisted Living	370	560
Long Term Care	570	840

Sullivan County

	2010	2025
Traditional Communities	6,760	11,770
Assisted Living	180	280
Long Term Care	270	420

Source: Based on Ratios in the US Survey of Medicare Recipient Living Arrangements, 2007
Applied to Age-Specific County Population Ages 65 and Over

Table 12: New Hampshire Elder Population Forecast by County

Belknap County, New Hampshire								Change					
	2010	2015	2020	2025	2030	2035	2040	2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
65 to 74	5,457	7,289	8,912	9,982	10,509	9,758	8,714	1,832	1,623	1,070	527	-751	-1,044
75 to 84	3,156	3,170	3,986	5,586	6,932	7,897	8,393	14	816	1,600	1,346	965	496
85 & older	1,444	1,593	1,688	1,878	2,437	3,440	4,294	149	95	190	559	1,003	854
Total Population	60,088	60,671	62,678	64,460	65,852	66,796	67,269	583	2,007	1,782	1,392	944	473
Total Age 65+	10,057	12,052	14,586	17,446	19,878	21,095	21,401	1,995	2,534	2,860	2,432	1,217	306
Age 65+ % of Total	17%	20%	23%	27%	30%	32%	32%						

Carroll County, New Hampshire								Change					
	2010	2015	2020	2025	2030	2035	2040	2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
65 to 74	5,491	7,120	8,706	10,029	10,756	10,080	8,878	1,629	1,586	1,323	727	-676	-1,202
75 to 84	3,153	3,389	4,313	5,913	7,408	8,732	9,475	236	924	1,600	1,495	1,324	743
85 & older	1,194	1,432	1,686	2,025	2,732	3,833	4,959	238	254	339	707	1,101	1,126
Total Population	47,818	48,377	50,115	51,945	53,484	54,522	54,997	559	1,738	1,830	1,539	1,038	475
Total Age 65+	9,838	11,941	14,705	17,967	20,896	22,645	23,312	2,103	2,764	3,262	2,929	1,749	667
Age 65+ % of Total	21%	25%	29%	35%	39%	42%	42%						

Cheshire County, New Hampshire								Change					
	2010	2015	2020	2025	2030	2035	2040	2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
65 to 74	6,086	7,785	9,444	10,277	10,260	9,325	8,087	1,699	1,659	833	-17	-935	-1,238
75 to 84	3,744	3,811	4,535	6,003	7,439	8,287	8,434	67	724	1,468	1,436	848	147
85 & older	1,512	1,683	1,820	1,996	2,509	3,406	4,332	171	137	176	513	897	926
Total Population	77,117	77,128	78,052	79,085	79,861	80,381	80,471	11	924	1,033	776	520	90
Total Age 65+	11,342	13,279	15,799	18,276	20,208	21,018	20,853	1,937	2,520	2,477	1,932	810	-165
Age 65+ % of Total	15%	17%	20%	23%	25%	26%	26%						

Coos County, New Hampshire								Change					
	2010	2015	2020	2025	2030	2035	2040	2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
65 to 74	3,291	4,092	5,074	5,650	5,571	4,974	4,286	801	982	576	-79	-597	-688
75 to 84	2,144	2,056	2,359	3,037	3,845	4,353	4,348	-88	303	678	808	508	-5
85 & older	964	1,090	1,095	1,167	1,375	1,793	2,296	126	5	72	208	418	503
Total Population	33,055	32,292	31,791	31,233	30,442	29,461	28,209	-763	-501	-558	-791	-981	-1,252
Total Age 65+	6,399	7,238	8,528	9,854	10,791	11,120	10,930	839	1,290	1,326	937	329	-190
Age 65+ % of Total	19%	22%	27%	32%	35%	38%	39%						

Grafton County, New Hampshire

	2010	2015	2020	2025	2030	2035	2040
65 to 74	7,437	9,747	12,153	13,823	14,174	12,997	11,732
75 to 84	4,325	4,647	5,940	8,107	10,350	12,003	12,428
85 & older	2,049	2,279	2,511	2,910	3,874	5,370	6,999
Total Population	89,118	89,666	91,614	93,224	94,359	95,018	95,275
Total Age 65+	13,811	16,673	20,604	24,840	28,398	30,370	31,159
Age 65+ % of Total	15%	19%	22%	27%	30%	32%	33%

Change					
2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
2,310	2,406	1,670	351	-1,177	-1,265
322	1,293	2,167	2,243	1,653	425
230	232	399	964	1,496	1,629
548	1,948	1,610	1,135	659	257
2,862	3,931	4,236	3,558	1,972	789

Hillsborough County, New Hampshire

	2010	2015	2020	2025	2030	2035	2040
65 to 74	25,560	34,087	42,176	49,224	54,671	52,070	45,653
75 to 84	15,119	16,174	20,047	27,517	34,441	40,716	45,713
85 & older	6,848	7,685	8,341	9,532	12,142	16,861	21,219
Total Population	400,721	405,380	414,356	423,117	429,776	433,266	433,381
Total Age 65+	47,527	57,946	70,564	86,273	101,254	109,647	112,585
Age 65+ % of Total	12%	14%	17%	20%	24%	25%	26%

Change					
2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
8,527	8,089	7,048	5,447	-2,601	-6,417
1,055	3,873	7,470	6,924	6,275	4,997
837	656	1,191	2,610	4,719	4,358
4,659	8,976	8,761	6,659	3,490	115
10,419	12,618	15,709	14,981	8,393	2,938

Merrimack County, New Hampshire

	2010	2015	2020	2025	2030	2035	2040
65 to 74	10,467	14,183	18,173	21,361	22,728	21,118	18,542
75 to 84	6,400	6,755	8,344	11,725	15,370	18,295	19,654
85 & older	3,141	3,530	3,862	4,366	5,651	7,958	10,507
Total Population	146,445	148,043	150,652	154,354	157,495	159,377	159,845
Total Age 65+	20,008	24,468	30,379	37,452	43,749	47,371	48,703
Age 65+ % of Total	14%	17%	20%	24%	28%	30%	30%

Change					
2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
3,716	3,990	3,188	1,367	-1,610	-2,576
355	1,589	3,381	3,645	2,925	1,359
389	332	504	1,285	2,307	2,549
1,598	2,609	3,702	3,141	1,882	468
4,460	5,911	7,073	6,297	3,622	1,332

Rockingham County, New Hampshire

	2010	2015	2020	2025	2030	2035	2040
65 to 74	21,216	28,958	35,851	41,785	46,089	43,255	36,332
75 to 84	11,571	12,964	16,605	23,166	28,801	34,018	37,987
85 & older	4,637	5,727	6,810	8,034	10,598	14,904	18,779
Total Population	295,223	299,278	306,867	313,619	319,065	321,840	321,226
Total Age 65+	37,424	47,649	59,266	72,985	85,488	92,177	93,098
Age 65+ % of Total	13%	16%	19%	23%	27%	29%	29%

Change					
2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
7,742	6,893	5,934	4,304	-2,834	-6,923
1,393	3,641	6,561	5,635	5,217	3,969
1,090	1,083	1,224	2,564	4,306	3,875
4,055	7,589	6,752	5,446	2,775	-614
10,225	11,617	13,719	12,503	6,689	921

Strafford County, New Hampshire

	2010	2015	2020	2025	2030	2035	2040
65 to 74	7,786	10,308	12,725	15,236	16,795	15,825	14,119
75 to 84	4,841	4,828	5,707	7,756	9,732	11,914	13,273
85 & older	2,018	2,228	2,406	2,543	3,180	4,352	5,551
Total Population	123,143	125,489	128,219	131,197	133,867	135,972	137,176
Total Age 65+	14,645	17,364	20,838	25,535	29,707	32,091	32,943
Age 65+ % of Total	12%	14%	16%	19%	22%	24%	24%

Sullivan County, New Hampshire

	2010	2015	2020	2025	2030	2035	2040
65 to 74	3,971	5,250	6,425	7,250	7,692	7,462	6,916
75 to 84	2,292	2,346	2,815	3,866	4,876	5,626	6,045
85 & older	954	1,107	1,216	1,357	1,727	2,395	3,054
Total Population	43,742	44,511	45,493	46,650	47,840	48,724	49,249
Total Age 65+	7,217	8,703	10,456	12,473	14,295	15,483	16,015
Age 65+ % of Total	16%	20%	23%	27%	30%	32%	33%

State of New Hampshire

	2010	2015	2020	2025	2030	2035	2040
65 to 74	96,762	128,819	159,639	184,617	199,245	186,864	163,259
75 to 84	56,745	60,140	74,651	102,676	129,194	151,841	165,750
85 & older	24,761	28,354	31,435	35,808	46,225	64,312	81,990
Total Population	1,316,470	1,330,835	1,359,837	1,388,884	1,412,041	1,425,357	1,427,098
Total Age 65+	178,268	217,313	265,725	323,101	374,664	403,017	410,999
Age 65+ % of Total	14%	16%	20%	23%	27%	28%	29%

Change					
2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
2,522	2,417	2,511	1,559	-970	-1,706
-13	879	2,049	1,976	2,182	1,359
210	178	137	637	1,172	1,199
2,346	2,730	2,978	2,670	2,105	1,204
2,719	3,474	4,697	4,172	2,384	852

Change					
2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
1,279	1,175	825	442	-230	-546
54	469	1,051	1,010	750	419
153	109	141	370	668	659
769	982	1,157	1,190	884	525
1,486	1,753	2,017	1,822	1,188	532

Change					
2010-15	2015-20	2020-25	2025-30	2030-35	2035-40
32,057	30,820	24,978	14,628	-12,381	-23,605
3,395	14,511	28,025	26,518	22,647	13,909
3,593	3,081	4,373	10,417	18,087	17,678
14,365	29,002	29,047	23,157	13,316	1,741
39,045	48,412	57,376	51,563	28,353	7,982

Figure 19: 2010 Median Age by State

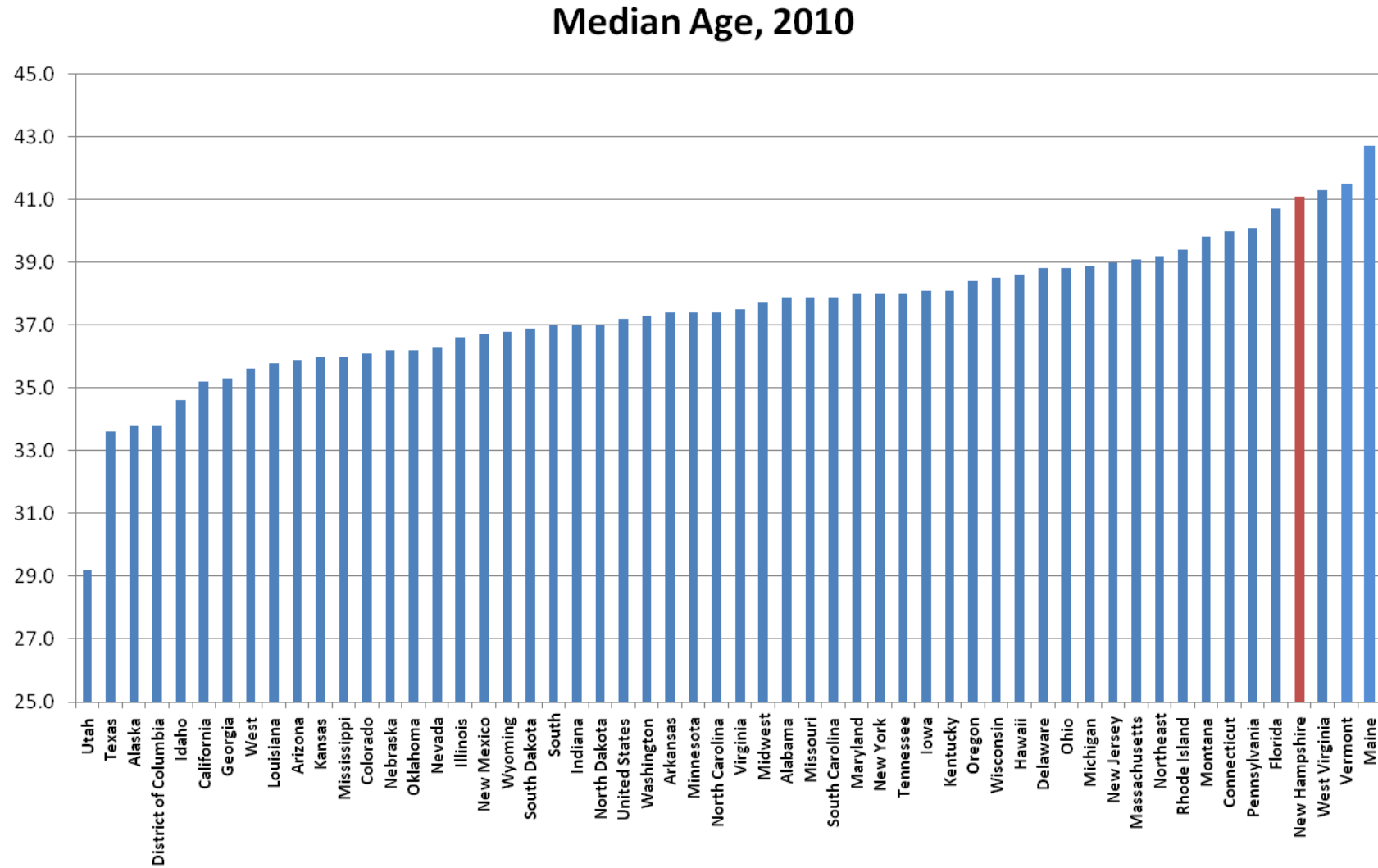


Table 13: 2010 Population Age 50 and Over by State

Population for States by Five Year Age Group - April 1, 2010

	Total All Ages	50 to 54 years	55 to 59 years	60 to 64 years	65 to 69 years	70 to 74 years	75 to 79 years	80 to 84 years	85 years and over	
United States Total (50 states + DC)	308,745,538	22,298,125	19,664,805	16,817,924	12,435,263	9,278,166	7,317,795	5,743,327	5,493,433	13.0%
Alaska	710,231	56,300	49,971	35,938	22,202	13,148	8,892	5,985	4,711	7.7%
Utah	2,763,885	152,133	133,122	107,119	79,480	58,744	45,835	34,412	30,991	9.0%
Texas	25,145,561	1,674,869	1,422,924	1,174,767	853,100	619,156	477,245	347,206	305,179	10.3%
Georgia	9,687,653	668,591	573,551	496,006	356,007	250,422	182,735	129,048	113,823	10.7%
Colorado	5,029,196	371,063	328,364	269,280	182,492	127,468	96,908	73,144	69,613	10.9%
California	37,253,956	2,562,552	2,204,296	1,832,197	1,303,558	971,778	766,971	603,239	600,968	11.4%
District of Columbia	601,723	37,164	34,274	29,703	21,488	15,481	11,820	9,705	10,315	11.4%
Nevada	2,700,551	182,737	164,575	150,924	115,501	82,280	57,503	38,888	30,187	12.0%
Virginia	8,001,024	592,845	512,595	442,369	320,302	229,502	173,929	130,801	122,403	12.2%
Maryland	5,773,552	440,619	377,989	317,779	226,596	159,761	124,579	98,580	98,126	12.3%
Louisiana	4,533,372	329,329	292,567	242,995	178,365	133,629	102,876	77,301	65,686	12.3%
Washington	6,724,540	495,296	453,078	382,087	270,474	186,746	142,068	111,118	117,271	12.3%
Idaho	1,567,582	104,977	96,997	83,316	63,428	46,106	34,278	25,614	25,242	12.4%
Wyoming	563,626	44,105	40,946	32,567	22,974	16,594	12,492	9,428	8,602	12.4%
Illinois	12,830,632	930,785	807,778	665,429	485,060	364,475	289,385	235,381	234,912	12.5%
Mississippi	2,967,297	208,607	186,569	160,756	120,523	93,946	69,876	51,703	44,359	12.8%
Minnesota	5,303,925	401,695	349,589	279,775	202,570	151,857	122,114	99,916	106,664	12.9%
North Carolina	9,535,483	669,893	600,722	538,039	403,024	294,543	223,655	165,396	147,461	12.9%
Indiana	6,483,802	472,822	418,515	350,628	259,057	193,278	151,843	121,658	115,272	13.0%
Kansas	2,853,118	204,434	182,512	148,735	107,755	82,634	69,466	56,943	59,318	13.2%
New Mexico	2,059,179	147,170	136,799	120,137	87,890	65,904	50,230	36,238	31,993	13.2%
Kentucky	4,339,367	319,455	288,027	250,966	185,664	139,650	105,392	78,313	69,208	13.3%
Tennessee	6,346,105	459,349	414,991	370,724	280,538	206,536	154,517	111,954	99,917	13.4%
New Jersey	8,791,894	674,680	565,623	480,542	350,972	260,462	215,715	179,233	179,611	13.5%
Nebraska	1,826,341	130,235	117,686	95,490	68,834	54,292	46,435	37,808	39,308	13.5%
Oklahoma	3,751,351	264,369	235,969	204,513	159,392	121,075	95,051	69,284	61,912	13.5%
New York	19,378,102	1,419,928	1,237,408	1,066,260	773,211	587,391	474,807	391,660	390,874	13.5%
New Hampshire	1,316,470	112,397	96,289	81,954	57,176	39,586	31,774	24,971	24,761	13.5%
South Carolina	4,625,364	326,662	303,240	280,555	215,561	153,482	113,248	78,866	70,717	13.7%
Wisconsin	5,686,986	436,126	385,986	313,825	227,029	173,467	141,252	117,061	118,505	13.7%
Alabama	4,779,736	347,485	311,906	276,127	209,637	160,864	122,836	88,771	75,684	13.8%
Michigan	9,883,640	765,452	683,186	568,811	418,625	306,084	244,085	200,855	191,881	13.8%
Massachusetts	6,547,629	497,001	432,822	370,547	264,459	192,001	162,592	138,473	145,199	13.8%
Arizona	6,392,017	415,524	375,268	350,960	282,866	215,026	162,261	118,278	103,400	13.8%
Oregon	3,831,074	276,196	273,423	236,143	169,847	120,194	91,601	74,019	77,872	13.9%
Missouri	5,988,927	443,806	389,985	333,293	257,053	193,437	155,271	118,754	113,779	14.0%
Ohio	11,536,504	887,057	786,857	665,409	478,864	371,370	297,519	243,833	230,429	14.1%
Connecticut	3,574,097	284,325	240,157	203,295	149,281	105,663	89,252	77,465	84,898	14.2%
South Dakota	814,180	59,399	54,231	43,573	31,944	25,683	21,724	18,004	19,226	14.3%
Hawaii	1,360,301	97,978	93,340	82,222	59,170	41,353	34,675	29,702	30,238	14.3%
Delaware	897,934	65,998	57,816	53,113	41,809	30,644	23,885	17,195	15,744	14.4%
Arkansas	2,915,918	201,722	183,960	167,031	133,367	101,235	77,741	56,236	51,402	14.4%
Rhode Island	1,052,567	81,050	70,634	59,955	42,802	31,077	26,645	24,607	26,750	14.4%
North Dakota	672,591	50,277	45,946	35,873	26,028	20,845	18,368	15,548	16,688	14.5%
Puerto Rico	3,725,789	239,821	223,607	218,077	175,411	136,251	100,740	67,000	62,596	14.5%
Vermont	625,741	52,493	48,739	41,234	29,390	20,148	15,960	12,783	12,797	14.6%
Montana	989,415	78,811	75,915	62,943	46,556	34,186	25,637	20,342	20,021	14.8%
Iowa	3,046,355	223,244	204,393	168,357	124,365	100,291	83,387	70,187	74,658	14.9%
Pennsylvania	12,702,379	984,641	879,048	743,296	553,002	426,536	362,332	311,761	305,676	15.4%
Maine	1,328,361	110,956	102,441	89,660	65,014	47,637	38,894	30,399	29,136	15.9%
West Virginia	1,852,994	143,232	139,368	125,457	91,728	71,792	54,725	43,238	35,921	16.0%
Florida	18,801,310	1,340,291	1,202,418	1,135,250	959,233	768,707	615,514	482,023	434,125	17.3%

Source: U.S. Census Bureau, 2010 Census.

DP-1 - United States: Profile of General Population and Housing Characteristics: 2010
2010 Demographic Profile Data

Retrieved from the Census Bureau American FactFinder system on June 6, 2011.

See: <http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

Tables compiled by the U.S. Administration on Aging

File: stterr2010-v1.xls: 2010-50+xs

Table 14: United States Population Age 60 and Over; Actual and Forecast

Older Population by Age Group: 1900 to 2050 with Chart of the 65+ Population

[\[Return to Main Menu\]](#)

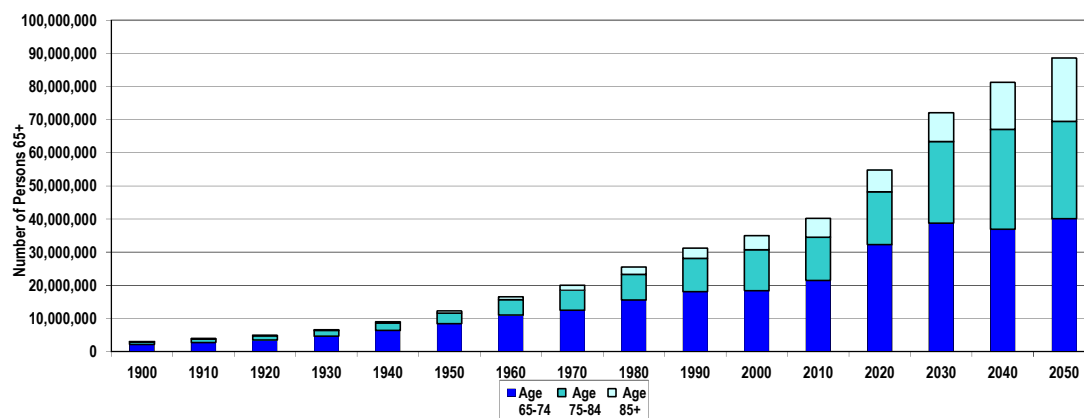
Census Year	Age 60-64	Age 65-74	Age 75-84	Age 85+	Age 60 and older	Age 65 and older	Total, all ages
1900	1,791,363	2,186,767	771,369	122,362	4,871,861	3,080,498	75,994,575
1910	2,267,150	2,793,231	989,056	167,237	6,216,674	3,949,524	91,972,266
1920	2,982,548	3,463,511	1,259,339	210,365	7,915,763	4,933,215	105,710,620
1930	3,751,221	4,720,609	1,641,066	272,130	10,385,026	6,633,805	122,775,046
1940	4,728,340	6,376,189	2,278,373	364,752	13,747,654	9,019,314	131,669,275
1950	6,059,475	8,414,885	3,277,751	576,901	18,329,012	12,269,537	150,697,361
1960	7,142,452	10,996,842	4,633,486	929,252	23,702,032	16,559,580	179,323,175
1970	8,616,784	12,435,456	6,119,145	1,510,901	28,682,286	20,065,502	203,211,926
1980	10,087,621	15,580,605	7,728,755	2,240,067	35,637,048	25,549,427	226,545,805
1990	10,616,167	18,106,558	10,055,108	3,080,165	41,857,998	31,241,831	248,709,873
2000	10,805,447	18,390,986	12,361,180	4,239,587	45,797,200	34,991,753	281,421,906
2010	16,757,689	21,462,599	13,014,814	5,751,299	56,986,401	40,228,712	310,232,863
2020	21,008,851	32,312,186	15,895,265	6,597,019	75,813,321	54,804,470	341,386,665
2030	20,079,650	38,784,325	24,562,604	8,744,986	92,171,565	72,091,915	373,503,674
2040	20,512,884	36,895,223	30,145,467	14,197,701	101,751,275	81,238,391	405,655,295
2050	23,490,423	40,112,637	29,393,295	19,041,041	112,037,396	88,546,973	439,010,253
Change 2010-2050	6,732,734	18,650,038	16,378,481	13,289,742	55,050,995	48,318,261	128,777,390
% Change 2010-2050	40%	87%	126%	231%	97%	120%	42%

Chart of Population 65 and over by age: 1900 to 2050

This chart shows the large increases in the population 65 and older from 3.1 million people in 1900 to 35 million in 2000 and projected to 72 million in 2030.

UCPopulation 65+ by Age: 1900-2050

Source: U.S. Bureau of the Census

**Sources:**

Projections for 2010 through 2050 are from: Table 12. Projections of the Population by Age and Sex for the United States: 2010 to 2050 (NP2008-T12), Population Division, U.S. Census Bureau; Release Date: August 14, 2008

The source of the data for 1900 to 2000 is Table 5. Population by Age and Sex for the United States: 1900 to 2000, Part A. Number, Hobbs, Frank and Nicole Stoops, U.S. Census Bureau, Census 2000 Special Reports, Series CENSR-4, Demographic Trends in the 2

This table was compiled by the U.S. Administration on Aging using the Census data noted.

Table 15: Mobility of the Elder Population by Age

One Year Mobility of Senior Population By Age, 2012				
	65-69	70-74	75+	Total 65+
Total Population	13,892,087	10,112,673	19,135,717	43,140,477
Moved Within Past Year				
Moved Within Same County	445,680	288,629	788,584	1,522,893
Moved From Different County, Same State	152,920	99,983	258,436	511,339
Moved From Different State	176,264	98,798	195,676	470,738
Moved from Different Country	46,627	33,561	46,261	126,449
Total Moved	821,491	520,971	1,288,957	2,631,419
	65-69	70-74	75+	Total 65+
Total Population	100.0%	100.0%	100.0%	100.0%
Moved Within Past Year	0.0%	0.0%	0.0%	0.0%
Moved Within Same County	3.2%	2.9%	4.1%	3.5%
Moved From Different County, Same State	1.1%	1.0%	1.4%	1.2%
Moved From Different State	1.3%	1.0%	1.0%	1.1%
Moved from Different Country	0.3%	0.3%	0.2%	0.3%
Total Moved	5.9%	5.2%	6.7%	6.1%
Source: American Community Survey, 1 Year Estimates, 2012, Table B07001				

Table 16: Licensed Senior Support Facilities by County

Licensed Senior Support Facilities in New Hampshire, 2013

Sum of BEDS			
	Nursing Home	Residential	Supported
County	Beds	Care Home	Residential Care
		Facility	Facility
Belknap	445	66	198
Carroll	339	18	84
Cheshire	521	160	236
Coos	420	36	32
Grafton	422	75	413
Hillsborough	2326	413	973
Merrimack	1025	201	514
Rockingham	1149	114	1002
Strafford	598	225	401
Sullivan	277	44	48
Grand Total	7522	1352	3901

Source: NH Department of Health and Human Services
 //licensed facilities under rsa 151 11 13 bycounty

The Evolving Environment and Housing's Future

*Housing Needs in New Hampshire
Part 3
March 2014*

Authors

Dennis Delay

Economist, New Hampshire Center for Public Policy Studies

Russ Thibeault

President, Applied Economic Research

This report is one in a series of three that was prepared for the New Hampshire Housing Finance Authority by the New Hampshire Center for Public Policy Studies. It may be downloaded and reproduced without permission and is available from either the New Hampshire Housing website (www.nhhfa.org) or the New Hampshire Center for Public Policy Studies' website (www.nhpolicy.org). Indeed, the Center and the NHHFA welcome individuals' and groups' efforts to expand the paper's circulation.

Questions concerning the report may be directed to Dennis Delay, New Hampshire Center for Public Policy Studies, Economist (ddelay@nhpolicy.org, 603-226-2500), or Daniel Smith, New Hampshire Housing, Director of Housing Research (dsmith@nhhfa.org, 603-310-9251).

Table of Contents

Executive Summary	1
Current Housing Environment	1
Housing Affordability	2
The Really Big Picture	3
Slower Growth: less new housing, fewer child-bearing households	3
In-migration contributed to New Hampshire's population growth.....	4
The Rise of the Senior Population	4
Household Formation and Ownership Rates Are Changing, Particularly for the Young.....	6
Fewer New Units Built will lead to an ageing housing stock.....	7
Inferior job quality hampers housing affordability	9
Affordable housing issues.....	11
Housing Production Needs Methodology	18
Population Headship Tenure Model	19
Sensitivity analysis on household formation and home ownership	25
Employment Based Production Model with Age and Tenure Split.....	27
Comparison of 2009 and 2013 Forecasts.....	31
The Employment Outlook Also Revised Downward	33
Affordability Projections	36
Attachments	38
Figure 1: New Hampshire's Decadal Change in Population	3
Figure 2: New Hampshire's population change since 2001	4
Figure 3: Population by Age Group; 2010 and Forecast 2025	5
Figure 4: General mobility in the Northeast by Age Group	5
Figure 5: Household Formation (Headship) Ratios by Age Group	6
Figure 6: Home Ownership (Tenure) by Age Group.....	7
Figure 7: New Hampshire Housing Permits 1969 to 2013	7
Figure 8: Home Foreclosures in New Hampshire.....	8
Figure 9: Percentage of Residential Housing Built Before 1970.....	8
Figure 10: New Hampshire Housing Stock by Age by Tenure	9
Figure 11: Index of Employment in New Hampshire, New England and the United States.....	10
Figure 12: New Hampshire Employment Sector Growth Favors Services	10
Figure 13: Change in New Hampshire Jobs by Wage Level	11
Figure 14: New Hampshire Home Sales and Prices 1998 to 2013	11
Figure 15: Estimated Monthly Mortgage Payment in New Hampshire	12
Figure 16: Mortgage Affordability in 2006 and 2013	12
Figure 17: Home Selling Prices by County in 2013	13
Figure 18: Median Household Income by County in New Hampshire	14
Figure 19: New Hampshire Rental Price Trends	15
Figure 20: New Hampshire Rental Vacancy Trends	15
Figure 21: Median Household Income by Tenure in New Hampshire, 2005, 2010, and 2012	16
Figure 22: Renter Overpayment by Age Group in New Hampshire	16
Figure 23: Renter Overpayment by County in New Hampshire.....	17

Figure 24: Renter Households in New Hampshire by Income and Cost Burden	17
Figure 25: Population Based Model - Base Year 2010.....	20
Figure 26: Population Based Model Forecast Year 2025	21
Figure 27: Summary Housing Forecast for 2025 - County Level	22
Figure 28: Summary Housing Forecast for 2025 - Regional Planning Commission level.....	22
Figure 29: Owner Households Over and Under Age 65, 2010 and 2025	23
Figure 30: Renter Households Over and Under Age 65, 2010 and 2025	23
Figure 31: Housing Production in New Hampshire, Actual and Forecast.....	24
Figure 32: Housing Production Needs by Region	24
Figure 33: Sensitivity Analysis for Owner Households in 2020	26
Figure 34: Sensitivity Analysis for Renter Households in 2020	26
Figure 35: The RPC forecast predicts much lower population in the future	32
Figure 36: RPC projections follow a similar trend among the cohorts as the OEP forecast	32
Figure 37: Comparison of Non-Farm Employment Forecasts.....	33
Figure 38: Comparison of 2009 and 2013 Household Forecasts	34
Figure 39: Comparison of 2009 and 2013 Owner Forecasts	34
Figure 40: Comparison of 2009 and 2013 Renter Forecasts.....	35
Figure 41: Comparison of 2009 and 2013 Production Needs Forecasts.....	35
Figure 42: Number of Households Under 60% of MAI	36
Figure 43: Percent of Households Under 60% of MAI by Age Group	37
Figure 44: Projections of the Portion of NH Households at a Percentage of MAI.....	37
Table 1: Model Flow Chart for the Employment Base Production Model.....	29
Table 2: Data Sources for the Employment Based Production Model	30
Table 3: Summary of Production Need 2010 to 2020.	31

Housing Needs in New Hampshire Summary of Three Reports March 2014

In the decades before the Great Recession, New Hampshire's housing market was a major driver in the state's expanding economy. But with recent shifts in the state's demographic and economic trends, New Hampshire's current housing infrastructure could end up becoming a drag on future economic growth and stability.

The reasons are multiple: an aging population, shifts in housing preferences among younger generations, a misalignment between housing supply and future demand, and changes in traditional financing paths for homeownership. In the 1970s, 1980s, and 1990s, housing demand was driven by the Baby Boomers moving to New Hampshire. But as we have seen in many policy areas, much of New Hampshire's housing industry (builders, planners, public officials, etc.) have yet to fully transition away from the mindset of the past, in which consistent rates of high population growth (especially among young families) was the norm. Instead, they need to prepare for a housing model defined by less growth overall, more senior households, fewer young households, financially strained first-time buyers, and changing lending standards.

Using updated population forecasts, the report projects New Hampshire's future housing needs, by age group and by type of housing. In addition, numerous focus groups were consulted, representing a broad swath of the state's people and businesses: builders, lenders, realtors, young professionals, senior groups, regional planners, workforce housing groups, and others. Finally, as a way of assessing the potential impact of New Hampshire's aging population on the housing market, national analyses of housing needs and preferences among senior populations were reviewed.

Among the major findings from this work:

Overall homeownership demand in New Hampshire is declining. The reasons for this include the weak economy, lower rates of in-migration, and difficulties in obtaining financing. Among older homeowners, low levels of liquidity continue to pose problems, while high levels of student debt and mediocre wage growth limit home-buying options for younger generations. In the more rural parts of the state this decline in demand has been particularly apparent in communities that are more than two towns removed from major transportation networks. Real estate professionals, in particular, noted significant differences in demand geographically. Moreover, growth in low-wage service jobs and housing costs are described as creating a growing affordability problem, particularly north of Concord.

New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups. This mismatch exists both for aging Baby Boomers and younger workers. Older residents are likely to seek to "down-size" to smaller living arrangements, yet housing units of 3+ bedrooms far outnumber one- and two-bedroom units in the state. Given the relatively small number of young households in the state, it's unclear whether the larger units built for Boomers during their child-rearing years will draw sufficient interest from buyers in future years.

In addition, younger age groups are, in general, less likely to be homeowners compared to previous generations. In fact, each new group of young people is increasingly less likely to be homeowners. Moreover, financial pressures cause younger generations to gravitate toward more non-conventional housing solutions, including co-ownership and “doubling up,” and a preference for the flexibility associated with renting.

Affordability and the New Hampshire advantage. These factors have an impact on the affordability of housing in New Hampshire, something which may have been a big part of New Hampshire’s attraction to new migrants from higher-priced states over the past four decades. While the median price of homes is more affordable than just a few years ago, this is not necessarily true for first-time buyers, who have traditionally provided important liquidity to the housing market. The home purchases of first-time buyers enabled those who were selling their homes to “move up” or “down-size.” But younger residents now face inferior job prospects and high levels of student debt, and they are delaying marriage, and are unsure of the benefits of homeownership—including the ability to easily resell at a later date.

In addition, the state’s rental market has grown less affordable in recent years. New Hampshire Housing Finance Authority’s (NHHFA) 2013 rental housing survey indicated that since 2006, the median monthly gross rent rose by 4 percent (in contrast to the 40 percent drop in the monthly mortgage cost) and vacancy rates decreased, meaning renters were paying more, with fewer options to choose from. This reflects a national pattern for a growing percentage of households in rental housing.

Seniors Will Occupy a Growing Proportion of the State’s Housing Units. New Hampshire’s senior population is expected to nearly double between 2010 and 2015, from 178,000 to 323,000 people, a change that is not matched among younger age groups. As a result, seniors will occupy a growing proportion of the state’s housing units, filling one in three units by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025.

While seniors generally want to age in place, this desire is complicated by several factors, including high rates of disability, lower median income and savings, declining caregiver population and other factors. The median income of the state’s senior homeowners is barely half that of the state median, and their home equity has been significantly reduced by the state’s housing downturn.

New construction will likely be limited in a projected era of slower population growth. The rehabilitation of the existing housing stock may become more needed, yet much of New Hampshire’s housing regulations, including local planning and zoning ordinances, are not currently geared towards this segment of the market.

Executive Summary

This paper presents a current assessment of housing markets in New Hampshire and a forecast for housing production over the next ten years. The goal is to understand how demand for housing in New Hampshire is going to change, and how well the underlying supply will meet that demand. In addition, how these changes will affect housing affordability, both now and in the future was examined.

Current New Hampshire housing production is lower than it has been historically, and future housing construction need is projected to grow at 5,000 units per year through 2025. This is about half the rate as in the last housing production forecast. This change in production need, in response to decreased demand in the marketplace, means that housing production may be less of a source of economic growth in the future, and that public policy should be adjusted to reflect this change.

Demand for housing of a particular type is going to change considerably in the future. This could imply a shift away from new construction to rehabilitation of the existing housing stock. These changes could, in turn, imply needed changes to housing regulation, including local planning and zoning ordinances.

Nationally, some have argued that the age of suburbanization and growing homeownership is over.¹ This change in prior housing demand will be fueled by growth in two-person households, the changing preferences of Baby Boomers, Generation Y preference changes, and the decline in the ability of younger Baby Boomers to purchase second homes. If true, then New Hampshire will be affected by these changes as well, in part because New Hampshire has a higher than average share of Baby Boomers compared to many other states.

Current Housing Environment

The forecast of future housing production need in New Hampshire began with an assessment of the current housing market. The following are characteristics of the current environment:

- New Hampshire's population growth has slowed in recent years as migration into New Hampshire declined and even reversed for some years, as evidenced by weak job growth and declining public school student population in many areas.
- Slower migration patterns will probably continue into the forecast period.
- Members of younger age groups are increasingly less likely to be a head of household – either living with parents, cohabitating, or staying in school longer.
- Younger age groups are also less likely to be home owners; the younger generation is more likely to postpone forming long term relationships, compared to previous generations. In fact, each new group of young people is increasingly less likely to be home owners.
- Financial pressures cause younger generations to gravitate toward more non-conventional housing solutions, including co-ownership and “doubling up,” and a preference for the flexibility associated with renting.

¹ <http://www.uli.org/wp-content/uploads/ULI-Documents/20100401-Housing-in-America-FINAL1.pdf>

- The demographic changes point to a 50 percent increase in the number of households over the age of 65 by 2025, as a result of Boomers aging in place. Conversely, the number of households under the age of 65 is expected to remain flat.
- The number of low income households will likely increase, because householders aged 65 and over will increase proportionate to total households, and these senior households have fewer financial resources.
- Despite a rising number of senior households with a housing need, the majority of households with housing need will continue to be under the age of 65.
- There are currently 65,000 renter households paying too much of their income for rent. This number will increase to 77,000 by the year 2025.
- Housing production in New Hampshire is currently lower now than in the past, but is still below future need, even allowing for current higher home vacancy rates and foreclosures.

Housing Affordability

A wide divide has surfaced between the affordability of buying a home versus the affordability of renting a home since New Hampshire Housing Finance Authority's (NHHFA) last state-wide housing needs analysis. The median priced home has become more affordable in recent years, the result of the combined effects of lower prices and lower interest rates. By our calculations, the monthly mortgage payment to buy the median priced home in New Hampshire declined by 40+/- percent since prices peaked in 2006 (see Figure 15). During this same period, the median household income in the state rose (modestly) by 8 percent. Declines in monthly payments and increasing income suggest improved housing affordability at the median.

The same is not true for rental housing. NHHFA's rental housing survey indicates that since 2006, the gross median monthly rent rose by 4 percent and vacancy rates fell. In other words, renters are paying more, with fewer options. This reflects a national pattern of a growing percentage of households in rental housing, a pattern that surfaced in New Hampshire during the last decade.

This seeming irony of more pressure on rental housing in the face of improved affordability of ownership is explained by several factors:

- A significant number of households went through foreclosure, which had the combined effect of increasing the supply of available ownership units and decreasing the demand for those units, since most households experiencing foreclosure will not qualify to purchase a home.
- Although median housing is more affordable, this is not necessarily true for first time buyers, who provide important liquidity to the housing market. Younger residents face inferior job prospects (two-thirds of New Hampshire's recent job growth pays below median wages), are delaying marriage, and are unsure of the desirability of home ownership—including the ability to easily resell at a later date.
- Interest rates are critical to housing affordability and, as of this writing, remain exceptionally low. However, the Federal Reserve has reversed its quantitative easing policy, which may in turn lead to higher interest rates in the near future. A return to the longer term average interest rates would see mortgage rates in the 6 to 8 percent range.

- The prospect for a quick rebound in New Hampshire's economy, especially for higher paying jobs, is questionable. Just as Wal-Mart has replaced Digital Equipment as the state's largest employer, it is not known whether the state's rapid growth in higher paying jobs is likely to be repeated.
- Underwriting standards are tightening up, both from lenders being more cautious and rulemaking setting safe harbor limits for qualifying mortgages. As an example, the recently enacted qualifying mortgage rules may restrict the willingness of mortgage lenders to extend loans to customers whose debt to income ratio exceeds 43 percent.

The Really Big Picture

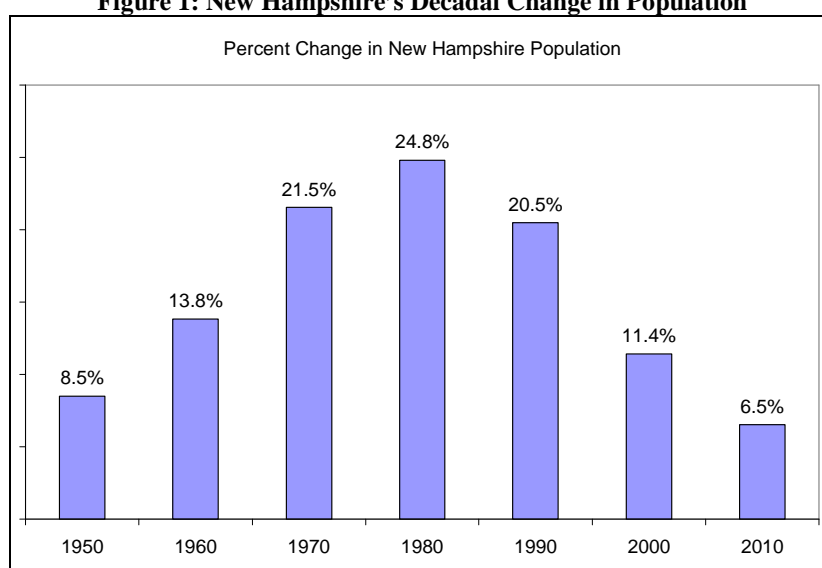
New Hampshire's demographic profile, housing preferences, and economy have changed profoundly since the late 2000s. The Great Recession, along with long term changes in migration and demographics, have combined to significantly alter future demand for housing in New Hampshire. The model of future housing needs and affordability accounts for these major changes, which are described in the sections below.

Slower Growth: less new housing, fewer child-bearing households

Figure 1 shows New Hampshire's percent change in population since 1950. The years shown on the chart signify each decade's end. For example, from 1970 to 1980, New Hampshire's population increased by 24.8 percent, the fastest growing ten years of any decade in the state's history. That pace of growth came in the middle of a period of economic expansion for the state, with New Hampshire's average wages rising rapidly and eventually eclipsing the nationwide average.

In the decades since that peak, the state's population growth rates have fallen steadily. In the past decade, 2000 to 2010, New Hampshire's growth rate fell to 6.5 percent. This is still the highest rate in the Northeast, but the state's slowest decade of growth since before World War II. The national percent change in population from 2000 to 2010 was 9.7 percent.

Figure 1: New Hampshire's Decadal Change in Population

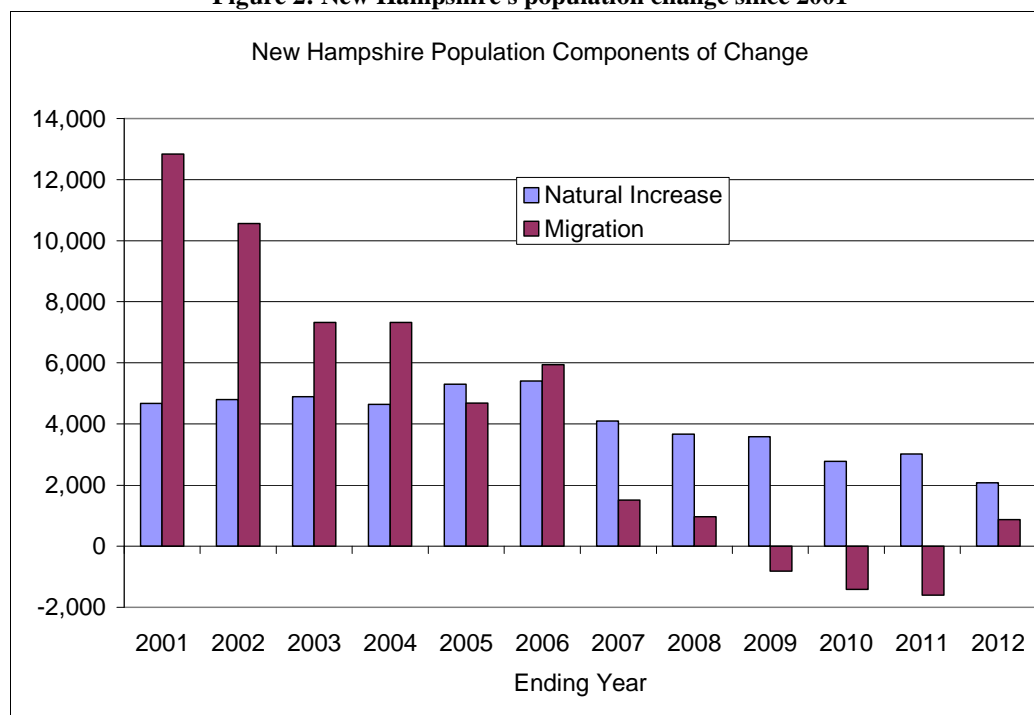


For the forecast years beyond 2010, New Hampshire population growth rates are expected to be even lower – 3.3 percent from 2010 to 2020 and 3.8 percent from 2020 to 2030. These are much slower growth rates than were predicted in the New Hampshire Office of Energy and Planning's 2006 population projections, which were 6 percent and 7.1 percent respectively for those same time periods. These two different projections will be discussed later.

In-migration contributed to New Hampshire's population growth

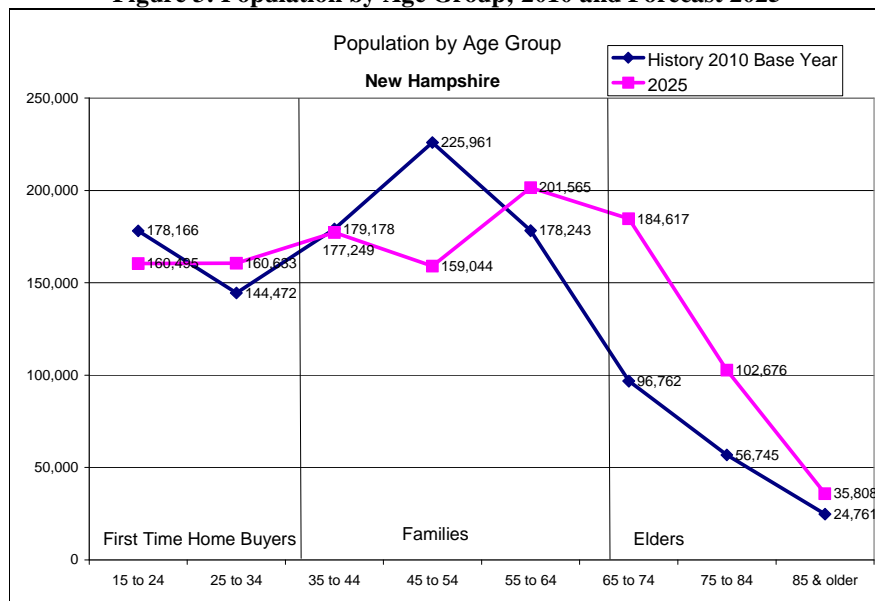
During the first half of the previous decade, more than half of the population change in New Hampshire came from net in-migration. However, more recently, net-migration has slowed considerably, and New Hampshire has even seen net out-migration in several of the past few years (see Figure 2). The natural increase (the number of births minus the number of deaths) has fallen gradually since 2007. The natural increase in the population has been the sole source of population growth in New Hampshire recently, but there was a small amount of net in-migration in 2012, for the first time since 2008.

Figure 2: New Hampshire's population change since 2001

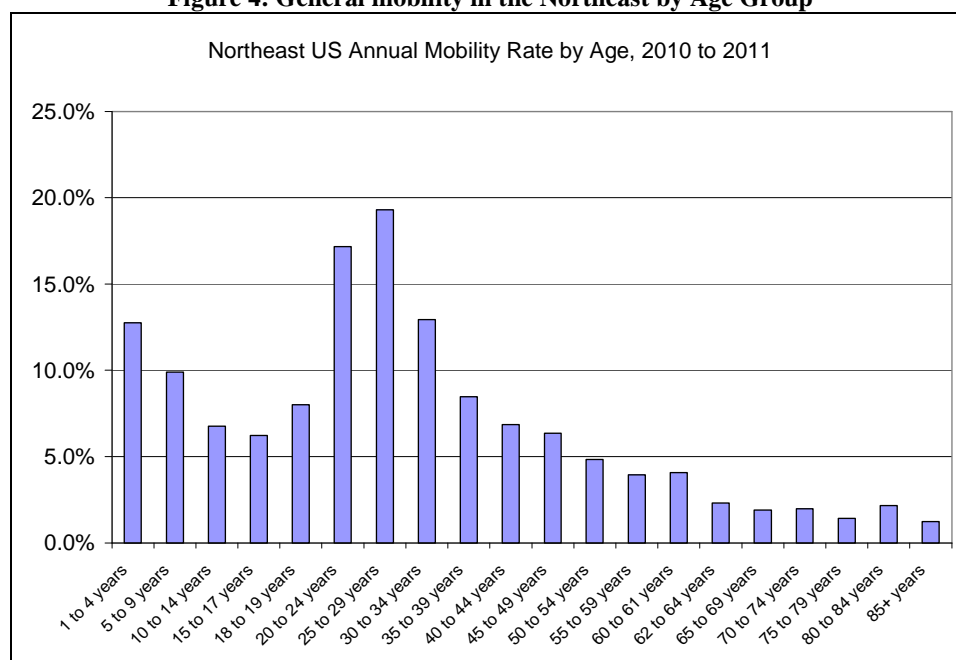


The Rise of the Senior Population

New population projections illustrate how New Hampshire housing markets will change in the future. As shown on Figure 3, the number of New Hampshire residents over the age of 65 will increase in the future. The number of residents age 65 to 84 will nearly double from 2010 to 2025.

Figure 3: Population by Age Group; 2010 and Forecast 2025

It is important to note that this increase in the older age groups in New Hampshire's future is not the result of migration, but rather of the resident population (in particular the "Baby Boom" generation) aging in place. Older age groups are less likely to change their residence compared to younger aged residents. As shown on Figure 4, data from the Current Population Survey suggests that older individuals are much less mobile than people in their 20s, 30s and 40s.

Figure 4: General mobility in the Northeast by Age Group

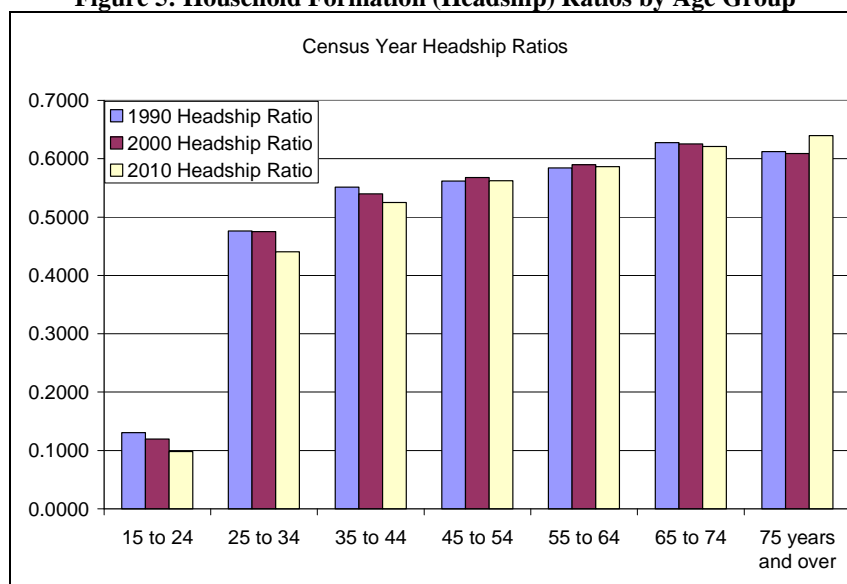
A 2011 report from Transportation for America notes that after age 55, the vast majority of Americans stay put: Only about 5 percent change residences, and fewer than 2 percent move

between states each year.² As a result, millions of Americans are aging in place, creating what some researchers describe as “naturally occurring retirement communities.” In New Hampshire this will mean that family housing will become senior housing, simply because elders will choose to stay in their existing homes. (See Part 2 of this series of reports).

Household Formation and Ownership Rates Are Changing, Particularly for the Young

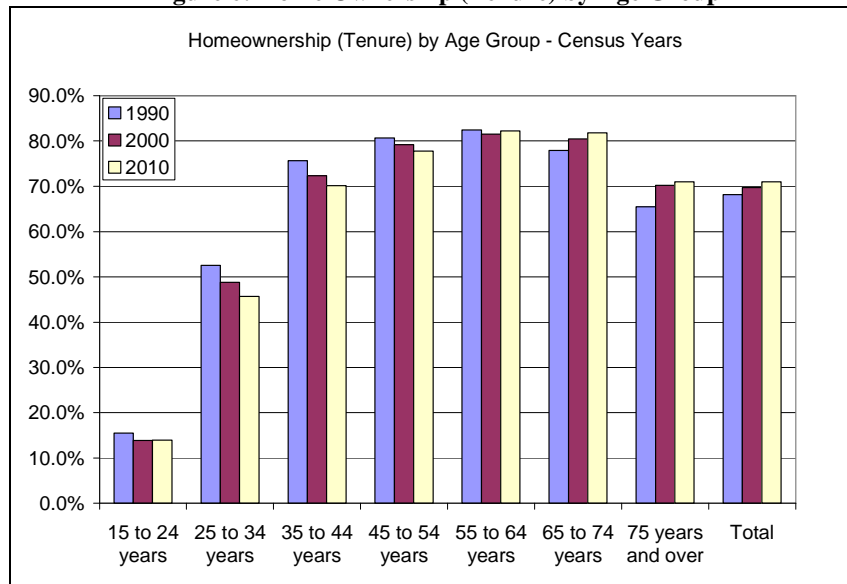
There are two other “mega-trends” occurring in the state housing market, involving household formation and home ownership, particularly apparent in younger age groups. First, data from the 1990, 2000 and 2010 Census years shows that younger age groups are not only less likely to form their own households, but increasingly less likely to do so. This is not just a recent phenomenon or a result of the Great Recession, but instead a long term trend developing over decades.

Figure 5: Household Formation (Headship) Ratios by Age Group



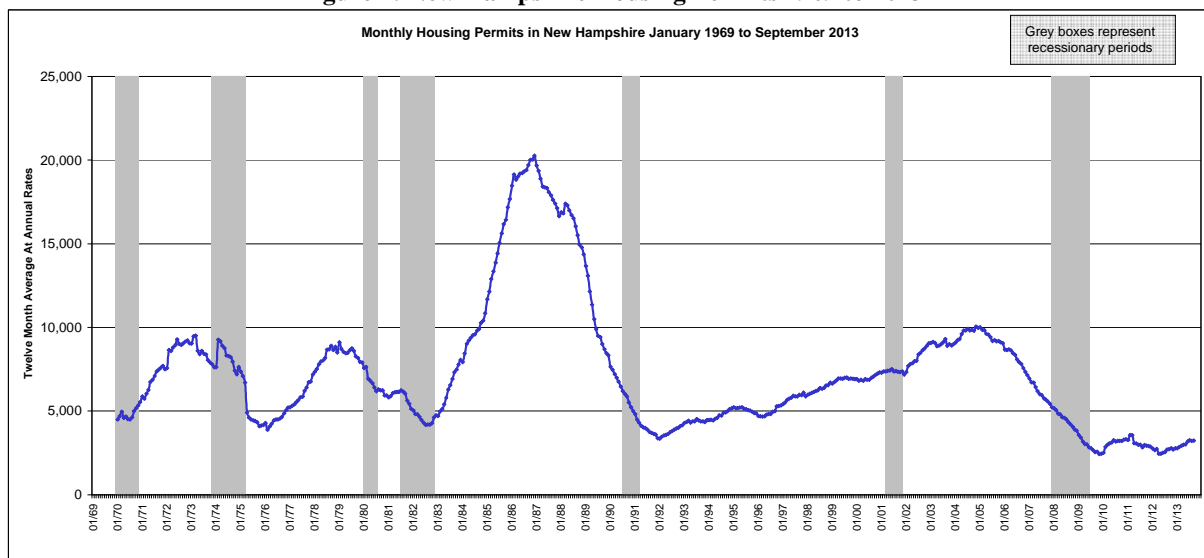
Second, younger age groups who do form households are less likely to be home owners, and increasingly less likely to do so. For example, in 1990 over 52 percent of households in the 25 to 34 age group owned a home, but only 46 percent in that age group were homeowners in 2010.

² “Aging in Place, Stuck without Options: Fixing the Mobility Crisis Threatening the Baby Boom Generation”, Transportation for America (T4 America), <http://t4america.org/resources/seniorsmobilitycrisis2011>

Figure 6: Home Ownership (Tenure) by Age Group

Fewer New Units Built will lead to an ageing housing stock

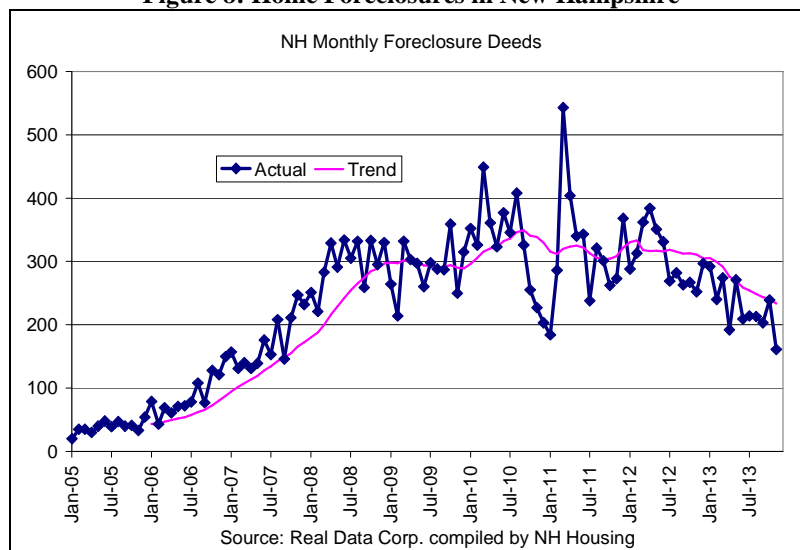
New home construction in New Hampshire slowed to very low levels as a result of the Great Recession. As can be seen in the Figure 7, new home construction cycles follow economic activity, rising as the economy grows and declining as the economy enters recession. However, the current level of new home construction (about 3,000 units annually) is markedly less than the historical average of 5,000 to 7,000 units per year.

Figure 7: New Hampshire Housing Permits 1969 to 2013

Complicating the housing construction picture is the elevated number of delinquencies and foreclosures in the past five years, another hallmark of the Great Recession. While delinquencies

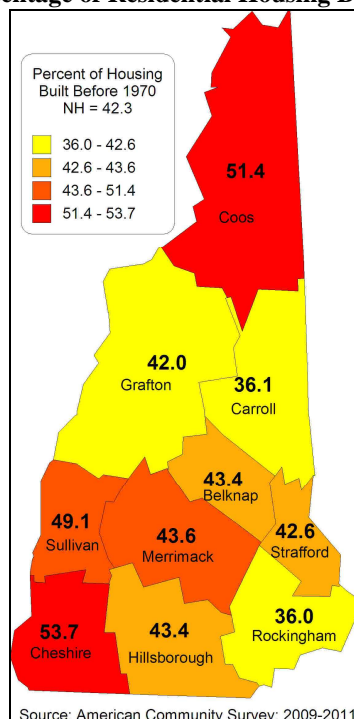
and foreclosures have declined in recent months, there are more than 20,000 housing units that have been foreclosed upon and introduced into the market in the last six years, softening that market and weakening construction activity.

Figure 8: Home Foreclosures in New Hampshire



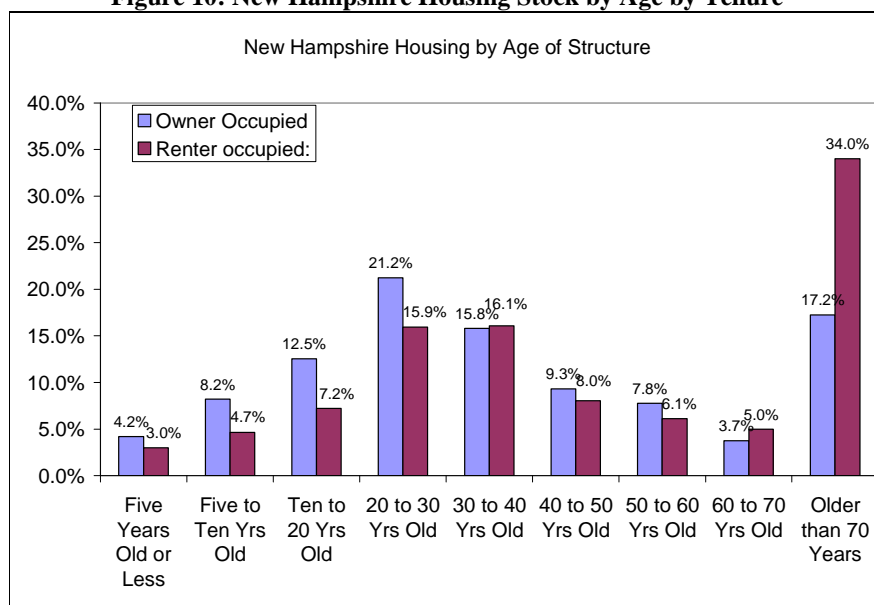
At the same time, 40 percent of the housing stock in New Hampshire is more than forty years old (built before 1970). In two counties (Cheshire and Coos), more than half of the housing stock is over forty years old. Even with lower population and household growth, there will be an increasing need to replace or refurbish older housing units.

Figure 9: Percentage of Residential Housing Built Before 1970



Examining the age of New Hampshire's housing stock by tenure reveals that the rental housing stock in New Hampshire is much older than the stock of owner occupied homes. One third of New Hampshire's rental housing was built more than 70 years ago.

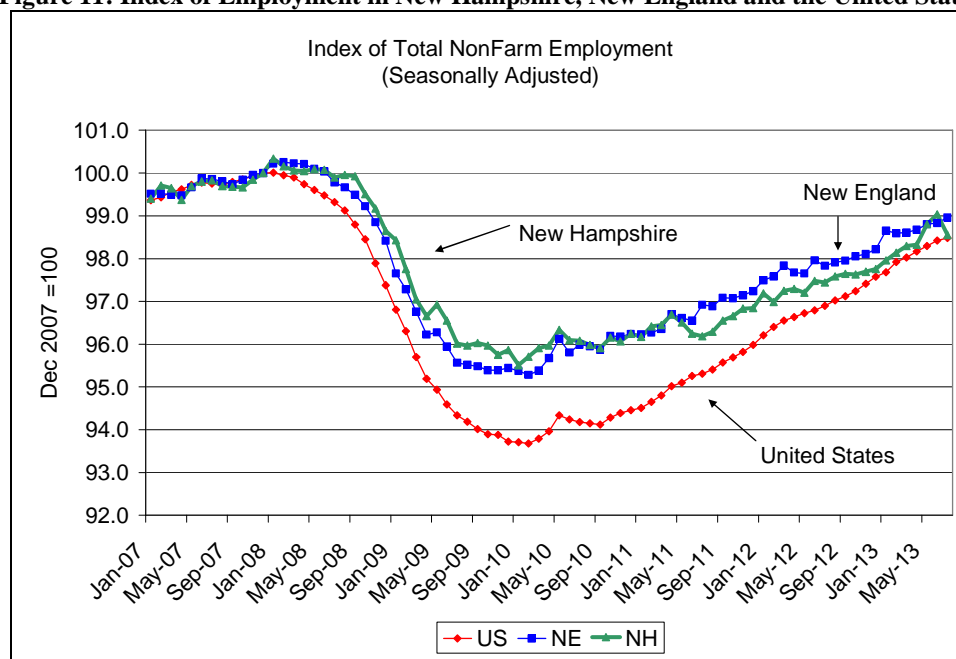
Figure 10: New Hampshire Housing Stock by Age by Tenure



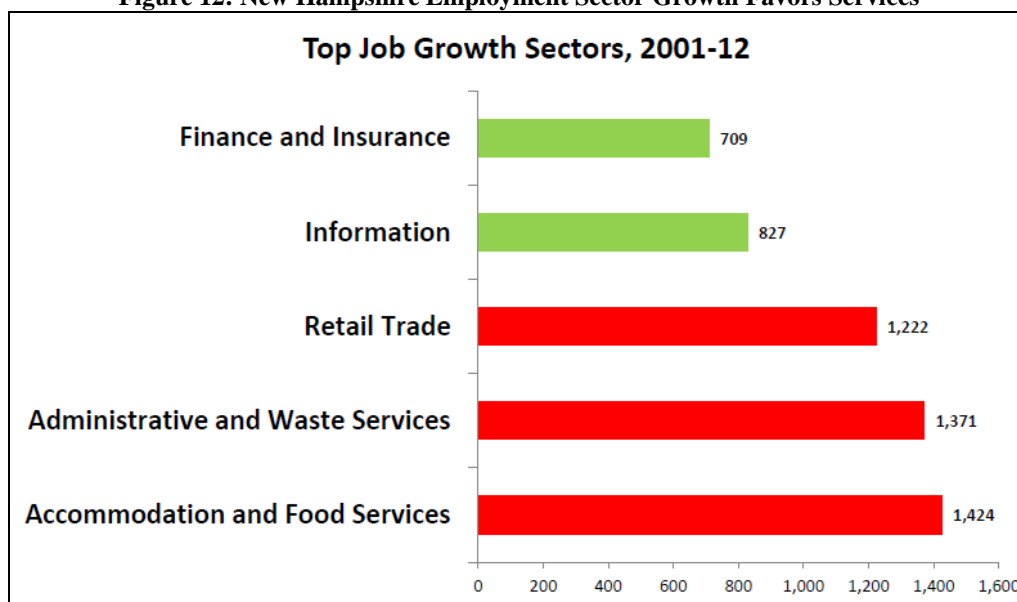
Inferior job quality hampers housing affordability

New Hampshire will most likely return to its pre-recession employment peak in the spring of 2014. Massachusetts has already recovered all of the jobs lost in the recession, and Vermont is close to recovery. What distinguishes this New Hampshire economic recovery, compared to past growth periods, is a lack of migration into the state. As noted previously, economic growth in New Hampshire in the past also meant a gain of 10,000 to 20,000 new residents each year, most of those coming from neighboring Massachusetts. That has not happened in this expansion.

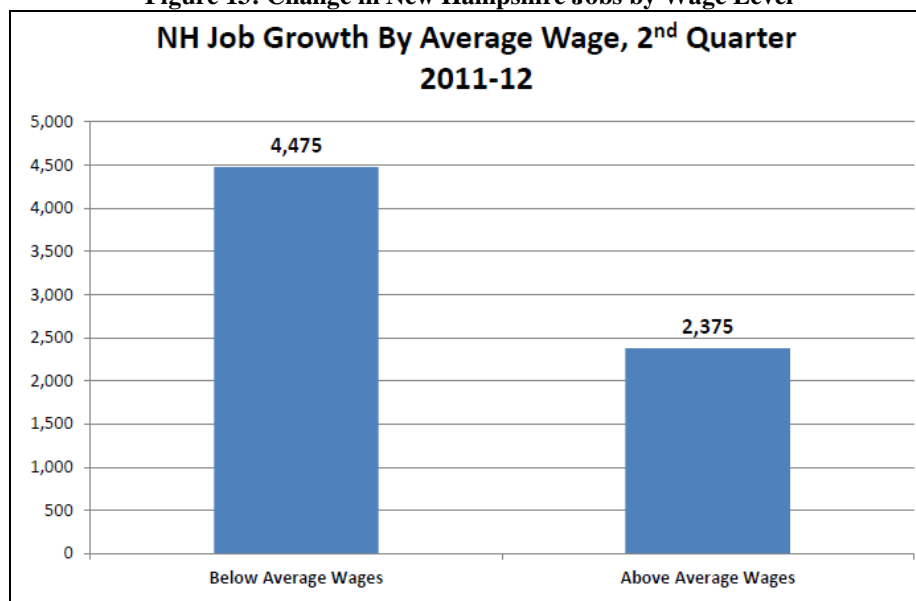
The following chart shows employment in New Hampshire, New England, and the United States indexed to the month of December 2007, the official start of the Great Recession. For the United States, an index value of 94.0 means that the national job base declined by 6 percent since the beginning of the recession. The chart shows that the New England job base declined by 4.5 percent (an index value of 95.5) before rising again to an index value of 97.0 in recent months. New Hampshire's job base declined by about 4 percent but, unlike New England and the United States, has not bounced back. The latest readings show that New Hampshire still has 1.5 percent fewer jobs now than in December 2007.

Figure 11: Index of Employment in New Hampshire, New England and the United States

Most of the growth in employment, especially in the service sector, has been in industries that do not require highly skilled workers, as show in Figure 12. Accommodation and Food Services industries added the most jobs from 2011 to 2012, and most of the positions in this industry require a high school diploma or less for employment.

Figure 12: New Hampshire Employment Sector Growth Favors Services

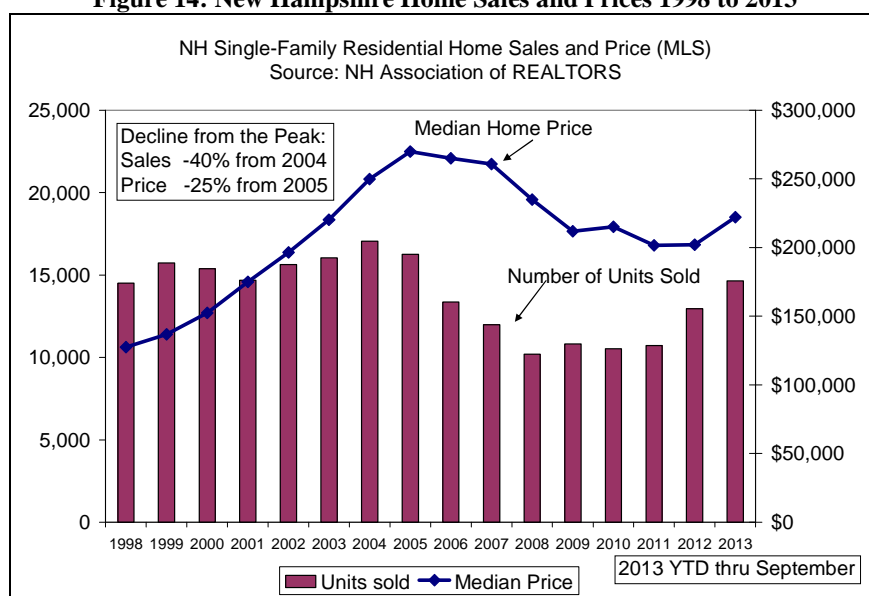
Low skill industries tend to pay wages that are below average. The quality of the jobs created has been mediocre, because two thirds of the jobs created pay below average wages (Figure 13).

Figure 13: Change in New Hampshire Jobs by Wage Level

Inferior job quality growth could imply the need for more flexible housing policy, or an increased need for subsidy housing in the coming years. Over time inferior job quality growth could challenge housing value growth, possibly reducing home equity for senior households.

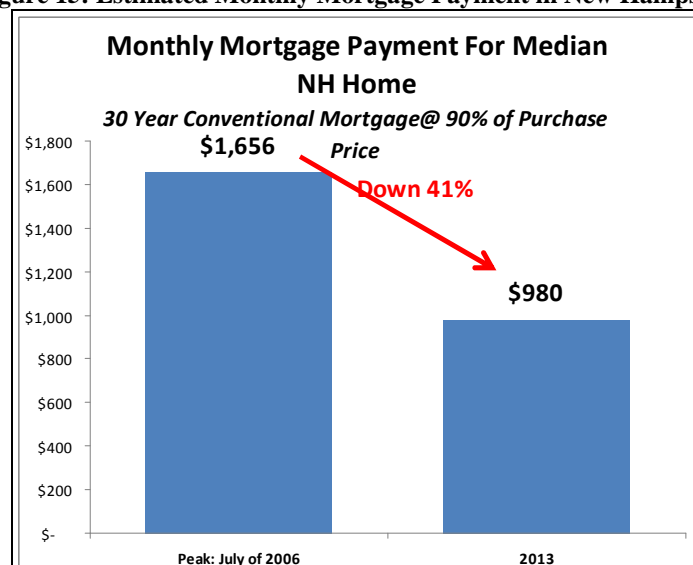
Affordable housing issues

Home ownership in New Hampshire appears to be more affordable compared to seven years ago, on average. Home selling prices have dropped almost 20 percent in the last half decade.

Figure 14: New Hampshire Home Sales and Prices 1998 to 2013

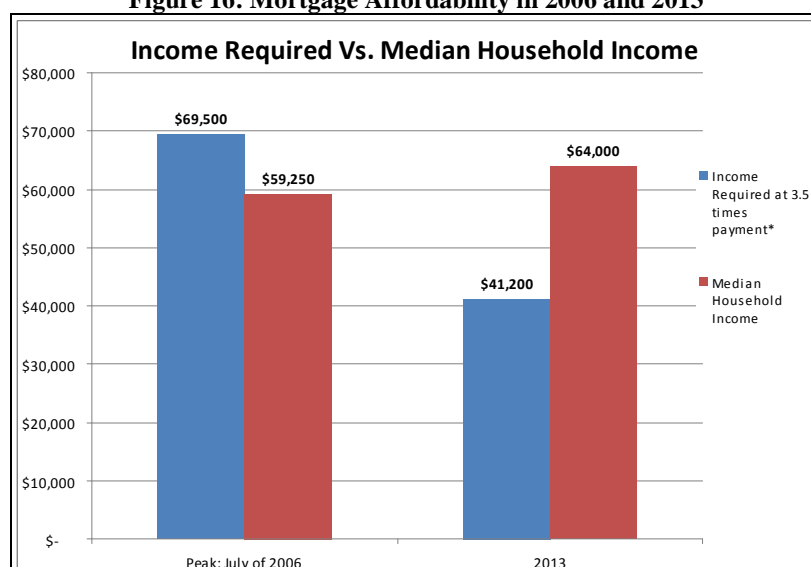
Interest rates have also declined. The average 30 year home mortgage interest rate was 6.76 percent in July of 2006, but dropped to 4.18 percent in 2013. As a result, the monthly mortgage payment for a mid-priced New Hampshire home has dropped by 41 percent over seven years.

Figure 15: Estimated Monthly Mortgage Payment in New Hampshire



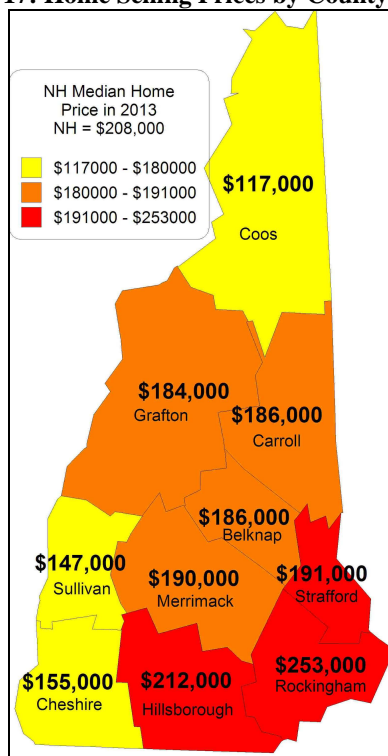
New Hampshire median household income also rose slightly in the same time period, implying that home ownership should be more accessible and affordable to more Granite Staters. The income required at 3.5 times the annual mortgage payment (almost \$20,000 per year) in 2006 was close to \$70,000, well above the median household income of \$59,250 in that year. By 2013 the income required at 3.5 times the annual mortgage payment (a little under \$12,000 per year) was \$41,200, well below the 2013 median household income of \$64,000 in that year. However, most first time home buyers are renters, with household income below the median for the region.

Figure 16: Mortgage Affordability in 2006 and 2013



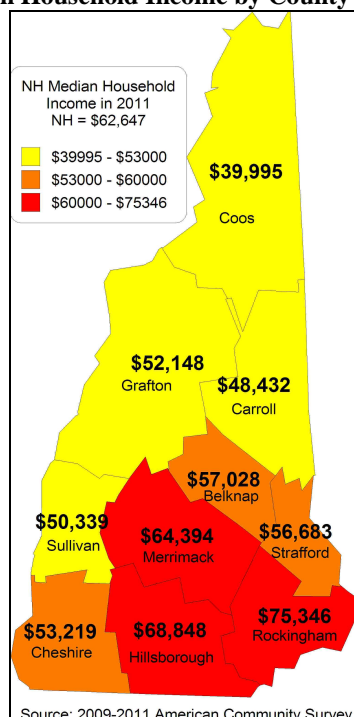
Housing prices in New Hampshire show significant variation by region. According to the latest data analyzed from the New Hampshire Housing Finance Authority, the median home selling price in 2013 ranged from a high of \$253,000 in Rockingham County to a low of \$117,000 in Coos County.

Figure 17: Home Selling Prices by County in 2013³



However, median household income in New Hampshire also varies by county, with the southern areas of New Hampshire having higher household incomes than the western and northern parts of the state. As a result, the ratio of local housing prices to local income, a measure of affordability, shows little variation across New Hampshire.

³ The statistics used in this analysis are based on information from NNEREN for the period January 2003 through December 2013, for all towns in the State of New Hampshire. All analysis and commentary related to the statistics is that of NHHFA and not that of NNEREN. This analysis excludes land, interval ownership, seasonal camps/cottages, multi-family property, mobile/manufactured homes and commercial/industrial property.

Figure 18: Median Household Income by County in New Hampshire

One would assume that the home ownership market would expand rapidly under these conditions. However, there are a number of current factors that are working against increasing home ownership:

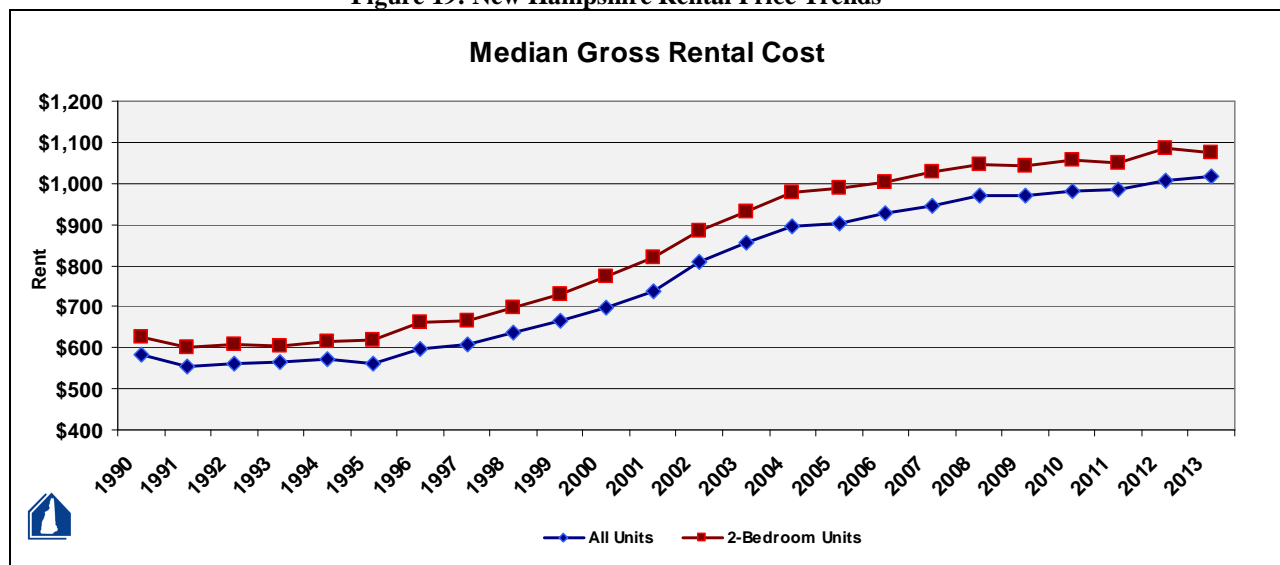
- New Hampshire's young college graduates are burdened by the highest level of student debt in the nation;⁴
- Lending standards are more rigorous, with lower debt to income limits;
- With rents rising and mediocre job quality, it is more difficult to save and qualify for a mortgage loan;
- Mortgage delinquencies led to nearly 20,000 foreclosed housing units in the past several years in the state—with some units in such a state of disrepair that those units will not qualify as suitable homes;
- Lack of liquidity is keeping Baby Boomers in larger houses than they need;
- Prices and interest rates are rising in past several months, blunting recent affordability improvements.

At the same time, the New Hampshire's rental market is becoming less affordable. Rental prices have continued to increase, even as housing prices have fallen. As reported by the NHHFA in 2013, rents for two-bedroom apartments (the majority of apartments in the state) have remained relatively steady from last year, but when looking at median gross rents for all types of units, rents have still increased over the last several years. Since 2006, rents for all types of units have increased by 9.7 percent, and rents for two-bedroom apartments have increased by 7.3 percent.

⁴ The Institute for College Access & Success, College InSight:
http://projectonstudentdebt.org/state_by_state-data.php

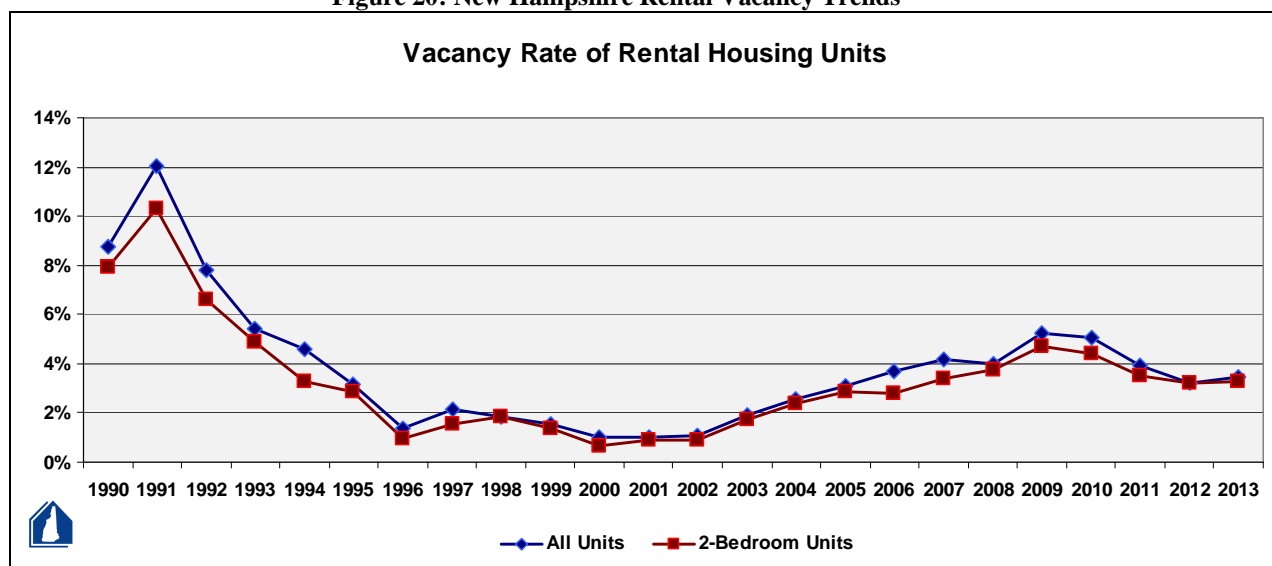
Currently, the gross median rent for the state is \$1,018 per month, including utilities; however, this amount can vary by location.

Figure 19: New Hampshire Rental Price Trends



More recently, vacancy rates have been falling, indicating the rental market is tightening. New Hampshire overall vacancy rates remain below 4%. While a balanced rental market has vacancy rates of around 5%, a lower rate indicates a “property owner’s market” and fewer options for renters.

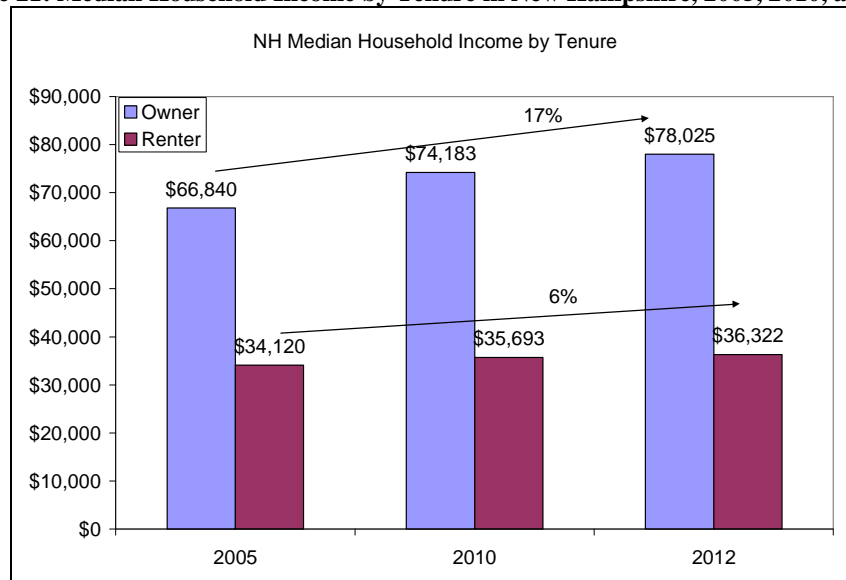
Figure 20: New Hampshire Rental Vacancy Trends



While rental prices have grown faster than home prices in the last decade, incomes for those in rental households have grown more slowly than for those in owner-occupied housing. As shown

in Figure 21, median household income for home owners rose 17 percent from 2005 to 2012, while median household income for renters rose by only 6 percent in the same time period.

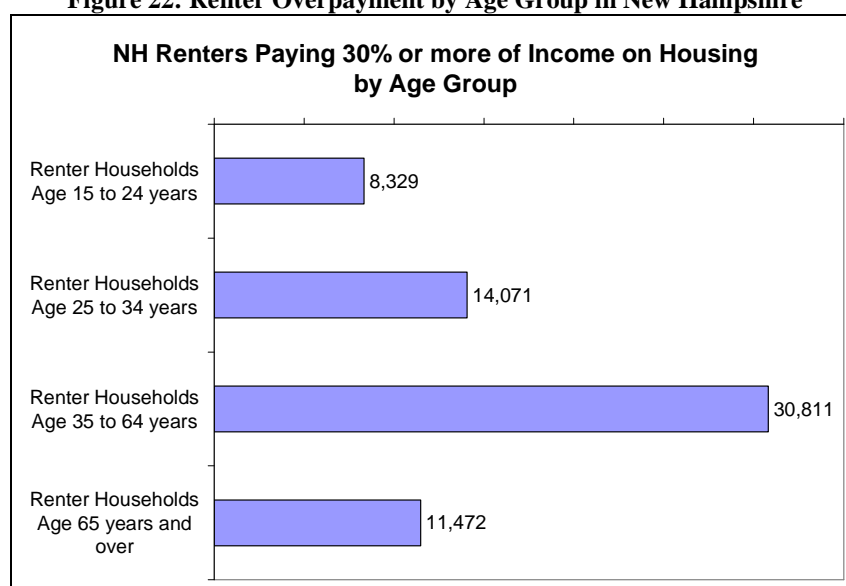
Figure 21: Median Household Income by Tenure in New Hampshire, 2005, 2010, and 2012



Overpayment in the rental market is a problem across the state. Overpayment can be defined as the portion of renters that are paying more than 30 percent of their income on rent. Almost half of the state's renter households are paying above this threshold, accounting for almost 65,000 of New Hampshire's 141,000 renter households.

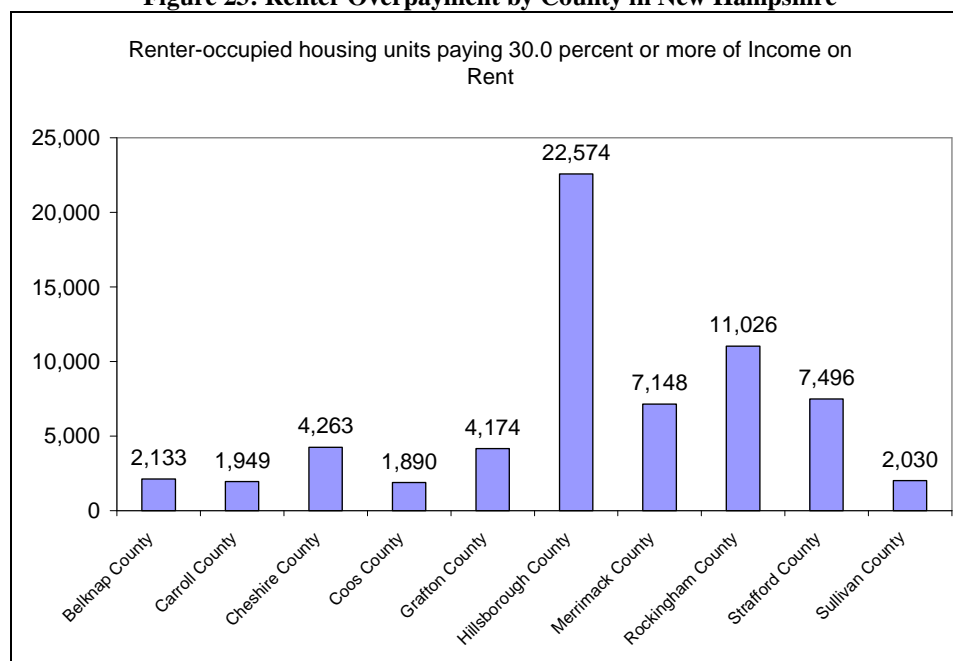
Overpayment for rental housing also varies by age. Almost 45,000 of the renter households that overpay for rental housing are age 25 to 64.

Figure 22: Renter Overpayment by Age Group in New Hampshire



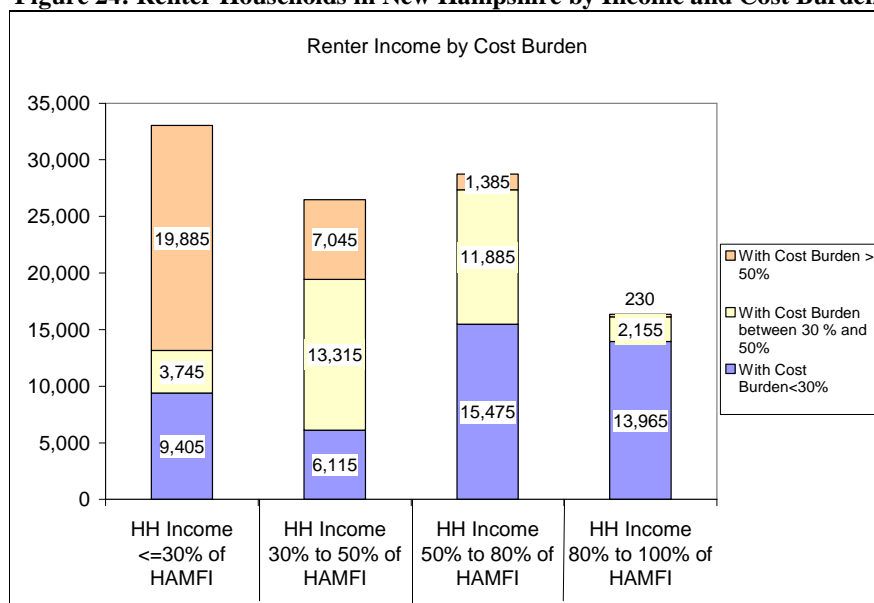
The number of renters overpaying for housing are concentrated in the state's southern tier. Hillsborough and Rockingham counties account for a little less than half of the 65,000 renters that are paying 30 percent or more of their income on housing.

Figure 23: Renter Overpayment by County in New Hampshire



Overpayment is particularly acute for low income rental households. Approximately 29,000 renter households are paying 50 percent or more of their income for housing, but almost 20,000 of those households are earning 30 percent or less of HUD Area Median Family Income.

Figure 24: Renter Households in New Hampshire by Income and Cost Burden



A recent study from the Joint Center for Housing Studies of Harvard University reveals that local stress on rental housing affordability is part of a larger national crisis.⁵ According to the research, rates of renting are at their highest level in more than a decade. At the same time significant erosion in renter incomes over the past decade means many more renters are paying excessive shares of their income for rental housing. Demand for rental housing continues to outstrip supply, with excessive cost burdens particularly affecting low income renters. For every 100 extremely low-income renters in 2011, according to the study, there were only 36 rental units that were affordable and available.

Housing Production Needs Methodology

This update to the existing NHHFA housing production needs model better reflects changes in demographics and employment since the last update in 2009. The forecast includes both state- and county-level housing needs assessments for the years 2020 and 2025. The needs assessment addresses housing need by tenure and income with a focus on low and moderate income households. The study collects, aggregates, analyzes and reports demographic and employment data for New Hampshire and its counties. In addition, preliminary housing production estimates for the Regional Planning Commissions (RPCs) have been provided. These are not intended to be final estimates and should be refined by the state's RPCs to reflect a more detailed review of local housing conditions and needs.⁶ The sources of all data are documented, using data that is publically available, easily confirmed, and updatable.

The Housing Production models presented here represent an update to the model produced for the NHHFA in 2009. Those models, in turn, were updated by Bruce Mayberry of BCM Planning, from models developed by the same consultant in the year 2003.

The 2009 update used the year 2007 as a base year, and the year 2015 as the forecast year. Demographic indicators used in the 2009 models included assumptions about population, household formation, the distribution of population and households by age group, and the number of New Hampshire residents in group quarters. Economic assumptions include estimates and forecasts of labor force, employment, and commuting patterns by county in New Hampshire.

It is important to note that much of the demographic data used for the 2007 base year in the 2009 update was estimated data from surveys done by the Census Bureau. The current model enhanced by the Center uses 2010 as the base year, and thus relies on the 100 percent count data in the 2010 Census of Population and Housing. Therefore, we believe that this forecast update rests on a more firm foundation than did the previous version of the housing production needs study.

⁵ "America's Rental Housing, Evolving Markets and Needs", December 9, 2013, <http://www.jchs.harvard.edu/americas-rental-housing>

⁶ According to the laws of New Hampshire, RSA 36:47 II states "For the purpose of assisting municipalities in complying with RSA 674:2, III(1), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income. The regional housing needs assessment shall be updated every 5 years and made available to all municipalities in the planning region."

Population Headship Tenure Model

An important improvement to the New Hampshire housing forecast was the development in 2009 of a model which explicitly accounts for changes in future household size and housing tenure by age group. While it had been observed that the number of persons per household was declining (in part due to older households becoming an increasing share of total households), there was no method to account for age-specific household formation and tenure. The 2009 update included a new forecast approach, which specifically accounted for changes in household formation and home ownership by age group. This model was updated by the Center, using actual headship ratios and age owner/renter tenure data by county from the 2010 Census.

The population-based housing production model uses 2010 Census data to construct a base year estimate of 2010 households by tenure and age group, population by age group, and group quarters. This data is available both at the county and regional planning commission levels.

The forecast for population by age group is from the Office of Energy and Planning (OEP) fall 2013 forecast. This forecast was developed under the sponsorship of the regional planning commissions and full documentation of the forecast is available on the OEP website.⁷

The projection model allows the user to create forecast tables by age and tenure, group quarters for five year intervals in the future (2015, 2020, 2025, and so on to 2040). The following table shows the population based data for New Hampshire, but the same level of detail is available at the county and regional planning commission level.

⁷ <http://www.nh.gov/oep/data-center/population-projections.htm>, accessed January 2014

Figure 25: Population Based Model - Base Year 2010

History 2010 Base Year		County: New Hampshire					
Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	232,182	---	---	---	---	---	---
15 to 24	178,166	17,539	0.0984	2,443	15,096	13.9%	86.1%
25 to 34	144,472	63,655	0.4406	29,079	34,576	45.7%	54.3%
35 to 44	179,178	94,079	0.5251	65,967	28,112	70.1%	29.9%
45 to 54	225,961	127,004	0.5621	98,778	28,226	77.8%	22.2%
55 to 64	178,243	104,486	0.5862	85,898	18,588	82.2%	17.8%
65 to 74	96,762	60,086	0.6210	49,153	10,933	81.8%	18.2%
75 to 84	56,745	37,059	0.6531	27,922	9,137	75.3%	24.7%
85 & older	24,761	15,065	0.6084	9,076	5,989	60.2%	39.8%
Total	1,316,470	518,973	0.3942	368,316	150,657	71.0%	29.0%
Group Quarters Population							
Total	40,104						
Under Age 65	32,275						
65 & Older	7,829						
Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	1,276,366	518,973	---	368,316	150,657	71.0%	29.0%
Under Age 65	1,105,927	406,763	---	282,165	124,598	69.4%	30.6%
65 & Older	170,439	112,210	---	86,151	26,059	76.8%	23.2%
Average Number of Persons per Household (excluding GQ Population)							
Total	2.46			Resulting ratios held constant in forecast years			
Under Age 65	2.72			Ratios that change with projection age distribution			
65 & Older	1.52						

Inputs from the 2010 Census are total population by age group, households by age of household head, owner and renter households by age group, and the population in group quarters (under age 65, and age 65 and older). Headship ratios and tenure (percent of homes by owner and renter by age group) are computed based on actual data for 2010. These ratios are assumed to be unchanged in the forecast period.

The next table shows a forecast for the year 2025 of households by age and tenure, and includes an adjustment for group quarters. Note that 2010 headship ratios, and the 2010 percent owner/renter split are used to estimate households by age and the number of owner and renter households by age in the year 2025.

In the projection period the group quarters population under age 65 grows at the overall population growth rate, while the group quarters population over age 65 is assumed to increase at the same rate as 85+ population growth. These estimates are used to determine the population in households, less group quarters population.

Figure 26: Population Based Model Forecast Year 2025

Future Simulation for year 2025 County: New Hampshire							
Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	206,797	---	---	---	---	---	---
15 to 24	160,495	15,799	0.0984	2,201	13,599	13.9%	86.1%
25 to 34	160,633	70,776	0.4406	32,332	38,444	45.7%	54.3%
35 to 44	177,249	93,066	0.5251	65,257	27,809	70.1%	29.9%
45 to 54	159,044	89,393	0.5621	69,525	19,867	77.8%	22.2%
55 to 64	201,565	118,157	0.5862	97,137	21,020	82.2%	17.8%
65 to 74	184,617	114,641	0.6210	93,781	20,860	81.8%	18.2%
75 to 84	102,676	67,056	0.6531	50,523	16,533	75.3%	24.7%
85 & older	35,808	21,786	0.6084	13,125	8,661	60.2%	39.8%
Total	1,388,884	590,674	0.4253	423,882	166,792	71.8%	28.2%
Group Quarters Population							
Total	41,921						
Under Age 65	30,600	<---Grows based on 25 to 64 cohort					
65 & Older	11,322	<---Grows based on 85 & Older cohort					
Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	1,346,963	590,674	---	423,882	166,792	71.8%	28.2%
Under Age 65	1,035,183	387,191	---	266,452	120,739	68.8%	31.2%
65 & Older	311,779	203,483	---	157,430	46,053	77.4%	22.6%
Average Number of Persons per Household (excluding GQ Population)							
Total	2.28	Resulting ratios held constant in forecast years					
Under Age 65	2.67	Ratios that change with projection age distribution					
65 & Older	1.53						

The following table shows a summary forecast for the year 2025 developed at the county level, using the population based projection model.

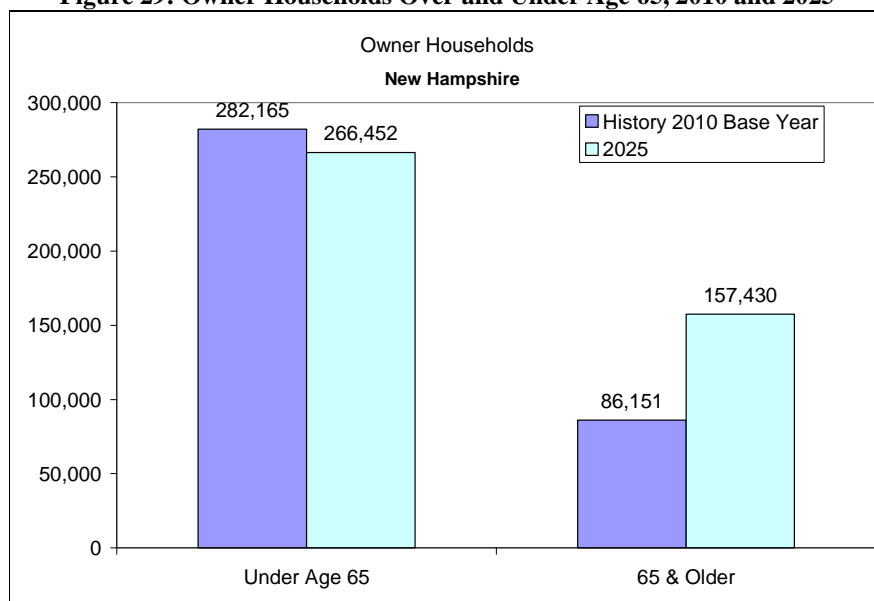
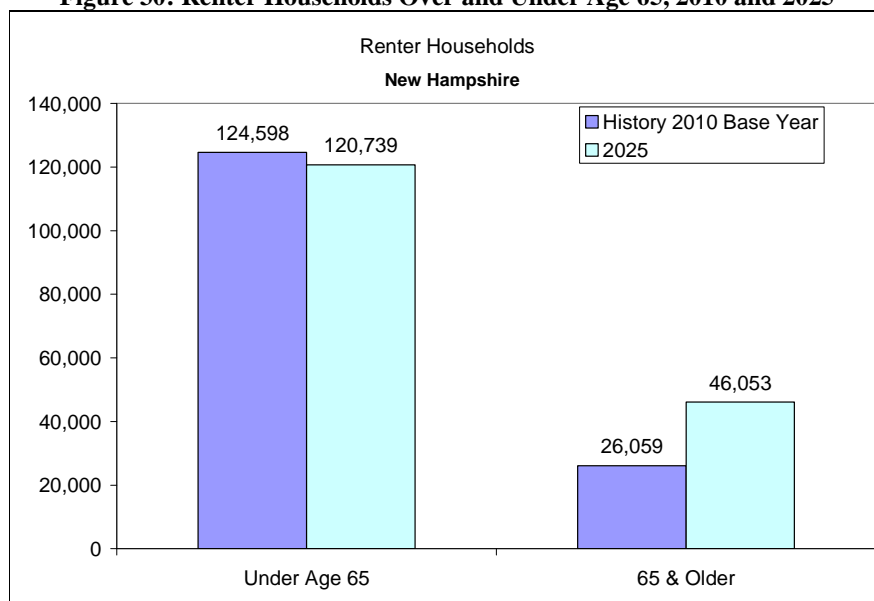
Figure 27: Summary Housing Forecast for 2025 - County Level

	Belknap County, New Hampshire	Carroll County, New Hampshire	Cheshire County, New Hampshire	Coos County, New Hampshire	Grafton County, New Hampshire	Hillsborough County, New Hampshire	Merrimack County, New Hampshire	Rockingham County, New Hampshire	Strafford County, New Hampshire	Sullivan County, New Hampshire	New Hampshire
History 2010 Base Year											
Owner Households	18,523	16,665	21,148	10,071	24,544	103,951	40,686	88,365	31,242	13,121	368,316
Under Age 65	13,526	11,186	15,521	7,019	17,672	82,453	31,409	69,640	24,180	9,559	282,165
65 & Older	4,997	5,479	5,627	3,052	6,872	21,498	9,277	18,725	7,062	3,562	86,151
Renter Households	6,243	4,387	9,056	4,100	11,442	51,515	16,383	26,668	15,858	5,005	150,657
Under Age 65	5,048	3,616	7,418	3,073	9,380	43,282	13,180	22,009	13,522	4,070	124,598
65 & Older	1,195	771	1,638	1,027	2,062	8,233	3,203	4,659	2,336	935	26,059
2025											
Owner Households	21,387	20,142	23,168	10,469	28,044	119,424	46,987	102,836	36,048	15,369	423,882
Under Age 65	12,600	10,123	14,043	5,733	15,597	79,977	29,342	66,189	23,609	9,177	266,452
65 & Older	8,787	10,019	9,125	4,736	12,448	39,446	17,645	36,647	12,439	6,192	157,430
Renter Households	6,735	4,647	9,610	4,015	11,778	57,339	18,202	31,331	17,422	5,481	166,792
Under Age 65	4,725	3,244	7,035	2,476	8,185	42,722	12,486	22,355	13,491	3,894	120,739
65 & Older	2,010	1,403	2,575	1,540	3,593	14,617	5,716	8,977	3,931	1,587	46,053
Change Forecast From 2010											
Owner Households	2,864	3,477	2,020	398	3,500	15,473	6,301	14,471	4,806	2,248	55,566
Under Age 65	-926	-1,063	-1,478	-1,286	-2,075	-2,476	-2,067	-3,451	-571	-382	-15,713
65 & Older	3,790	4,540	3,498	1,684	5,576	17,948	8,368	17,922	5,377	2,630	71,279
Renter Households	492	260	554	-85	336	5,824	1,819	4,663	1,564	476	16,135
Under Age 65	-323	-372	-383	-597	-1,195	-560	-694	346	-31	-176	-3,859
65 & Older	815	632	937	513	1,531	6,384	2,513	4,318	1,595	652	19,994
Increase per Year											
Owner Housing	191	232	135	27	233	1,032	420	965	320	150	3,704
Renter Housing	33	17	37	-6	22	388	121	311	104	32	1,076

Geographical detail from the population based model is available by county, and separately by regional planning commission region.

Figure 28: Summary Housing Forecast for 2025 - Regional Planning Commission level

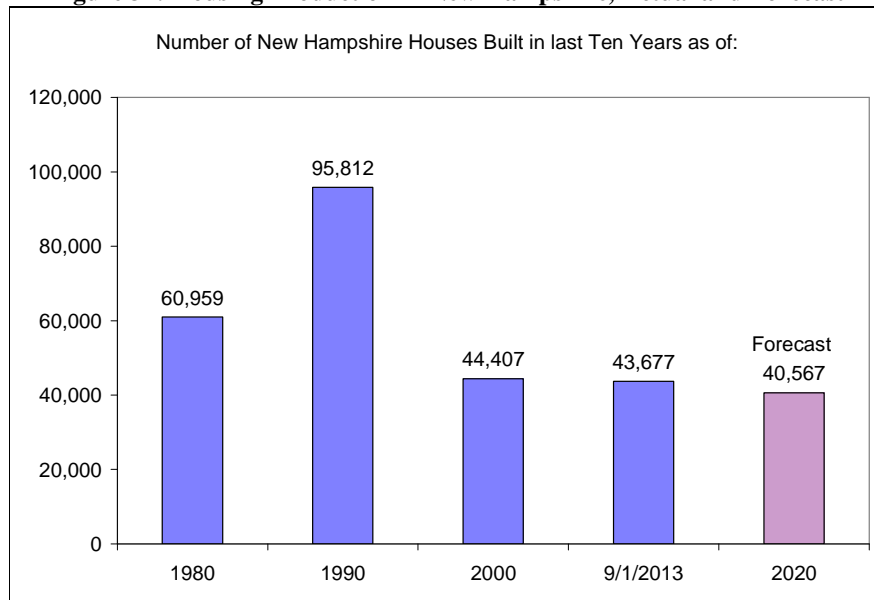
	Central NH Regional Planning Commission	Lakes Region Planning Commission	Nashua Regional Planning Commission	North Country Council	Rockingham Planning Commission	Southern NH Planning Commission	Southwest Region Planning Commission	Strafford Regional Planning Commission	Upper Valley/Lake Sunapee Regional Planning Commission	New Hampshire
History 2010 Base Year										
Owner Households	31,543	35,430	56,996	27,470	54,233	70,332	28,700	38,409	25,203	368,316
Under Age 65	24,787	25,258	45,506	19,359	40,949	57,218	21,243	29,826	18,019	282,165
65 & Older	6,756	10,172	11,490	8,111	13,284	13,114	7,457	8,583	7,184	86,151
Renter Households	13,590	11,539	21,498	10,834	17,694	34,713	11,417	18,277	11,095	150,657
Under Age 65	10,942	9,348	18,065	8,736	14,317	29,325	9,266	15,666	8,933	124,598
65 & Older	2,648	2,191	3,433	2,098	3,377	5,388	2,151	2,611	2,162	26,059
2025										
Owner Households	36,706	38,610	64,244	32,962	61,019	83,736	31,469	45,602	28,824	424,004
Under Age 65	23,234	21,902	43,037	17,877	38,863	55,728	19,582	29,370	16,719	266,495
65 & Older	13,473	16,708	21,207	15,085	22,156	28,008	11,888	16,232	12,105	157,509
Renter Households	15,307	11,768	24,171	11,938	20,223	39,792	12,385	20,384	11,448	166,828
Under Age 65	10,419	8,257	17,885	8,106	14,754	28,631	9,096	15,628	8,025	120,754
65 & Older	4,888	3,511	6,287	3,832	5,469	11,162	3,289	4,755	3,423	46,074
Change Forecast From 2010										
Owner Households	5,163	3,180	7,248	5,492	6,786	13,404	2,769	7,193	3,621	55,688
Under Age 65	-1,553	-3,356	-2,469	-1,482	-2,086	-1,490	-1,661	-456	-1,300	-15,670
65 & Older	6,717	6,536	9,717	6,974	8,872	14,894	4,431	7,649	4,921	71,358
Renter Households	1,717	229	2,673	1,104	2,529	5,079	968	2,107	353	16,171
Under Age 65	-523	-1,091	-1,180	-630	437	-694	-170	-38	-908	-3,844
65 & Older	2,240	1,320	2,854	1,734	2,092	5,774	1,138	2,144	1,261	20,015
Increase per Year										
Owner Housing	344	212	483	366	452	894	185	480	241	3,713
Renter Housing	114	15	178	74	169	339	65	140	24	1,078

Figure 29: Owner Households Over and Under Age 65, 2010 and 2025**Figure 30: Renter Households Over and Under Age 65, 2010 and 2025**

It is important to note that, as stated previously, residents easing into their retirement years have a strong preference to “age in place.” Elders have a strong desire to stay in their own homes and, even when they move, the tendency is to remain in the same region. (This is discussed more fully in Part 2 of this 3-part report.) The projections above should therefore not be misinterpreted to imply a need for more age restricted (55 plus) housing in New Hampshire. Rather, it is more likely that existing family housing will become senior housing, as elders tend to remain in their current homes. Further examination of the types of houses preferred between the old and the young is contained in a separate preference report commissioned as part of the overall NHHFA study. (This is discussed more fully in Part 1 of this 3-part report.)

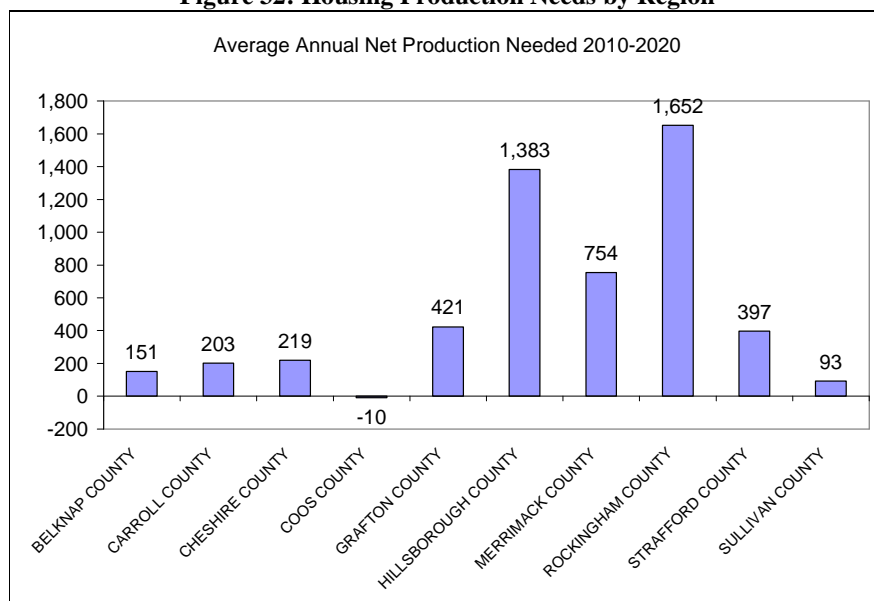
Housing production needs in the forecast period should nevertheless be slightly less than in the last decade, as shown on Figure 31.

Figure 31: Housing Production in New Hampshire, Actual and Forecast



More housing will need to be constructed in New Hampshire's more populous regions. As shown on Figure 32, the annual production need from 2010 to 2020 will vary from a high of 1,662 units per year in Rockingham County to a low of -10 per year in Coos County. In other words, the tear-down of housing stock in New Hampshire's northernmost county will exceed the demand for new units.

Figure 32: Housing Production Needs by Region



Sensitivity analysis on household formation and home ownership

The population headship tenure model uses the 2010 base year data to calculate headship ratios by age group, and to calculate tenure (renter/owner split) by age group. The projection model assumes that 2010 tenure split and headship are constant in the future.

The 2009 BCM Planning report pointed out that a limitation to this modeling approach was the assumption of constant headship and tenure ratios for the base year, which are assumed to be unchanged in the forecast period. Therefore, the Center performed a sensitivity analysis to estimate the impact of differing assumptions regarding potential trends in age specific headship and home ownership ratios.

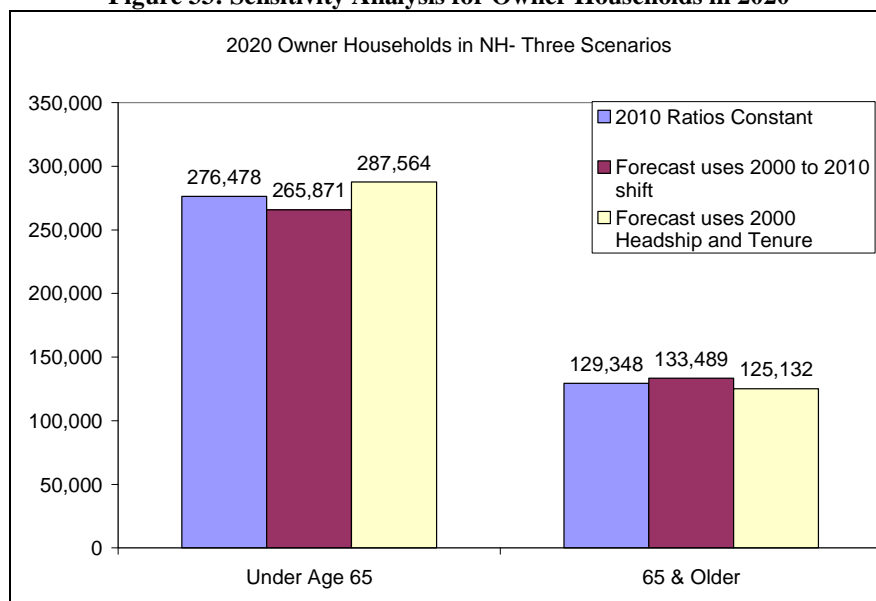
In addition to the base case, which assumes no change in future headship and tenure ratios compared to the base year measures, two alternative scenarios were created, and the results were compared to the base case model simulation for the year 2020. In the base case, 2010 headship and tenure ratios were held constant in the forecast year 2020.

In the first alternative, the change in headship and tenure ratios by age from 2000 to 2010 was assumed to continue into the future. For example the headship ratio for the 25 to 34 age group for New Hampshire was 0.4750 in 2000 and 0.4406 in 2010, a difference of -0.0344. Assuming that this trend were to continue into the future, the first alternative projected that the headship ratio for the 25 to 34 age group in the year 2020 would be 0.4062 (0.4406 minus 0.0344 equals 0.4062).

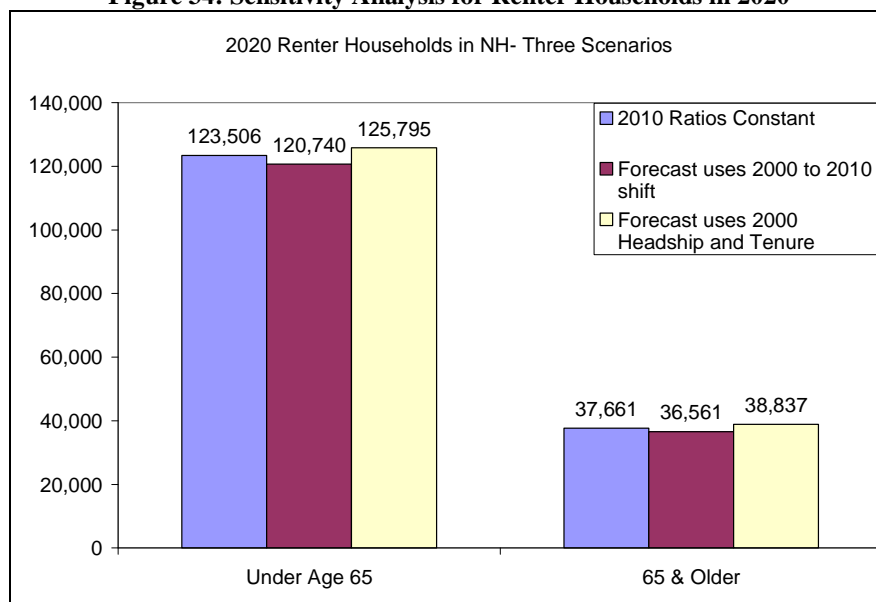
The second alternative scenario assumed that headship and tenure ratios in the forecast year would return to the values measured in the year 2000. As in the previous example, the second alternative set the headship ratio for the 25 to 34 age group for New Hampshire to return to its year 2000 value of 0.4750.

These assumptions were extended to every headship and owner/renter tenure split for all age groups examined in the forecast. The summary base case and alternative cases are compared on the following figures, for non-elderly and elderly owner households and non-elderly and elderly renter households in the year 2020.

For owner non-elderly households, the variance around the base case in the year 2020 (no change in 2010 tenure and headship ratios) ranged from -10,607 to +11,086, a difference of about 4 percent from the base case. For owner elderly households the range around the base case in the forecast year 2020 was +4,141 to -4,216, a difference of about 3 percent from the base case.

Figure 33: Sensitivity Analysis for Owner Households in 2020

For renter non-elderly households the variance around the base case forecast for the year 2020 (no change in 2010 tenure and headship ratios) ranged from -2,706 to +2,289, a difference of about 2 percent from the base case. For renter elderly households the range around the base case was -1,100 to +1,176, a difference of about 3 percent from the base case.

Figure 34: Sensitivity Analysis for Renter Households in 2020

The resulting model alternative scenarios produced little (relative) change in the overall statewide results in the forecast period. As shown previously, the overall age distribution of the population in the forecast period, and how that will change in the projection period, has a more profound effect on the number of owner and renter households than was found in the alternative

scenarios. For example, there were 86,151 elderly owner households in New Hampshire in 2010. Under the base case forecast (no change in 2010 headship and tenure rates) elderly owner households will increase to 129,348 in the year 2020, a change of more than 50 percent (see Figure 33). This change in elderly ownership households, which is due to an increase in the expected over 65 population alone by the year 2020, overwhelms the variance in the forecast coming from alternative trend assumptions as to how headship and ownership ratios may change in future years.

On a final note, the Population Headship Tenure model can produce forecasts for the years beyond 2020. The Office of Energy and Planning population forecast included county level projections by gender, and age by five year cohorts, for the years 2015, 2020, 2025, 2030, 2035 and 2040. Therefore, the population headship tenure model can readily produce forecasts for those years, using the previously described method.

Employment Based Production Model with Age and Tenure Split

An additional verification of the population based projection model was performed by recalibrating and updating an employment based production model, last updated in 2009 by BMC Planning.

This second model contains three different future scenarios, again using 2010 as a base year and 2020 as the forecast year. The scenarios in this model look at housing production in more detail, including an examination of commuting by county in order to estimate the amount of housing production needed for New Hampshire workers only. As with the 2009 version of the model, the updated model shows three different scenarios for estimating production needs (one is population driven and described previously, one is employment forecast driven, and the third scenario is the average of the first two scenarios). All three scenarios account for future housing demand by tenure (owner and renter), and for elderly (65+) and non-elderly (under the age of 65) households.

The population based housing production forecast was described previously. The employment based housing production forecast uses employment growth by county to estimate the change in non-elderly households by county (the population in which would also be in the New Hampshire workforce).

The employment based model starts with county level employment, labor force and commuting data for the years 1990, 2000 and 2010 as calculated by the New Hampshire Department of Employment Security. The employment projections to the year 2020 come from a recent New Hampshire Department of Employment Security forecast. Unfortunately, because the most recent forecast does not go beyond the year 2020 this model, unlike the Population Headship Tenure model described previously, cannot produce forecasts beyond the year 2020.

A key ratio in the model is the ratio of labor force population to private and government employment, as this ratio will determine the number of working adults in each county in the forecast period. Another important relationship is the ratio of households under the age of 65 to labor force population, as this ratio will determine the number of non-elderly households in the forecast period.

Once the number of households headed by persons under age 65 is projected, a tenure split is developed using the headship tenure model described earlier. Group quarters by age group, and households headed by persons age 65 and older also come from the headship tenure model.

Total population, households, group quarters by owner and renter are then calculated by adding together the under age 65 and age 65 and older data together.

Adjustments are made in the future household projections to account for desired vacancy rates. We have used a 1 percent vacancy rate for ownership households, and a 4 percent vacancy rate for rental households, as assumed in the 2009 version of the model.⁸

A final adjustment is made to add an estimate of reserves for replacement of the housing stock. Again we adopted the values from the 2009 version of the model (.05 percent per year for ownership housing and 0.10 percent per year for rental housing). This is the equivalent to the ratio of replacing 1 percent of the owner housing stock every 20 years, and replacing 2 percent of the rental housing stock every 20 years.

Total housing supply needs are calculated by adding together total households by owner and renter for each of the three projections, plus the allowances for vacancy reserve, and the allowance for replacement of the housing stock.

⁸ It should be noted that in most areas of New Hampshire 2010 vacancy rates for owner and renter households were much higher than these assumed values. 2010 was the first real recovery year after the Great Recession, so actual vacancy rates in that year were higher than could be normally expected, due to the bursting of the housing bubble. The projection assumes that by the year 2020 vacancy rates will decline to 1% for ownership households and 4% for renter households.

The following table shows the model logic for all three scenarios – population based, employment based and the average of those two scenarios.

Table 1: Model Flow Chart for the Employment Base Production Model

EMPLOYMENT BASED PROJECTION MODEL WITH AGE AND TENURE SPLIT	
FUTURE YEAR PROJECTED EMPLOYMENT FOR THE COUNTY (Private and Government)	
X RATIO OF LABOR FORCE TO EMPLOYMENT IN THE BASE YEAR	
= AREA LABOR FORCE IN THE PROJECTION YEAR	
X RATIO OF WORKING RESIDENTS TO THE LABOR FORCE IN THE BASE YEAR	
= ESTIMATED NUMBER OF WORKING RESIDENTS IN THE PROJECTION YEAR	
X PERCENT OF WORKING RESIDENTS EMPLOYED IN THE COUNTY (from commuting estimates)	
= NUMBER OF WORKING RESIDENTS EMPLOYED IN THE AREA	
X RATIO OF HOUSEHOLDS UNDER AGE 65 TO WORKING RESIDENTS IN REGION	
= <u>PROJECTED HOUSEHOLDS UNDER AGE 65</u>	
X TIMES OWNERSHIP RATIO FOR HH UNDER AGE 65	X TIMES RENTER RATIO FOR HH UNDER AGE 65
= HOME OWNER HOUSEHOLDS UNDER AGE 65	= RENTER HOUSEHOLDS UNDER AGE 65
+ PROJECTED ELDERLY HOME OWNERS	+ PROJECTED ELDERLY RENTERS
= TOTAL HOMEOWNER HOUSEHOLDS ALL AGES	= TOTAL RENTER HOUSEHOLDS ALL AGES
/ 0.99 (Maintain 1% Vacancy Reserve)	/ 0.96 (Maintain 4% Vacancy Reserve)
= UNITS AVAILABLE TO OWNERS	= UNITS AVAILABLE TO RENTERS
+ REPLACEMENT NEEDS AS DEFINED AS (0.05% PER YEAR X NUMBER OF YEARS FORECAST X BASE YEAR OWNERSHIP STOCK)-(1)	+ REPLACEMENT NEEDS AS DEFINED AS (0.10% PER YEAR X NUMBER OF YEARS FORECAST X BASE YEAR RENTER STOCK)-(1)
= FUTURE YEAR OWNER SUPPLY	= FUTURE YEAR RENTER SUPPLY
(-) BASE YEAR OWNER OCCUPIED + VACANT SALE	(-) BASE YEAR RENTER OCCUPIED + VACANT SALE
= PRODUCTION NEED FOR OWNER	= PRODUCTION NEED FOR RENTER

The following table details the data sources for each element of the model.

Table 2: Data Sources for the Employment Based Production Model

MODEL DATA SOURCES BY LINE NUMBER - PRIOR YEARS AND BASE YEAR 2010		
2	Covered Private Sector Employment in Area (NHDES)	NH Employment Security, local, State and county data
3	Percent of State Total	Computed
4	Government Employment in Area (NHDES)	NH Employment Security, local and county data
5	Total Private + Government Employment	NH Employment Security, local and county data
6	Percent of State Total	Computed
7		
8	Labor Force Population	NH Employment Security
9	Ratio Labor Force Population to (Private + Gov't Employment)	Computed
10		
11	Ratio-Census Working Residents/NHES Labor Force	Computed
12		
13	Number of Working Residents Age 16+ (Census & ACS)	U. S. Census (2000) SF3 data and NH Employment Security Commuting Pattern Reports (summarizing 1990 and 2000 Census Commuting Patterns). 2010 estimates from ACS 2006-2010 5-yr average (NH Employment Security analysis)
14	Work in Area	Same as above
15	Work Outside of Area	Balance computed
16	Percent Commute Out of Area	Computed
17		
18	Ratio Private Covered Employment Per Resident Household	Computed ratio
19		
20	Ratio Total Population Under 65 to Labor Force	Computed ratio
21	Ratio Households < 65 to Labor Force Population	Computed ratio
22		
23	Population & Households Under Age 65	
24	Total Persons Under 65	U. S. Census, 100% count data by age; 2010 Census
25	Group Quarters Population	U. S. Census, 100% count data.
26	Population in Households	1990, 2000 and 2010 Census; total population by age group less GQ population in age group
27	Average Household Size (<65)	Computed/interpolated from headship model
28		
29	Households Headed by Person Under 65	1990, 2000 and 2010 Census
30	Homeowners	Same as above
31	Renters	Same as above
32	Ownership Tenure %	Same as above
33	Rental Tenure %	Same as above
34		
35	Population & Households Age 65+	1990, 2000 and 2010 Census;
36	Total Persons Age 65+	Same as above
37	As Percent of Total Population	Same as above
38	Group Quarters Population Age 65+	U. S. Census, 100% count data.
39	Population in Households - Age 65+	1990, 2000, 2010 Census; total population by age group less GQ population in age group
40		
41	Households Headed by Persons 65+	1990, 2000 and 2010 Census; 2020 Computed/interpolated from headship model
42	Percent of Total Households	Computed
43	Average Household Size (65+)	1990, 2000 and 2010 Census; 2020 Computed/interpolated from headship model
44		
45	Homeowners Age 65+	Same as above
46	Renters Age 65+	Same as above
47	Ownership Tenure % (65+)	Same as above
48	Rental Tenure % (65+)	Same as above
49		
50	Total Population	U. S. Census, 100% count data;
51	Group Quarters Population	U. S. Census, 100% count data;
52	Population in Households	U. S. Census, 100% count data;
53	Average Household Size	1990, 2000 and 2010 Census; 2020 Computed/interpolated from headship model
54		
55	Total Households	Sum of elderly and non-elderly components above

As shown in Table 3, the employment based production growth model produces a slightly higher production requirement than does the population based model.

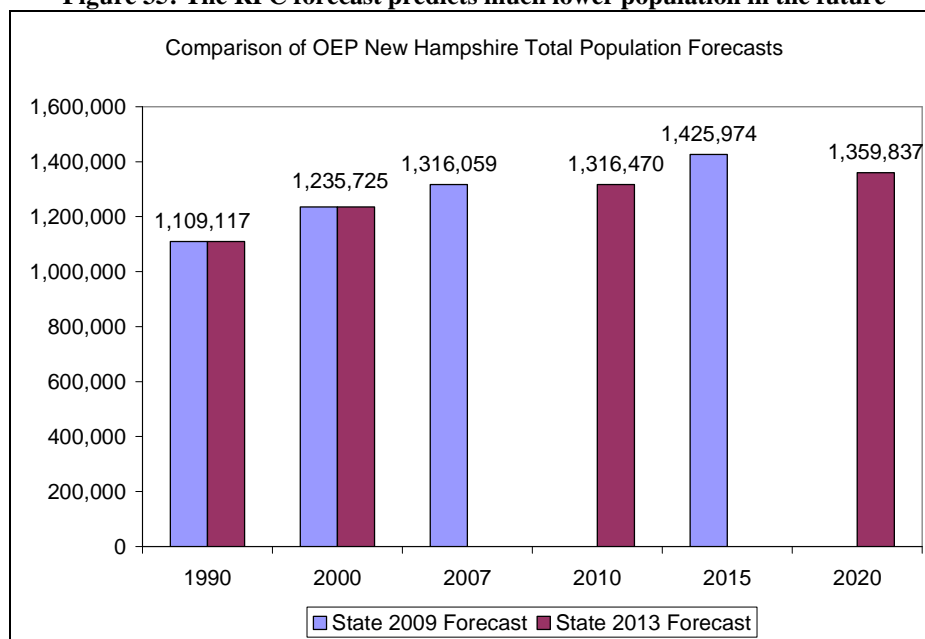
Table 3: Summary of Production Need 2010 to 2020.

NEW HAMPSHIRE - AVERAGE ANNUAL HOUSING PRODUCTION REQUIRED TO MEET GROWTH ASSUMPTIONS			
Production Components by Tenure	1	2	3
	Employment Growth Model 1	Employment Population Average 2	Population Projection Based Model
Ownership Units			
Household growth	5,418	4,581	3,744
Vacancy reserve (1)	-325	-334	-342
Replace units lost to demolition/disaster	150	150	150
Total production	5,243	4,398	3,552
% Of production for vacancy reserve	-6.2%	-7.6%	-9.6%
Rental Units			
Household growth	1,726	1,379	1,032
Vacancy reserve (1)	-630	-644	-659
Replace units lost to demolition/disaster	131	131	131
Total production	1,228	866	505
% Of production for vacancy reserve	-51.3%	-74.4%	-130.5%
Total Units for Year-Round Residents			
Household growth	7,144	5,960	4,776
Vacancy reserve (1)	-955	-978	-1,001
Replace units lost to demolition/disaster	281	281	281
Total production	6,471	5,264	4,057
% Of production for vacancy reserve	-14.8%	-18.6%	-24.7%
<i>(1) Includes units needed to rectify base year deficiencies in units vacant for sale and for rent, plus units required to maintain desired vacancy rates as growth occurs.</i>			

Comparison of 2009 and 2013 Forecasts

In the 2009 NHHFA Housing Needs model population projections from the New Hampshire Office of Energy and Planning (OEP) were used to show what the state's population may look like over the next twenty years. These projections were done in November of 2006. In the fall of 2013, the Regional Planning Commissions (RPC) in New Hampshire produced new population forecasts for the next thirty years. In this section, we will examine these projections and compare them to the OEP's earlier forecasts.

Figure 35 compares different population projections from the OEP and the RPC. The OEP overestimated the 2010 population, while the RPC has the actual Census counts.

Figure 35: The RPC forecast predicts much lower population in the future

Specifically, looking at age cohorts among the 65 and older population, the fastest growing age cohort over the next twenty years is the 70-74 group, but there is also growth in the 65-69 group, as shown by Figure 36. Those over the age of 80 are much more likely to live in poverty and have significant medical and social service needs.

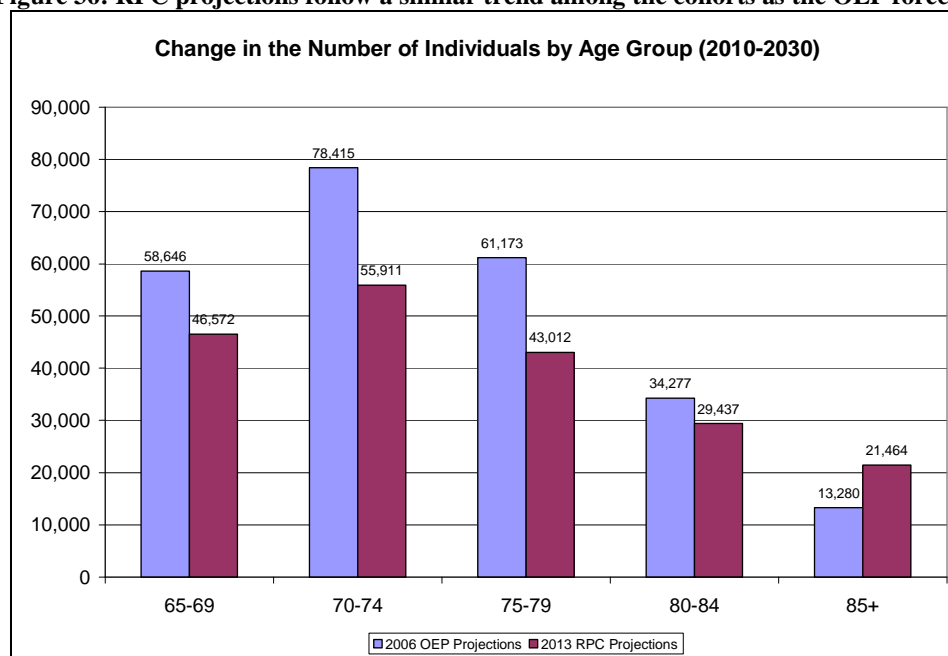
Figure 36: RPC projections follow a similar trend among the cohorts as the OEP forecast

Figure 36 also shows the difference between the 2006 projections and the 2013 forecasts. The change in the number of residents in all cohorts was decreased from the OEP projections, except

for the 85+ cohort. However, the same general trend remained – the 70-74 group saw the highest increase and the increases in the next three cohorts gradually declined.

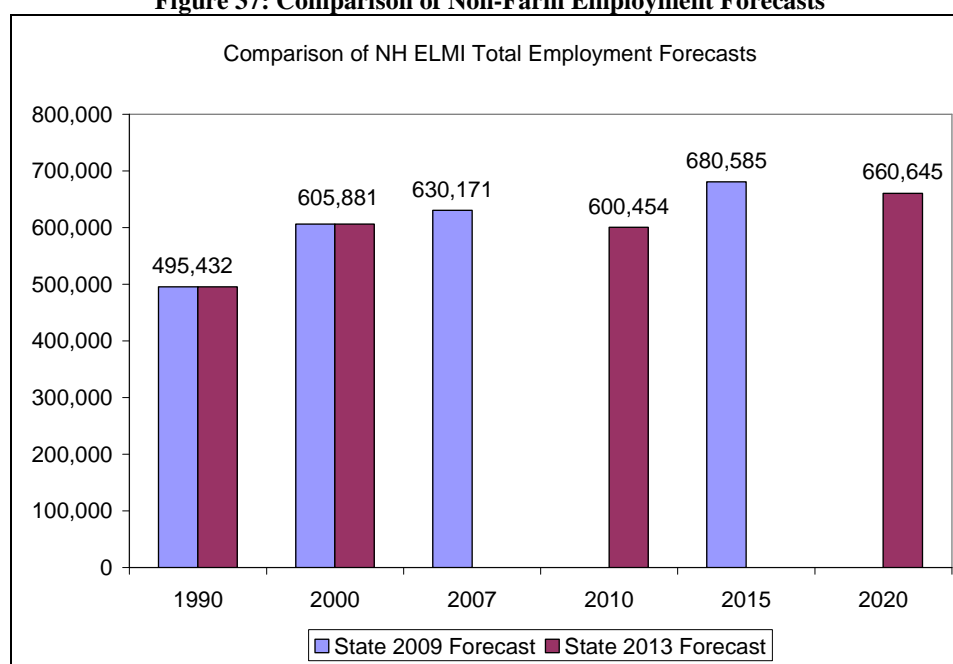
The Employment Outlook Also Revised Downward

As shown previously the population forecast for New Hampshire is significantly different from the NHHFA's last state-wide housing needs analysis. The same holds true for forecasts of employment from the New Hampshire Department of Employment Security.

The NHHFA Housing Production Model Update for the year 2009 used actual data for the years 1990, 2000, and 2007, and assumed a 1 percent annual growth per year in total employment to the year 2015. Total private and government employment in New Hampshire totaled 630,171 in 2007, and was assumed to increase to 680,585 by the year 2015.

As shown on Figure 11 the Great Recession caused the New Hampshire employment base to decline by almost 35,000 jobs. The most recent projection from the New Hampshire Department of Employment Security's Economic and Labor Market Information Bureau starts with a base year value for the year 2010 of 600,454 total jobs, and projects that employment will reach 660,645 by the year 2020. As shown on Figure 37 below, the employment level in the year 2020 is almost 20,000 less than the year 2015 value in the old NHHFA forecast.

Figure 37: Comparison of Non-Farm Employment Forecasts



The 2013 forecast calls for lower levels of population and employment than expected in the 2009 forecast. As would be expected, a lower projection for population and employment in the future translates to lower household growth. The following three charts compare the forecasts for total households, owner households and renter households.

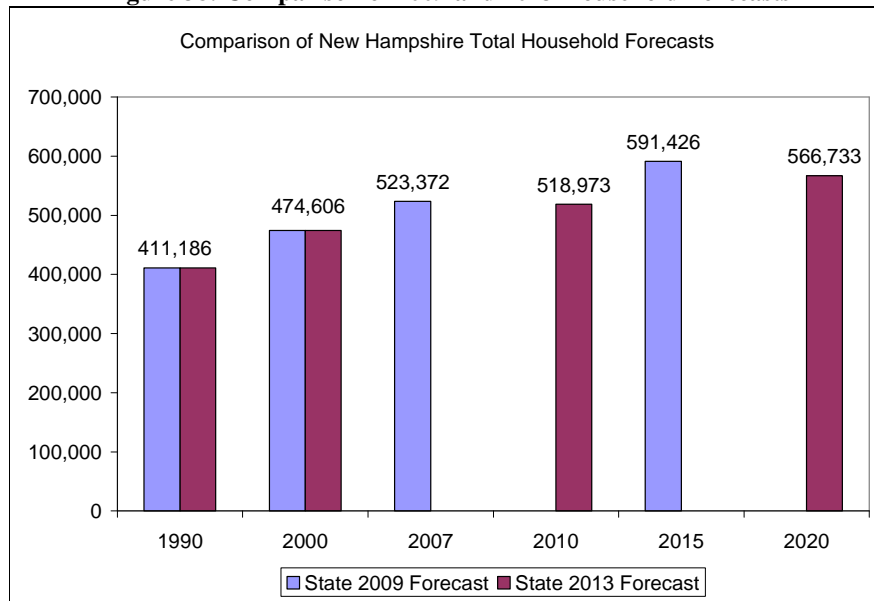
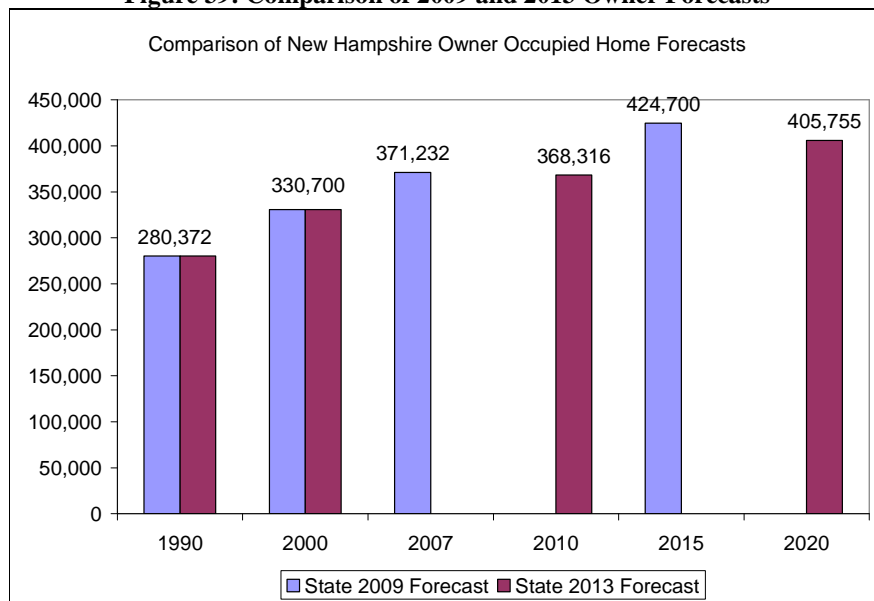
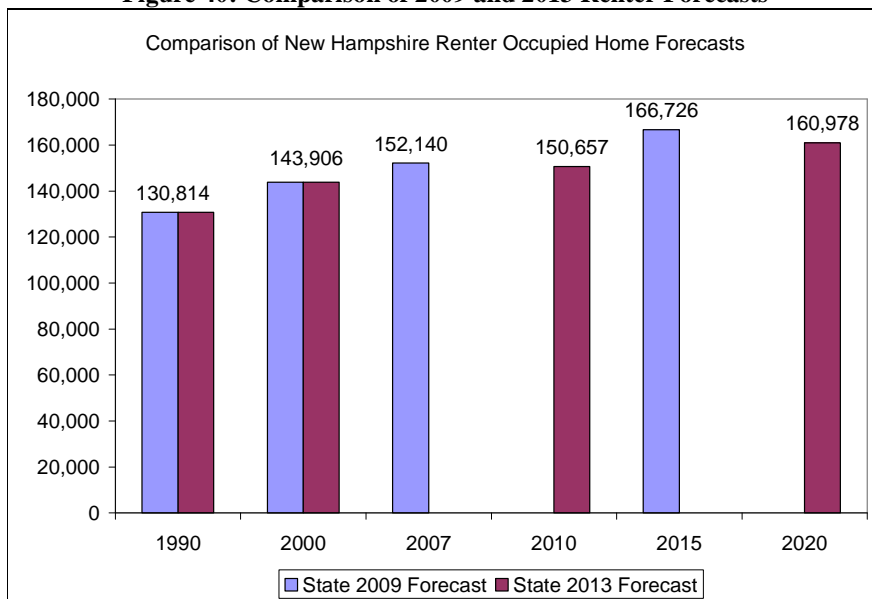
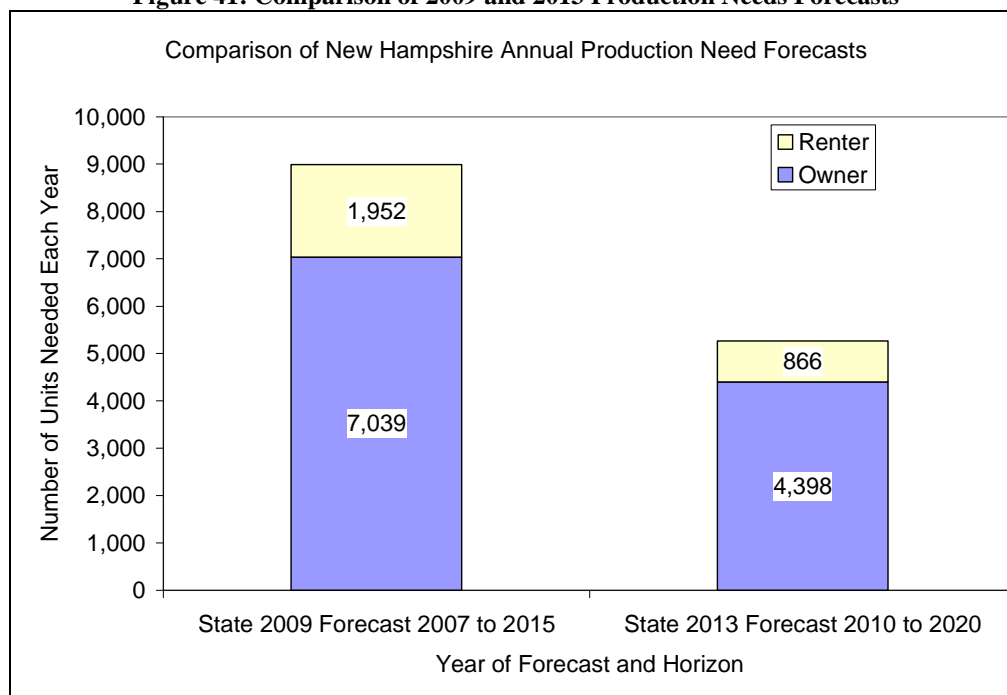
Figure 38: Comparison of 2009 and 2013 Household Forecasts**Figure 39: Comparison of 2009 and 2013 Owner Forecasts**

Figure 40: Comparison of 2009 and 2013 Renter Forecasts

The 2013 forecast implies that housing production needs will be considerably lower than in the 2009 forecast. The 2009 forecast called for an annual housing production of nearly 9,000 units per year, from 2007 (the base year in that forecast) to 2015. The 2013 forecast update projects that New Hampshire will have to construct an additional 5,300 housing units per year (middle scenario of Table 3) between the base year 2010 and the forecast year 2020.

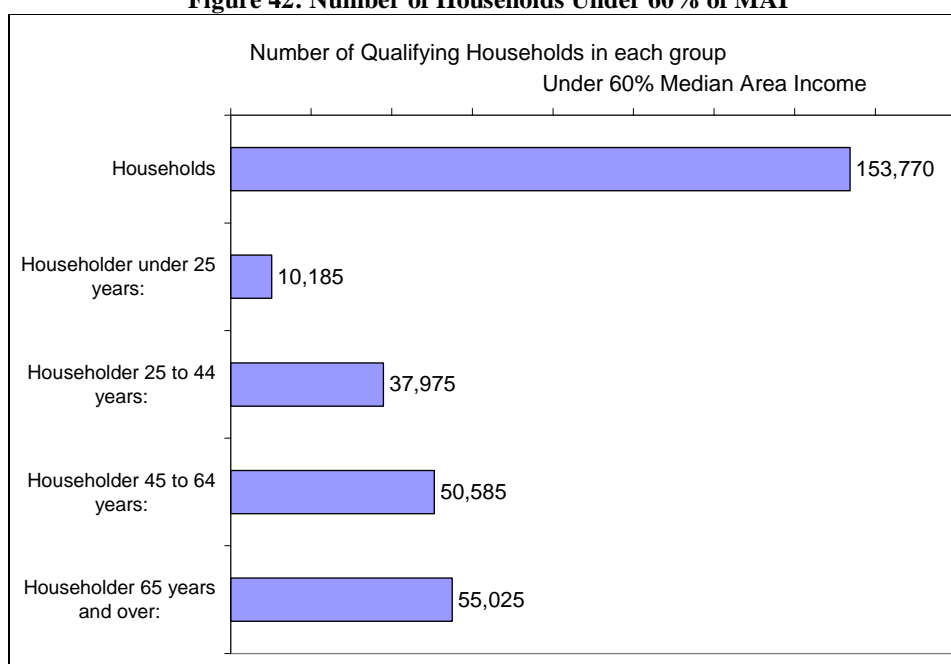
Figure 41: Comparison of 2009 and 2013 Production Needs Forecasts

Affordability Projections

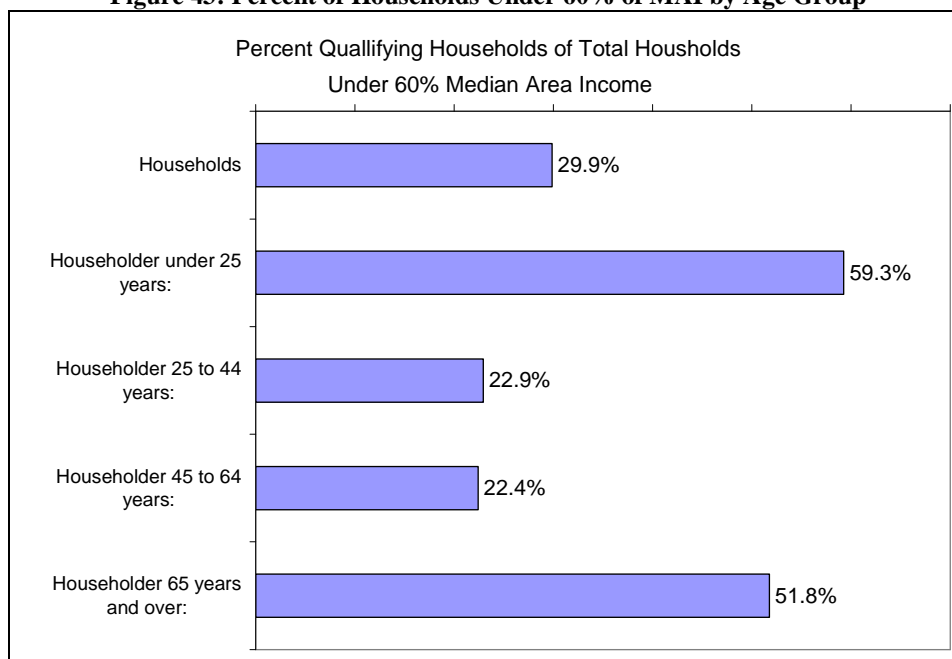
An additional calculation of household income distribution by owner and renter, based on data from the American Community Survey, is performed in the model, using the “band of income” approach. This information is assumed to be useful to calculate cost burden in future years and estimate housing needs for different income groups (including workforce housing).

In an example of how the aging population might affect housing affordability, right now there are about 154,000 households that are under 60 percent of Median Area Income (MAI). Over one third of these households are headed by someone age 65 and over.

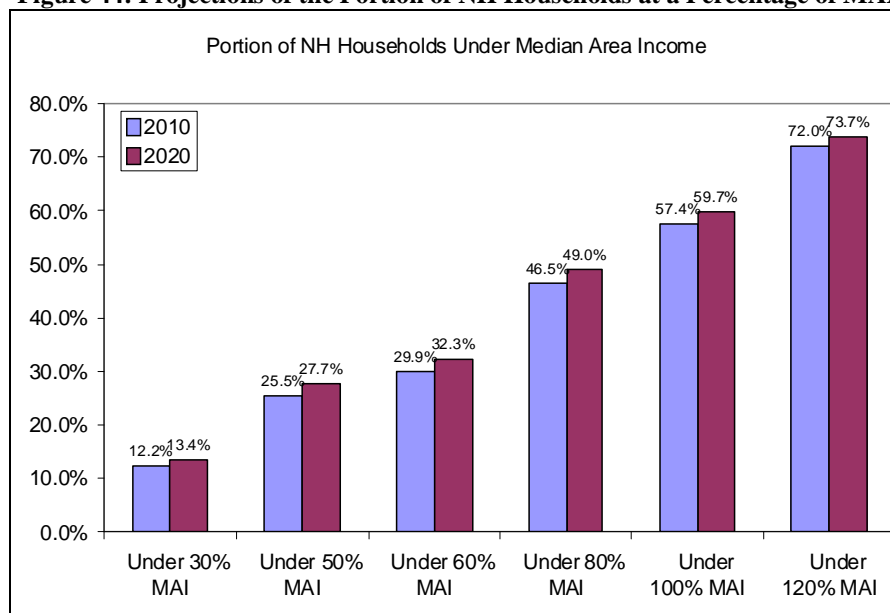
Figure 42: Number of Households Under 60% of MAI



Looking at the percentage of households in each age group that are at or below 60 percent of median area income, it is clear that households that struggle with housing and income issues are at the beginning and end of the age distribution.

Figure 43: Percent of Households Under 60% of MAI by Age Group

Assuming that the above proportions remain unchanged, the aging in place of the population alone implies an increase in housing burden, as the increase in households age 65 and over become a larger share of total households.

Figure 44: Projections of the Portion of NH Households at a Percentage of MAI

As an adjunct to the statewide and county needs assessments we also report on the Comprehensive Housing Assessment Strategy (CHAS) data published by HUD, including any correlation or disparity between these data and the production needs assessments provided in our work.

Attachments

- Population Based Housing Forecast by County to Year 2025
- Population Based Housing Forecast by Regional Planning Commission to the Year 2025
- Employment/Population Based Housing Production Forecast by County to Year 2020 (Including Need for Residents Working in the State)
- Comprehensive Housing Assessment Strategy (CHAS) data by New Hampshire County (published by HUD)

Population Based Housing Forecast
by County
to the Year 2025

History 2010 Base Year**County: New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	232,182	---	---	---	---	---	---
15 to 24	178,166	17,539	0.0984	2,443	15,096	13.9%	86.1%
25 to 34	144,472	63,655	0.4406	29,079	34,576	45.7%	54.3%
35 to 44	179,178	94,079	0.5251	65,967	28,112	70.1%	29.9%
45 to 54	225,961	127,004	0.5621	98,778	28,226	77.8%	22.2%
55 to 64	178,243	104,486	0.5862	85,898	18,588	82.2%	17.8%
65 to 74	96,762	60,086	0.6210	49,153	10,933	81.8%	18.2%
75 to 84	56,745	37,059	0.6531	27,922	9,137	75.3%	24.7%
85 & older	24,761	15,065	0.6084	9,076	5,989	60.2%	39.8%
Total	1,316,470	518,973	0.3942	368,316	150,657	71.0%	29.0%

Group Quarters Population

Total	40,104
Under Age 65	32,275
65 & Older	7,829

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	1,276,366	518,973	---	368,316	150,657	71.0%	29.0%
Under Age 65	1,105,927	406,763	---	282,165	124,598	69.4%	30.6%
65 & Older	170,439	112,210	---	86,151	26,059	76.8%	23.2%

Average Number of Persons per Household (excluding GQ Population)

Total	2.46
Under Age 65	2.72
65 & Older	1.52

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

%%%

Future Simulation for year**2025 County:****New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	206,797	---	---	---	---	---	---
15 to 24	160,495	15,799	0.0984	2,201	13,599	13.9%	86.1%
25 to 34	160,633	70,776	0.4406	32,332	38,444	45.7%	54.3%
35 to 44	177,249	93,066	0.5251	65,257	27,809	70.1%	29.9%
45 to 54	159,044	89,393	0.5621	69,525	19,867	77.8%	22.2%
55 to 64	201,565	118,157	0.5862	97,137	21,020	82.2%	17.8%
65 to 74	184,617	114,641	0.6210	93,781	20,860	81.8%	18.2%
75 to 84	102,676	67,056	0.6531	50,523	16,533	75.3%	24.7%
85 & older	35,808	21,786	0.6084	13,125	8,661	60.2%	39.8%
Total	1,388,884	590,674	0.4253	423,882	166,792	71.8%	28.2%

Group Quarters Population

Total	41,921
Under Age 65	30,600
65 & Older	11,322

<---Grows based on 25 to 64 cohort
 <---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	1,346,963	590,674	---	423,882	166,792	71.8%	28.2%
Under Age 65	1,035,183	387,191	---	266,452	120,739	68.8%	31.2%
65 & Older	311,779	203,483	---	157,430	46,053	77.4%	22.6%

Average Number of Persons per Household (excluding GQ Population)

Total	2.28
Under Age 65	2.67
65 & Older	1.53

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

History 2010 Base Year**County: Belknap County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	10,031	---	---	---	---	---	---
15 to 24	6,457	634	0.0982	141	493	22.2%	77.8%
25 to 34	6,189	2,713	0.4384	1,380	1,333	50.9%	49.1%
35 to 44	7,663	3,980	0.5194	2,809	1,171	70.6%	29.4%
45 to 54	10,149	5,681	0.5598	4,462	1,219	78.5%	21.5%
55 to 64	9,542	5,566	0.5833	4,734	832	85.1%	14.9%
65 to 74	5,457	3,385	0.6203	2,901	484	85.7%	14.3%
75 to 84	3,156	2,033	0.6442	1,607	426	79.0%	21.0%
85 & older	1,444	774	0.5360	489	285	63.2%	36.8%
Total	60,088	24,766	0.4122	18,523	6,243	74.8%	25.2%

Group Quarters Population

Total	858
Under Age 65	276
65 & Older	582

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	59,230	24,766	---	18,523	6,243	74.8%	25.2%
Under Age 65	49,755	18,574	---	13,526	5,048	72.8%	27.2%
65 & Older	9,475	6,192	---	4,997	1,195	80.7%	19.3%

Average Number of Persons per Household (excluding GQ Population)

Total	2.39
Under Age 65	2.68
65 & Older	1.53

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

%%%

Future Simulation for year**2025 County:****Belknap County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	9,825	---	---	---	---	---	---
15 to 24	5,780	568	0.0982	126	441	22.2%	77.8%
25 to 34	6,096	2,672	0.4384	1,359	1,313	50.9%	49.1%
35 to 44	7,879	4,092	0.5194	2,888	1,204	70.6%	29.4%
45 to 54	7,488	4,191	0.5598	3,292	899	78.5%	21.5%
55 to 64	9,946	5,802	0.5833	4,934	867	85.1%	14.9%
65 to 74	9,982	6,192	0.6203	5,307	885	85.7%	14.3%
75 to 84	5,586	3,598	0.6442	2,844	754	79.0%	21.0%
85 & older	1,878	1,007	0.5360	636	371	63.2%	36.8%
Total	64,460	28,122	0.4363	21,387	6,735	76.1%	23.9%

Group Quarters Population

Total	1,014
Under Age 65	257
65 & Older	757

<---Grows based on 25 to 64 cohort
 <---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	63,446	28,122	---	21,387	6,735	76.1%	23.9%
Under Age 65	46,757	17,325	---	12,600	4,725	72.7%	27.3%
65 & Older	16,689	10,797	---	8,787	2,010	81.4%	18.6%

Average Number of Persons per Household (excluding GQ Population)

Total	2.26
Under Age 65	2.70
65 & Older	1.55

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

History 2010 Base Year**County: Carroll County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	7,108	---	---	---	---	---	---
15 to 24	4,539	422	0.0930	83	339	19.7%	80.3%
25 to 34	3,927	1,714	0.4365	846	868	49.4%	50.6%
35 to 44	5,744	3,064	0.5334	2,149	915	70.1%	29.9%
45 to 54	8,347	4,769	0.5713	3,866	903	81.1%	18.9%
55 to 64	8,315	4,833	0.5812	4,242	591	87.8%	12.2%
65 to 74	5,491	3,400	0.6192	3,064	336	90.1%	9.9%
75 to 84	3,153	2,111	0.6695	1,822	289	86.3%	13.7%
85 & older	1,194	739	0.6189	593	146	80.2%	19.8%
Total	47,818	21,052	0.4403	16,665	4,387	79.2%	20.8%

Group Quarters Population

Total	437
Under Age 65	129
65 & Older	308

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	47,381	21,052	---	16,665	4,387	79.2%	20.8%
Under Age 65	37,851	14,802	---	11,186	3,616	75.6%	24.4%
65 & Older	9,530	6,250	---	5,479	771	87.7%	12.3%

Average Number of Persons per Household (excluding GQ Population)

Total	2.25	Resulting ratios held constant in forecast years
Under Age 65	2.56	Ratios that change with projection age distribution
65 & Older	1.52	

%%%%%%%%%%

Future Simulation for year**2025 County:****Carroll County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	6,307	---	---	---	---	---	---
15 to 24	3,778	351	0.0930	69	282	19.7%	80.3%
25 to 34	3,861	1,685	0.4365	832	853	49.4%	50.6%
35 to 44	5,388	2,874	0.5334	2,016	858	70.1%	29.9%
45 to 54	5,633	3,218	0.5713	2,609	609	81.1%	18.9%
55 to 64	9,011	5,238	0.5812	4,597	640	87.8%	12.2%
65 to 74	10,029	6,210	0.6192	5,596	614	90.1%	9.9%
75 to 84	5,913	3,959	0.6695	3,417	542	86.3%	13.7%
85 & older	2,025	1,253	0.6189	1,006	248	80.2%	19.8%
Total	51,945	24,789	0.4772	20,142	4,647	81.3%	18.7%

Group Quarters Population

Total	638
Under Age 65	116
65 & Older	522

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	51,307	24,789	---	20,142	4,647	81.3%	18.7%
Under Age 65	33,862	13,366	---	10,123	3,244	75.7%	24.3%
65 & Older	17,445	11,422	---	10,019	1,403	87.7%	12.3%

Average Number of Persons per Household (excluding GQ Population)

Total	2.07	Resulting ratios held constant in forecast years
Under Age 65	2.53	Ratios that change with projection age distribution
65 & Older	1.53	

History 2010 Base Year

County: Cheshire County, New Hampshire

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	12,192	---	---	---	---	---	---
15 to 24	13,584	1,500	0.1104	158	1,342	10.5%	89.5%
25 to 34	7,872	3,481	0.4422	1,563	1,918	44.9%	55.1%
35 to 44	9,224	4,860	0.5269	3,364	1,496	69.2%	30.8%
45 to 54	12,040	6,730	0.5590	5,203	1,527	77.3%	22.7%
55 to 64	10,863	6,368	0.5862	5,233	1,135	82.2%	17.8%
65 to 74	6,086	3,815	0.6268	3,172	643	83.1%	16.9%
75 to 84	3,744	2,485	0.6637	1,864	621	75.0%	25.0%
85 & older	1,512	965	0.6382	591	374	61.2%	38.8%
Total	77,117	30,204	0.3917	21,148	9,056	70.0%	30.0%

Group Quarters Population

Total	4,627
Under Age 65	4,196
65 & Older	431

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	72,490	30,204	---	21,148	9,056	70.0%	30.0%
Under Age 65	61,579	22,939	---	15,521	7,418	67.7%	32.3%
65 & Older	10,911	7,265	---	5,627	1,638	77.5%	22.5%

Average Number of Persons per Household (excluding GQ Population)

Total	2.40
Under Age 65	2.68
65 & Older	1.50

Resulting ratios held constant in forecast years

Ratios that change with projection age distribution

[illegible]

Future Simulation for year

2025 County:

Cheshire County, New Hampshire

Future Simulation for Year: 2020 County: Cheshire County, New Hampshire							
Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	12,150	---	---	---	---	---	---
15 to 24	11,207	1,238	0.1104	130	1,107	10.5%	89.5%
25 to 34	8,935	3,951	0.4422	1,774	2,177	44.9%	55.1%
35 to 44	10,233	5,392	0.5269	3,732	1,660	69.2%	30.8%
45 to 54	8,093	4,524	0.5590	3,497	1,026	77.3%	22.7%
55 to 64	10,191	5,974	0.5862	4,909	1,065	82.2%	17.8%
65 to 74	10,277	6,442	0.6268	5,356	1,086	83.1%	16.9%
75 to 84	6,003	3,984	0.6637	2,989	996	75.0%	25.0%
85 & older	1,996	1,274	0.6382	780	494	61.2%	38.8%
Total	79,085	32,778	0.4145	23,168	9,610	70.7%	29.3%

Group Quarters Population

Total	4,379
Under Age 65	3,810
65 & Older	569

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	74,706	32,778	---	23,168	9,610	70.7%	29.3%
Under Age 65	56,999	21,078	---	14,043	7,035	66.6%	33.4%
65 & Older	17,707	11,700	---	9,125	2,575	78.0%	22.0%

Average Number of Persons per Household (excluding GQ Population)

Average Number of Persons per Household	
Total	2.28
Under Age 65	2.70
65 & Older	1.51

Resulting ratios held constant in forecast years

Ratios that change with projection age distribution

History 2010 Base Year**County: Coos County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	4,940	---	---	---	---	---	---
15 to 24	3,539	458	0.1294	89	369	19.4%	80.6%
25 to 34	3,209	1,395	0.4347	643	752	46.1%	53.9%
35 to 44	4,096	2,105	0.5139	1,448	657	68.8%	31.2%
45 to 54	5,585	3,042	0.5447	2,308	734	75.9%	24.1%
55 to 64	5,287	3,092	0.5848	2,531	561	81.9%	18.1%
65 to 74	3,291	2,056	0.6247	1,629	427	79.2%	20.8%
75 to 84	2,144	1,444	0.6735	1,054	390	73.0%	27.0%
85 & older	964	579	0.6006	369	210	63.7%	36.3%
Total	33,055	14,171	0.4287	10,071	4,100	71.1%	28.9%

Group Quarters Population

Total	1,467
Under Age 65	1,017
65 & Older	450

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	31,588	14,171	---	10,071	4,100	71.1%	28.9%
Under Age 65	25,639	10,092	---	7,019	3,073	69.6%	30.4%
65 & Older	5,949	4,079	---	3,052	1,027	74.8%	25.2%

Average Number of Persons per Household (excluding GQ Population)

Total	2.23	Resulting ratios held constant in forecast years
Under Age 65	2.54	Ratios that change with projection age distribution
65 & Older	1.46	

%%%%%%%%%%

Future Simulation for year**2025 County:****Coos County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	3,918	---	---	---	---	---	---
15 to 24	2,645	342	0.1294	67	276	19.4%	80.6%
25 to 34	2,717	1,181	0.4347	544	637	46.1%	53.9%
35 to 44	3,443	1,769	0.5139	1,217	552	68.8%	31.2%
45 to 54	3,651	1,989	0.5447	1,509	480	75.9%	24.1%
55 to 64	5,005	2,927	0.5848	2,396	531	81.9%	18.1%
65 to 74	5,650	3,530	0.6247	2,797	733	79.2%	20.8%
75 to 84	3,037	2,045	0.6735	1,493	552	73.0%	27.0%
85 & older	1,167	701	0.6006	447	254	63.7%	36.3%
Total	31,233	14,485	0.4638	10,469	4,015	72.3%	27.7%

Group Quarters Population

Total	1,362
Under Age 65	818
65 & Older	545

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	29,871	14,485	---	10,469	4,015	72.3%	27.7%
Under Age 65	20,561	8,209	---	5,733	2,476	69.8%	30.2%
65 & Older	9,309	6,276	---	4,736	1,540	75.5%	24.5%

Average Number of Persons per Household (excluding GQ Population)

Total	2.06	Resulting ratios held constant in forecast years
Under Age 65	2.50	Ratios that change with projection age distribution
65 & Older	1.48	

History 2010 Base Year**County: Grafton County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	13,199	---	---	---	---	---	---
15 to 24	15,900	1,663	0.1046	171	1,492	10.3%	89.7%
25 to 34	9,448	4,435	0.4694	1,593	2,842	35.9%	64.1%
35 to 44	10,150	5,507	0.5426	3,588	1,919	65.2%	34.8%
45 to 54	13,873	7,918	0.5707	6,080	1,838	76.8%	23.2%
55 to 64	12,737	7,529	0.5911	6,240	1,289	82.9%	17.1%
65 to 74	7,437	4,638	0.6236	3,876	762	83.6%	16.4%
75 to 84	4,325	2,903	0.6712	2,176	727	75.0%	25.0%
85 & older	2,049	1,393	0.6798	820	573	58.9%	41.1%
Total	89,118	35,986	0.4038	24,544	11,442	68.2%	31.8%

Group Quarters Population

Total	7,001
Under Age 65	6,499
65 & Older	502

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	82,117	35,986	---	24,544	11,442	68.2%	31.8%
Under Age 65	68,808	27,052	---	17,672	9,380	65.3%	34.7%
65 & Older	13,309	8,934	---	6,872	2,062	76.9%	23.1%

Average Number of Persons per Household (excluding GQ Population)

Total	2.28	Resulting ratios held constant in forecast years
Under Age 65	2.54	Ratios that change with projection age distribution
65 & Older	1.49	

%%%

Future Simulation for year**2025 County:****Grafton County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	11,198	---	---	---	---	---	---
15 to 24	17,508	1,831	0.1046	188	1,643	10.3%	89.7%
25 to 34	6,638	3,116	0.4694	1,119	1,997	35.9%	64.1%
35 to 44	10,099	5,479	0.5426	3,570	1,909	65.2%	34.8%
45 to 54	10,063	5,743	0.5707	4,410	1,333	76.8%	23.2%
55 to 64	12,878	7,612	0.5911	6,309	1,303	82.9%	17.1%
65 to 74	13,823	8,621	0.6236	7,204	1,416	83.6%	16.4%
75 to 84	8,107	5,442	0.6712	4,079	1,363	75.0%	25.0%
85 & older	2,910	1,978	0.6798	1,165	814	58.9%	41.1%
Total	93,224	39,823	0.4272	28,044	11,778	70.4%	29.6%

Group Quarters Population

Total	6,697
Under Age 65	5,984
65 & Older	713

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	86,527	39,823	---	28,044	11,778	70.4%	29.6%
Under Age 65	62,400	23,782	---	15,597	8,185	65.6%	34.4%
65 & Older	24,127	16,040	---	12,448	3,593	77.6%	22.4%

Average Number of Persons per Household (excluding GQ Population)

Total	2.17	Resulting ratios held constant in forecast years
Under Age 65	2.62	Ratios that change with projection age distribution
65 & Older	1.50	

History 2010 Base Year**County: Hillsborough County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	76,557	---	---	---	---	---	---
15 to 24	51,969	5,220	0.1004	725	4,495	13.9%	86.1%
25 to 34	49,098	22,129	0.4507	9,630	12,499	43.5%	56.5%
35 to 44	57,579	30,632	0.5320	20,413	10,219	66.6%	33.4%
45 to 54	68,476	38,690	0.5650	28,815	9,875	74.5%	25.5%
55 to 64	49,515	29,064	0.5870	22,870	6,194	78.7%	21.3%
65 to 74	25,560	15,872	0.6210	12,217	3,655	77.0%	23.0%
75 to 84	15,119	9,824	0.6498	7,008	2,816	71.3%	28.7%
85 & older	6,848	4,035	0.5892	2,273	1,762	56.3%	43.7%
Total	400,721	155,466	0.3880	103,951	51,515	66.9%	33.1%

Group Quarters Population

Total	7,759
Under Age 65	5,408
65 & Older	2,351

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	392,962	155,466	---	103,951	51,515	66.9%	33.1%
Under Age 65	347,786	125,735	---	82,453	43,282	65.6%	34.4%
65 & Older	45,176	29,731	---	21,498	8,233	72.3%	27.7%

Average Number of Persons per Household (excluding GQ Population)

Total	2.53	Resulting ratios held constant in forecast years
Under Age 65	2.77	Ratios that change with projection age distribution
65 & Older	1.52	

%%%

Future Simulation for year**2025 County:****Hillsborough County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	69,575	---	---	---	---	---	---
15 to 24	46,138	4,634	0.1004	644	3,991	13.9%	86.1%
25 to 34	55,227	24,891	0.4507	10,832	14,059	43.5%	56.5%
35 to 44	56,509	30,063	0.5320	20,034	10,029	66.6%	33.4%
45 to 54	50,135	28,327	0.5650	21,097	7,230	74.5%	25.5%
55 to 64	59,260	34,784	0.5870	27,371	7,413	78.7%	21.3%
65 to 74	49,224	30,567	0.6210	23,528	7,039	77.0%	23.0%
75 to 84	27,517	17,880	0.6498	12,755	5,125	71.3%	28.7%
85 & older	9,532	5,616	0.5892	3,164	2,453	56.3%	43.7%
Total	423,117	176,763	0.4178	119,424	57,339	67.6%	32.4%

Group Quarters Population

Total	8,497
Under Age 65	5,225
65 & Older	3,272

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	414,620	176,763	---	119,424	57,339	67.6%	32.4%
Under Age 65	331,619	122,700	---	79,977	42,722	65.2%	34.8%
65 & Older	83,001	54,063	---	39,446	14,617	73.0%	27.0%

Average Number of Persons per Household (excluding GQ Population)

Total	2.35	Resulting ratios held constant in forecast years
Under Age 65	2.70	Ratios that change with projection age distribution
65 & Older	1.54	

History 2010 Base Year**County: Merrimack County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	25,609	---	---	---	---	---	---
15 to 24	19,392	1,769	0.0912	275	1,494	15.5%	84.5%
25 to 34	16,161	6,870	0.4251	3,293	3,577	47.9%	52.1%
35 to 44	19,841	10,062	0.5071	7,124	2,938	70.8%	29.2%
45 to 54	25,270	14,019	0.5548	10,920	3,099	77.9%	22.1%
55 to 64	20,164	11,869	0.5886	9,797	2,072	82.5%	17.5%
65 to 74	10,467	6,418	0.6132	5,255	1,163	81.9%	18.1%
75 to 84	6,400	4,158	0.6497	3,010	1,148	72.4%	27.6%
85 & older	3,141	1,904	0.6062	1,012	892	53.2%	46.8%
Total	146,445	57,069	0.3897	40,686	16,383	71.3%	28.7%

Group Quarters Population

Total	6,335
Under Age 65	5,154
65 & Older	1,181

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	140,110	57,069	---	40,686	16,383	71.3%	28.7%
Under Age 65	121,283	44,589	---	31,409	13,180	70.4%	29.6%
65 & Older	18,827	12,480	---	9,277	3,203	74.3%	25.7%

Average Number of Persons per Household (excluding GQ Population)

Total	2.46	Resulting ratios held constant in forecast years
Under Age 65	2.72	Ratios that change with projection age distribution
65 & Older	1.51	

%%%

Future Simulation for year**2025 County:****Merrimack County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	22,776	---	---	---	---	---	---
15 to 24	17,285	1,577	0.0912	245	1,332	15.5%	84.5%
25 to 34	17,013	7,232	0.4251	3,467	3,766	47.9%	52.1%
35 to 44	19,499	9,889	0.5071	7,001	2,887	70.8%	29.2%
45 to 54	17,974	9,971	0.5548	7,767	2,204	77.9%	22.1%
55 to 64	22,355	13,159	0.5886	10,862	2,297	82.5%	17.5%
65 to 74	21,361	13,098	0.6132	10,724	2,373	81.9%	18.1%
75 to 84	11,725	7,618	0.6497	5,514	2,103	72.4%	27.6%
85 & older	4,366	2,647	0.6062	1,407	1,240	53.2%	46.8%
Total	154,354	65,190	0.4223	46,987	18,202	72.1%	27.9%

Group Quarters Population

Total	6,453
Under Age 65	4,811
65 & Older	1,642

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	147,901	65,190	---	46,987	18,202	72.1%	27.9%
Under Age 65	112,091	41,828	---	29,342	12,486	70.1%	29.9%
65 & Older	35,810	23,362	---	17,645	5,716	75.5%	24.5%

Average Number of Persons per Household (excluding GQ Population)

Total	2.27	Resulting ratios held constant in forecast years
Under Age 65	2.68	Ratios that change with projection age distribution
65 & Older	1.53	

History 2010 Base Year**County: Rockingham County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	54,015	---	---	---	---	---	---
15 to 24	34,956	2,494	0.0713	446	2,048	17.9%	82.1%
25 to 34	29,257	11,980	0.4095	6,091	5,889	50.8%	49.2%
35 to 44	43,086	22,286	0.5172	17,119	5,167	76.8%	23.2%
45 to 54	55,517	31,047	0.5592	25,625	5,422	82.5%	17.5%
55 to 64	40,968	23,842	0.5820	20,359	3,483	85.4%	14.6%
65 to 74	21,216	13,108	0.6178	11,086	2,022	84.6%	15.4%
75 to 84	11,571	7,434	0.6425	5,855	1,579	78.8%	21.2%
85 & older	4,637	2,842	0.6129	1,784	1,058	62.8%	37.2%
Total	295,223	115,033	0.3896	88,365	26,668	76.8%	23.2%

Group Quarters Population

Total	2,498
Under Age 65	1,394
65 & Older	1,104

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	292,725	115,033	---	88,365	26,668	76.8%	23.2%
Under Age 65	256,405	91,649	---	69,640	22,009	76.0%	24.0%
65 & Older	36,320	23,384	---	18,725	4,659	80.1%	19.9%

Average Number of Persons per Household (excluding GQ Population)

Total	2.54	Resulting ratios held constant in forecast years
Under Age 65	2.80	Ratios that change with projection age distribution
65 & Older	1.55	

%%%

Future Simulation for year**2025 County:****Rockingham County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	44,747	---	---	---	---	---	---
15 to 24	29,653	2,116	0.0713	378	1,737	17.9%	82.1%
25 to 34	39,073	15,999	0.4095	8,135	7,865	50.8%	49.2%
35 to 44	42,601	22,035	0.5172	16,926	5,109	76.8%	23.2%
45 to 54	35,949	20,104	0.5592	16,593	3,511	82.5%	17.5%
55 to 64	48,611	28,290	0.5820	24,157	4,133	85.4%	14.6%
65 to 74	41,785	25,816	0.6178	21,834	3,982	84.6%	15.4%
75 to 84	23,166	14,883	0.6425	11,722	3,161	78.8%	21.2%
85 & older	8,034	4,924	0.6129	3,091	1,833	62.8%	37.2%
Total	313,619	134,168	0.4278	102,836	31,331	76.6%	23.4%

Group Quarters Population

Total	3,253
Under Age 65	1,340
65 & Older	1,913

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	310,366	134,168	---	102,836	31,331	76.6%	23.4%
Under Age 65	239,294	88,544	---	66,189	22,355	74.8%	25.2%
65 & Older	71,072	45,624	---	36,647	8,977	80.3%	19.7%

Average Number of Persons per Household (excluding GQ Population)

Total	2.31	Resulting ratios held constant in forecast years
Under Age 65	2.70	Ratios that change with projection age distribution
65 & Older	1.56	

History 2010 Base Year**County: Strafford County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	20,997	---	---	---	---	---	---
15 to 24	23,153	2,775	0.1199	253	2,522	9.1%	90.9%
25 to 34	14,784	6,927	0.4685	3,036	3,891	43.8%	56.2%
35 to 44	16,011	8,555	0.5343	5,831	2,724	68.2%	31.8%
45 to 54	19,357	11,011	0.5688	8,352	2,659	75.9%	24.1%
55 to 64	14,196	8,434	0.5941	6,708	1,726	79.5%	20.5%
65 to 74	7,786	4,927	0.6328	3,912	1,015	79.4%	20.6%
75 to 84	4,841	3,200	0.6610	2,381	819	74.4%	25.6%
85 & older	2,018	1,271	0.6298	769	502	60.5%	39.5%
Total	123,143	47,100	0.3825	31,242	15,858	66.3%	33.7%

Group Quarters Population

Total	8,421
Under Age 65	7,888
65 & Older	533

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	114,722	47,100	---	31,242	15,858	66.3%	33.7%
Under Age 65	100,610	37,702	---	24,180	13,522	64.1%	35.9%
65 & Older	14,112	9,398	---	7,062	2,336	75.1%	24.9%

Average Number of Persons per Household (excluding GQ Population)

Total	2.44
Under Age 65	2.67
65 & Older	1.50

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

%%%

Future Simulation for year**2025 County:****Strafford County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	19,752	---	---	---	---	---	---
15 to 24	22,272	2,669	0.1199	243	2,426	9.1%	90.9%
25 to 34	16,477	7,720	0.4685	3,384	4,337	43.8%	56.2%
35 to 44	15,824	8,455	0.5343	5,763	2,692	68.2%	31.8%
45 to 54	14,342	8,158	0.5688	6,188	1,970	75.9%	24.1%
55 to 64	16,995	10,097	0.5941	8,031	2,066	79.5%	20.5%
65 to 74	15,236	9,641	0.6328	7,655	1,986	79.4%	20.6%
75 to 84	7,756	5,127	0.6610	3,815	1,312	74.4%	25.6%
85 & older	2,543	1,602	0.6298	969	633	60.5%	39.5%
Total	131,197	53,470	0.4076	36,048	17,422	67.4%	32.6%

Group Quarters Population

Total	8,416
Under Age 65	7,745
65 & Older	672

<---Grows based on 25 to 64 cohort
 <---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	122,781	53,470	---	36,048	17,422	67.4%	32.6%
Under Age 65	97,917	37,100	---	23,609	13,491	63.6%	36.4%
65 & Older	24,863	16,370	---	12,439	3,931	76.0%	24.0%

Average Number of Persons per Household (excluding GQ Population)

Total	2.30
Under Age 65	2.64
65 & Older	1.52

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

History 2010 Base Year**County: Sullivan County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	7,534	---	---	---	---	---	---
15 to 24	4,677	604	0.1291	102	502	16.9%	83.1%
25 to 34	4,527	2,011	0.4442	1,004	1,007	49.9%	50.1%
35 to 44	5,784	3,028	0.5235	2,122	906	70.1%	29.9%
45 to 54	7,347	4,097	0.5576	3,147	950	76.8%	23.2%
55 to 64	6,656	3,889	0.5843	3,184	705	81.9%	18.1%
65 to 74	3,971	2,467	0.6213	2,041	426	82.7%	17.3%
75 to 84	2,292	1,467	0.6401	1,145	322	78.1%	21.9%
85 & older	954	563	0.5901	376	187	66.8%	33.2%
Total	43,742	18,126	0.4144	13,121	5,005	72.4%	27.6%

Group Quarters Population

Total	701
Under Age 65	314
65 & Older	387

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	43,041	18,126	---	13,121	5,005	72.4%	27.6%
Under Age 65	36,211	13,629	---	9,559	4,070	70.1%	29.9%
65 & Older	6,830	4,497	---	3,562	935	79.2%	20.8%

Average Number of Persons per Household (excluding GQ Population)

Total	2.37
Under Age 65	2.66
65 & Older	1.52

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

%%%

Future Simulation for year**2025 County:****Sullivan County, New Hampshire**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	6,549	---	---	---	---	---	---
15 to 24	4,229	546	0.1291	92	454	16.9%	83.1%
25 to 34	4,596	2,042	0.4442	1,019	1,022	49.9%	50.1%
35 to 44	5,774	3,023	0.5235	2,118	904	70.1%	29.9%
45 to 54	5,716	3,187	0.5576	2,448	739	76.8%	23.2%
55 to 64	7,313	4,273	0.5843	3,498	775	81.9%	18.1%
65 to 74	7,250	4,504	0.6213	3,726	778	82.7%	17.3%
75 to 84	3,866	2,474	0.6401	1,931	543	78.1%	21.9%
85 & older	1,357	801	0.5901	535	266	66.8%	33.2%
Total	46,650	20,850	0.4470	15,369	5,481	73.7%	26.3%

Group Quarters Population

Total	850
Under Age 65	299
65 & Older	550

<---Grows based on 25 to 64 cohort
 <---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	45,800	20,850	---	15,369	5,481	73.7%	26.3%
Under Age 65	33,878	13,071	---	9,177	3,894	70.2%	29.8%
65 & Older	11,923	7,779	---	6,192	1,587	79.6%	20.4%

Average Number of Persons per Household (excluding GQ Population)

Total	2.20
Under Age 65	2.59
65 & Older	1.53

Resulting ratios held constant in forecast years
 Ratios that change with projection age distribution

Population Based Housing Forecast
by Regional Planning Commission
to the Year 2025

History 2010 Base Year RPC: New Hampshire

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	232,168	---	---	---	---	---	---
15 to 24	178,156	17,539	0.0984	2,443	15,096	13.9%	86.1%
25 to 34	144,460	63,655	0.4406	29,079	34,576	45.7%	54.3%
35 to 44	179,159	94,079	0.5251	65,967	28,112	70.1%	29.9%
45 to 54	225,933	127,004	0.5621	98,778	28,226	77.8%	22.2%
55 to 64	178,197	104,486	0.5864	85,898	18,588	82.2%	17.8%
65 to 74	96,711	60,086	0.6213	49,153	10,933	81.8%	18.2%
75 to 84	56,712	37,059	0.6535	27,922	9,137	75.3%	24.7%
85 & older	24,760	15,065	0.6084	9,076	5,989	60.2%	39.8%
Total	1,316,256	518,973	0.3943	368,316	150,657	71.0%	29.0%

Group Quarters Population

Total	40,104
Under Age 65	32,275
65 & Older	7,829

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	1,276,152	518,973	---	368,316	150,657	71.0%	29.0%
Under Age 65	1,105,798	406,763	---	282,165	124,598	69.4%	30.6%
65 & Older	170,354	112,210	---	86,151	26,059	76.8%	23.2%

Average Number of Persons per Household (excluding GQ Population)

Total	2.46
Under Age 65	2.72
65 & Older	1.52

Resulting ratios held constant in forecast years
Ratios that change with projection age distribution

%%%

Future Simulation for year 2025 New Hampshire

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	206,797	---	---	---	---	---	---
15 to 24	160,495	15,800	0.0984	2,201	13,599	13.9%	86.1%
25 to 34	160,633	70,781	0.4406	32,335	38,447	45.7%	54.3%
35 to 44	177,249	93,076	0.5251	65,264	27,812	70.1%	29.9%
45 to 54	159,044	89,404	0.5621	69,534	19,870	77.8%	22.2%
55 to 64	201,565	118,188	0.5864	97,162	21,026	82.2%	17.8%
65 to 74	184,617	114,702	0.6213	93,831	20,871	81.8%	18.2%
75 to 84	102,676	67,095	0.6535	50,552	16,542	75.3%	24.7%
85 & older	35,808	21,787	0.6084	13,126	8,661	60.2%	39.8%
Total	1,388,884	590,832	0.4254	424,004	166,828	71.8%	28.2%

Group Quarters Population

Total	41,926
Under Age 65	30,603
65 & Older	11,322

<---Grows based on 25 to 64 cohort
<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	1,346,958	590,832	---	424,004	166,828	71.8%	28.2%
Under Age 65	1,035,180	387,249	---	266,495	120,754	68.8%	31.2%
65 & Older	311,779	203,583	---	157,509	46,074	77.4%	22.6%

Average Number of Persons per Household (excluding GQ Population)

Total	2.28
Under Age 65	2.67
65 & Older	1.53

Resulting ratios held constant in forecast years
Ratios that change with projection age distribution

History 2010 Base Year RPC: Central NH Regional Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	20,354	---	---	---	---	---	---
15 to 24	14,591	1,497	0.1026	213	1,284	14.2%	85.8%
25 to 34	13,177	5,621	0.4266	2,609	3,012	46.4%	53.6%
35 to 44	15,925	8,093	0.5082	5,672	2,421	70.1%	29.9%
45 to 54	20,167	11,161	0.5534	8,610	2,551	77.1%	22.9%
55 to 64	15,824	9,357	0.5913	7,683	1,674	82.1%	17.9%
65 to 74	7,817	4,797	0.6137	3,861	936	80.5%	19.5%
75 to 84	4,848	3,148	0.6493	2,199	949	69.9%	30.1%
85 & older	2,457	1,459	0.5938	696	763	47.7%	52.3%
Total	115,160	45,133	0.3919	31,543	13,590	69.9%	30.1%

Group Quarters Population

Total	4,418
Under Age 65	3,430
65 & Older	988

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	110,742	45,133	---	31,543	13,590	69.9%	30.1%
Under Age 65	96,608	35,729	---	24,787	10,942	69.4%	30.6%
65 & Older	14,134	9,404	---	6,756	2,648	71.8%	28.2%

Average Number of Persons per Household (excluding GQ Population)

Total	2.45	Resulting ratios held constant in forecast years
Under Age 65	2.70	Ratios that change with projection age distribution
65 & Older	1.50	

[illegible]

Future Simulation for year **2025 Central NH Regional Planning Commission**

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	18,307	---	---	---	---	---	---
15 to 24	13,749	1,411	0.1026	201	1,210	14.2%	85.8%
25 to 34	13,745	5,863	0.4266	2,721	3,142	46.4%	53.6%
35 to 44	15,607	7,931	0.5082	5,559	2,373	70.1%	29.9%
45 to 54	14,344	7,938	0.5534	6,124	1,814	77.1%	22.9%
55 to 64	17,773	10,509	0.5913	8,629	1,880	82.1%	17.9%
65 to 74	16,822	10,323	0.6137	8,309	2,014	80.5%	19.5%
75 to 84	9,244	6,003	0.6493	4,193	1,810	69.9%	30.1%
85 & older	3,427	2,035	0.5938	971	1,064	47.7%	52.3%
Total	123,016	52,013	0.4228	36,706	15,307	70.6%	29.4%

Group Quarters Population

Total	4,616
Under Age 65	3,238
65 & Older	1,378

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	118,401	52,013	---	36,706	15,307	70.6%	29.4%
Under Age 65	90,286	33,652	---	23,234	10,419	69.0%	31.0%
65 & Older	28,115	18,361	---	13,473	4,888	73.4%	26.6%

Average Number of Persons per Household (excluding GQ Population)

Total	2.28	Resulting ratios held constant in forecast years Ratios that change with projection age distribution
Under Age 65	2.68	
65 & Older	1.53	

History 2010 Base Year RPC: Lakes Region Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	18,444	---	---	---	---	---	---
15 to 24	12,130	1,181	0.0974	245	936	20.7%	79.3%
25 to 34	11,062	4,837	0.4373	2,413	2,424	49.9%	50.1%
35 to 44	14,038	7,289	0.5192	5,120	2,169	70.2%	29.8%
45 to 54	19,216	10,803	0.5622	8,530	2,273	79.0%	21.0%
55 to 64	18,117	10,496	0.5793	8,950	1,546	85.3%	14.7%
65 to 74	10,829	6,718	0.6204	5,794	924	86.2%	13.8%
75 to 84	6,261	4,104	0.6555	3,326	778	81.0%	19.0%
85 & older	2,638	1,541	0.5842	1,052	489	68.3%	31.7%
Total	112,735	46,969	0.4166	35,430	11,539	75.4%	24.6%

Group Quarters Population

Total	1,645
Under Age 65	734
65 & Older	911

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	111,090	46,969	---	35,430	11,539	75.4%	24.6%
Under Age 65	92,273	34,606	---	25,258	9,348	73.0%	27.0%
65 & Older	18,817	12,363	---	10,172	2,191	82.3%	17.7%

Average Number of Persons per Household (excluding GQ Population)

Total	2.37	Resulting ratios held constant in forecast years
Under Age 65	2.67	Ratios that change with projection age distribution
65 & Older	1.52	

%%%

Future Simulation for year 2025 Lakes Region Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	16,184	---	---	---	---	---	---
15 to 24	11,306	1,101	0.0974	228	872	20.7%	79.3%
25 to 34	10,323	4,514	0.4373	2,252	2,262	49.9%	50.1%
35 to 44	13,416	6,966	0.5192	4,893	2,073	70.2%	29.8%
45 to 54	12,985	7,300	0.5622	5,764	1,536	79.0%	21.0%
55 to 64	17,742	10,279	0.5793	8,765	1,514	85.3%	14.7%
65 to 74	18,257	11,326	0.6204	9,768	1,558	86.2%	13.8%
75 to 84	10,377	6,802	0.6555	5,513	1,290	81.0%	19.0%
85 & older	3,579	2,091	0.5842	1,427	663	68.3%	31.7%
Total	114,170	50,379	0.4413	38,610	11,768	76.6%	23.4%

Group Quarters Population

Total	1,883
Under Age 65	647
65 & Older	1,236

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	112,286	50,379	---	38,610	11,768	76.6%	23.4%
Under Age 65	81,309	30,160	---	21,902	8,257	72.6%	27.4%
65 & Older	30,977	20,219	---	16,708	3,511	82.6%	17.4%

Average Number of Persons per Household (excluding GQ Population)

Total	2.23	Resulting ratios held constant in forecast years
Under Age 65	2.70	Ratios that change with projection age distribution
65 & Older	1.53	

History 2010 Base Year RPC: Nashua Regional Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	40,011	---	---	---	---	---	---
15 to 24	25,610	2,033	0.0794	345	1,688	17.0%	83.0%
25 to 34	23,137	9,882	0.4271	4,900	4,982	49.6%	50.4%
35 to 44	30,460	16,051	0.5270	11,451	4,600	71.3%	28.7%
45 to 54	36,911	20,671	0.5600	16,399	4,272	79.3%	20.7%
55 to 64	25,741	14,934	0.5802	12,411	2,523	83.1%	16.9%
65 to 74	13,665	8,422	0.6163	6,900	1,522	81.9%	18.1%
75 to 84	7,381	4,798	0.6500	3,612	1,186	75.3%	24.7%
85 & older	2,849	1,703	0.5978	978	725	57.4%	42.6%
Total	205,765	78,494	0.3815	56,996	21,498	72.6%	27.4%

Group Quarters Population

Total	2,067
Under Age 65	1,365
65 & Older	702

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	203,698	78,494	---	56,996	21,498	72.6%	27.4%
Under Age 65	180,505	63,571	---	45,506	18,065	71.6%	28.4%
65 & Older	23,193	14,923	---	11,490	3,433	77.0%	23.0%

Average Number of Persons per Household (excluding GQ Population)

Total	2.60	Resulting ratios held constant in forecast years
Under Age 65	2.84	Ratios that change with projection age distribution
65 & Older	1.55	

%%%

Future Simulation for year 2025 Nashua Regional Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	35,474	---	---	---	---	---	---
15 to 24	23,524	1,867	0.0794	317	1,551	17.0%	83.0%
25 to 34	28,158	12,027	0.4271	5,963	6,063	49.6%	50.4%
35 to 44	28,812	15,183	0.5270	10,832	4,351	71.3%	28.7%
45 to 54	25,562	14,315	0.5600	11,357	2,959	79.3%	20.7%
55 to 64	30,215	17,530	0.5802	14,568	2,961	83.1%	16.9%
65 to 74	25,098	15,468	0.6163	12,673	2,795	81.9%	18.1%
75 to 84	14,030	9,120	0.6500	6,866	2,254	75.3%	24.7%
85 & older	4,860	2,905	0.5978	1,668	1,237	57.4%	42.6%
Total	215,734	88,415	0.4098	64,244	24,171	72.7%	27.3%

Group Quarters Population

Total	2,509
Under Age 65	1,311
65 & Older	1,198

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	213,225	88,415	---	64,244	24,171	72.7%	27.3%
Under Age 65	170,435	60,922	---	43,037	17,885	70.6%	29.4%
65 & Older	42,790	27,494	---	21,207	6,287	77.1%	22.9%

Average Number of Persons per Household (excluding GQ Population)

Total	2.41	Resulting ratios held constant in forecast years
Under Age 65	2.80	Ratios that change with projection age distribution
65 & Older	1.56	

History 2010 Base Year RPC: North Country Council

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	13,554	---	---	---	---	---	---
15 to 24	12,358	1,510	0.1222	214	1,296	14.2%	85.8%
25 to 34	8,511	3,815	0.4482	1,674	2,141	43.9%	56.1%
35 to 44	10,907	5,811	0.5328	3,906	1,905	67.2%	32.8%
45 to 54	15,055	8,483	0.5635	6,511	1,972	76.8%	23.2%
55 to 64	14,242	8,476	0.5951	7,054	1,422	83.2%	16.8%
65 to 74	8,711	5,455	0.6262	4,533	922	83.1%	16.9%
75 to 84	5,050	3,410	0.6752	2,660	750	78.0%	22.0%
85 & older	2,211	1,344	0.6079	918	426	68.3%	31.7%
Total	90,599	38,304	0.4228	27,470	10,834	71.7%	28.3%

Group Quarters Population

Total	4,447
Under Age 65	3,600
65 & Older	847

Population in Households (Total less Group Quarters)	Total Households	Owner Households	Renter Households	%Own	%Rent
Total	86,152	38,304	---	71.7%	28.3%
Under Age 65	71,027	28,095	---	68.9%	31.1%
65 & Older	15,125	10,209	---	79.4%	20.6%

Average Number of Persons per Household (excluding GQ Population)

Total	2.25	Resulting ratios held constant in forecast years
Under Age 65	2.53	Ratios that change with projection age distribution
65 & Older	1.48	

%%%

Future Simulation for year 2025 North Country Council

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	12,248	---	---	---	---	---	---
15 to 24	12,619	1,542	0.1222	219	1,323	14.2%	85.8%
25 to 34	7,722	3,461	0.4482	1,519	1,942	43.9%	56.1%
35 to 44	10,768	5,737	0.5328	3,856	1,881	67.2%	32.8%
45 to 54	11,027	6,213	0.5635	4,769	1,444	76.8%	23.2%
55 to 64	15,171	9,029	0.5951	7,514	1,515	83.2%	16.8%
65 to 74	16,652	10,428	0.6262	8,665	1,762	83.1%	16.9%
75 to 84	9,482	6,403	0.6752	4,995	1,408	78.0%	22.0%
85 & older	3,434	2,087	0.6079	1,426	662	68.3%	31.7%
Total	99,122	44,900	0.4530	32,962	11,938	73.4%	26.6%

Group Quarters Population

Total	4,693
Under Age 65	3,378
65 & Older	1,315

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)	Total Households	Owner Households	Renter Households	%Own	%Rent
Total	94,429	44,900	---	73.4%	26.6%
Under Age 65	66,177	25,983	---	68.8%	31.2%
65 & Older	28,252	18,918	---	79.7%	20.3%

Average Number of Persons per Household (excluding GQ Population)

Total	2.10	Resulting ratios held constant in forecast years
Under Age 65	2.55	Ratios that change with projection age distribution
65 & Older	1.49	

History 2010 Base Year RPC: Rockingham Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	30,912	---	---	---	---	---	---
15 to 24	19,763	1,364	0.0690	241	1,123	17.7%	82.3%
25 to 34	17,305	7,170	0.4143	3,270	3,900	45.6%	54.4%
35 to 44	25,399	13,165	0.5183	9,844	3,321	74.8%	25.2%
45 to 54	33,131	18,649	0.5629	15,062	3,587	80.8%	19.2%
55 to 64	25,396	14,918	0.5874	12,532	2,386	84.0%	16.0%
65 to 74	14,414	8,916	0.6186	7,484	1,432	83.9%	16.1%
75 to 84	8,537	5,557	0.6509	4,393	1,164	79.1%	20.9%
85 & older	3,526	2,188	0.6205	1,407	781	64.3%	35.7%
Total	178,383	71,927	0.4032	54,233	17,694	75.4%	24.6%

Group Quarters Population

Total	2,139
Under Age 65	1,206
65 & Older	933

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	176,244	71,927	---	54,233	17,694	75.4%	24.6%
Under Age 65	150,700	55,266	---	40,949	14,317	74.1%	25.9%
65 & Older	25,544	16,661	---	13,284	3,377	79.7%	20.3%

Average Number of Persons per Household (excluding GQ Population)

Total	2.45	Resulting ratios held constant in forecast years
Under Age 65	2.73	Ratios that change with projection age distribution
65 & Older	1.53	

%%%

Future Simulation for year 2025 Rockingham Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	26,925	---	---	---	---	---	---
15 to 24	17,843	1,231	0.0690	218	1,014	17.7%	82.3%
25 to 34	23,511	9,741	0.4143	4,443	5,299	45.6%	54.4%
35 to 44	25,633	13,287	0.5183	9,935	3,352	74.8%	25.2%
45 to 54	21,631	12,176	0.5629	9,834	2,342	80.8%	19.2%
55 to 64	29,250	17,182	0.5874	14,434	2,748	84.0%	16.0%
65 to 74	25,143	15,552	0.6186	13,054	2,498	83.9%	16.1%
75 to 84	13,939	9,073	0.6509	7,173	1,901	79.1%	20.9%
85 & older	4,834	3,000	0.6205	1,929	1,071	64.3%	35.7%
Total	188,708	81,242	0.4305	61,019	20,223	75.1%	24.9%

Group Quarters Population

Total	2,454
Under Age 65	1,175
65 & Older	1,279

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	186,254	81,242	---	61,019	20,223	75.1%	24.9%
Under Age 65	143,617	53,617	---	38,863	14,754	72.5%	27.5%
65 & Older	42,637	27,626	---	22,156	5,469	80.2%	19.8%

Average Number of Persons per Household (excluding GQ Population)

Total	2.29	Resulting ratios held constant in forecast years
Under Age 65	2.68	Ratios that change with projection age distribution
65 & Older	1.54	

History 2010 Base Year RPC: Southern NH Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	52,863	---	---	---	---	---	---
15 to 24	37,217	3,622	0.0973	490	3,132	13.5%	86.5%
25 to 34	33,721	15,231	0.4517	6,688	8,543	43.9%	56.1%
35 to 44	39,838	21,052	0.5284	14,335	6,717	68.1%	31.9%
45 to 54	47,457	26,761	0.5639	20,081	6,680	75.0%	25.0%
55 to 64	33,948	19,877	0.5855	15,624	4,253	78.6%	21.4%
65 to 74	16,200	10,062	0.6211	7,615	2,447	75.7%	24.3%
75 to 84	9,244	5,895	0.6377	4,079	1,816	69.2%	30.8%
85 & older	4,366	2,545	0.5829	1,420	1,125	55.8%	44.2%
Total	274,854	105,045	0.3822	70,332	34,713	67.0%	33.0%

Group Quarters Population

Total	6,173
Under Age 65	4,566
65 & Older	1,607

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	268,681	105,045	---	70,332	34,713	67.0%	33.0%
Under Age 65	240,478	86,543	---	57,218	29,325	66.1%	33.9%
65 & Older	28,203	18,502	---	13,114	5,388	70.9%	29.1%

Average Number of Persons per Household (excluding GQ Population)

Total	2.56	Resulting ratios held constant in forecast years
Under Age 65	2.78	Ratios that change with projection age distribution
65 & Older	1.52	

%%%

Future Simulation for year 2025 Southern NH Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	45,361	---	---	---	---	---	---
15 to 24	30,287	2,948	0.0973	399	2,549	13.5%	86.5%
25 to 34	37,082	16,749	0.4517	7,355	9,395	43.9%	56.1%
35 to 44	39,018	20,618	0.5284	14,040	6,579	68.1%	31.9%
45 to 54	34,069	19,212	0.5639	14,416	4,796	75.0%	25.0%
55 to 64	42,410	24,832	0.5855	19,519	5,313	78.6%	21.4%
65 to 74	35,967	22,340	0.6211	16,907	5,433	75.7%	24.3%
75 to 84	20,021	12,768	0.6377	8,835	3,933	69.2%	30.8%
85 & older	6,968	4,062	0.5829	2,266	1,796	55.8%	44.2%
Total	291,185	123,528	0.4242	83,736	39,792	67.8%	32.2%

Group Quarters Population

Total	6,910
Under Age 65	4,345
65 & Older	2,565

<---Grows based on 25 to 64 cohort
<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	284,275	123,528	---	83,736	39,792	67.8%	32.2%
Under Age 65	223,883	84,359	---	55,728	28,631	66.1%	33.9%
65 & Older	60,392	39,169	---	28,008	11,162	71.5%	28.5%

Average Number of Persons per Household (excluding GQ Population)

Total	2.30	Resulting ratios held constant in forecast years
Under Age 65	2.65	Ratios that change with projection age distribution
65 & Older	1.54	

History 2010 Base Year RPC: Southwest Region Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	16,801	---	---	---	---	---	---
15 to 24	16,677	1,759	0.1055	229	1,530	13.0%	87.0%
25 to 34	10,148	4,438	0.4373	2,090	2,348	47.1%	52.9%
35 to 44	12,439	6,505	0.5230	4,550	1,955	69.9%	30.1%
45 to 54	16,482	9,196	0.5579	7,233	1,963	78.7%	21.3%
55 to 64	14,671	8,611	0.5869	7,141	1,470	82.9%	17.1%
65 to 74	8,049	5,035	0.6255	4,200	835	83.4%	16.6%
75 to 84	4,900	3,243	0.6618	2,451	792	75.6%	24.4%
85 & older	2,146	1,330	0.6198	806	524	60.6%	39.4%
Total	102,313	40,117	0.3921	28,700	11,417	71.5%	28.5%

Group Quarters Population

Total	5,089
Under Age 65	4,447
65 & Older	642

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	97,224	40,117	---	28,700	11,417	71.5%	28.5%
Under Age 65	82,771	30,509	---	21,243	9,266	69.6%	30.4%
65 & Older	14,453	9,608	---	7,457	2,151	77.6%	22.4%

Average Number of Persons per Household (excluding GQ Population)

Total	2.42
Under Age 65	2.71
65 & Older	1.50

Resulting ratios held constant in forecast years
Ratios that change with projection age distribution

%%%

Future Simulation for year 2025 Southwest Region Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	16,573	---	---	---	---	---	---
15 to 24	14,138	1,491	0.1055	194	1,297	13.0%	87.0%
25 to 34	12,436	5,439	0.4373	2,561	2,877	47.1%	52.9%
35 to 44	13,833	7,234	0.5230	5,060	2,174	69.9%	30.1%
45 to 54	11,297	6,303	0.5579	4,958	1,346	78.7%	21.3%
55 to 64	13,988	8,210	0.5869	6,809	1,402	82.9%	17.1%
65 to 74	13,451	8,414	0.6255	7,019	1,395	83.4%	16.6%
75 to 84	7,774	5,145	0.6618	3,889	1,257	75.6%	24.4%
85 & older	2,610	1,617	0.6198	980	637	60.6%	39.4%
Total	106,101	43,854	0.4133	31,469	12,385	71.8%	28.2%

Group Quarters Population

Total	4,929
Under Age 65	4,149
65 & Older	781

<---Grows based on 25 to 64 cohort
<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	101,172	43,854	---	31,469	12,385	71.8%	28.2%
Under Age 65	78,118	28,677	---	19,582	9,096	68.3%	31.7%
65 & Older	23,054	15,177	---	11,888	3,289	78.3%	21.7%

Average Number of Persons per Household (excluding GQ Population)

Total	2.31
Under Age 65	2.72
65 & Older	1.52

Resulting ratios held constant in forecast years
Ratios that change with projection age distribution

History 2010 Base Year RPC: Strafford Regional Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	25,184	---	---	---	---	---	---
15 to 24	26,108	3,246	0.1243	299	2,947	9.2%	90.8%
25 to 34	17,689	8,187	0.4628	3,669	4,518	44.8%	55.2%
35 to 44	19,444	10,373	0.5335	7,239	3,134	69.8%	30.2%
45 to 54	23,469	13,334	0.5682	10,262	3,072	77.0%	23.0%
55 to 64	17,561	10,352	0.5895	8,357	1,995	80.7%	19.3%
65 to 74	9,454	5,974	0.6319	4,838	1,136	81.0%	19.0%
75 to 84	5,672	3,742	0.6597	2,826	916	75.5%	24.5%
85 & older	2,314	1,478	0.6387	919	559	62.2%	37.8%
Total	146,895	56,686	0.3859	38,409	18,277	67.8%	32.2%

Group Quarters Population

Total	8,433
Under Age 65	7,900
65 & Older	533

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	138,462	56,686	---	38,409	18,277	67.8%	32.2%
Under Age 65	121,555	45,492	---	29,826	15,666	65.6%	34.4%
65 & Older	16,907	11,194	---	8,583	2,611	76.7%	23.3%

Average Number of Persons per Household (excluding GQ Population)

Total	2.44
Under Age 65	2.67
65 & Older	1.51

Resulting ratios held constant in forecast years
Ratios that change with projection age distribution

%%%

Future Simulation for year 2025 Strafford Regional Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	23,547	---	---	---	---	---	---
15 to 24	24,734	3,075	0.1243	283	2,792	9.2%	90.8%
25 to 34	19,574	9,059	0.4628	4,060	4,999	44.8%	55.2%
35 to 44	19,356	10,326	0.5335	7,206	3,120	69.8%	30.2%
45 to 54	17,465	9,923	0.5682	7,637	2,286	77.0%	23.0%
55 to 64	21,401	12,616	0.5895	10,184	2,431	80.7%	19.3%
65 to 74	19,323	12,210	0.6319	9,889	2,322	81.0%	19.0%
75 to 84	10,068	6,642	0.6597	5,016	1,626	75.5%	24.5%
85 & older	3,342	2,134	0.6387	1,327	807	62.2%	37.8%
Total	158,809	65,986	0.4155	45,602	20,384	69.1%	30.9%

Group Quarters Population

Total	8,538
Under Age 65	7,768
65 & Older	770

<---Grows based on 25 to 64 cohort
<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	150,271	65,986	---	45,602	20,384	69.1%	30.9%
Under Age 65	118,308	44,999	---	29,370	15,628	65.3%	34.7%
65 & Older	31,964	20,987	---	16,232	4,755	77.3%	22.7%

Average Number of Persons per Household (excluding GQ Population)

Total	2.28
Under Age 65	2.63
65 & Older	1.52

Resulting ratios held constant in forecast years
Ratios that change with projection age distribution

History 2010 Base Year RPC: Upper Valley/Lake Sunapee Regional Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	14,045	---	---	---	---	---	---
15 to 24	13,702	1,327	0.0968	167	1,160	12.6%	87.4%
25 to 34	9,710	4,474	0.4608	1,766	2,708	39.5%	60.5%
35 to 44	10,709	5,740	0.5360	3,850	1,890	67.1%	32.9%
45 to 54	14,045	7,946	0.5658	6,090	1,856	76.6%	23.4%
55 to 64	12,697	7,465	0.5879	6,146	1,319	82.3%	17.7%
65 to 74	7,572	4,707	0.6216	3,928	779	83.5%	16.5%
75 to 84	4,819	3,162	0.6562	2,376	786	75.1%	24.9%
85 & older	2,253	1,477	0.6556	880	597	59.6%	40.4%
Total	89,552	36,298	0.4053	25,203	11,095	69.4%	30.6%

Group Quarters Population

Total	5,693
Under Age 65	5,027
65 & Older	666

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	83,859	36,298	---	25,203	11,095	69.4%	30.6%
Under Age 65	69,881	26,952	---	18,019	8,933	66.9%	33.1%
65 & Older	13,978	9,346	---	7,184	2,162	76.9%	23.1%

Average Number of Persons per Household (excluding GQ Population)

Total	2.31	Resulting ratios held constant in forecast years
Under Age 65	2.59	Ratios that change with projection age distribution
65 & Older	1.50	

%%%

Future Simulation for year 2025 Upper Valley/Lake Sunapee Regional Planning Commission

Age Group	Total Population	Total Households by Age of Head	Compute Headship Ratio	Ownership Tenure	Rental tenure	%Own	%Rent
Under 15	12,178	---	---	---	---	---	---
15 to 24	12,296	1,191	0.0968	150	1,041	12.6%	87.4%
25 to 34	8,081	3,723	0.4608	1,470	2,254	39.5%	60.5%
35 to 44	10,806	5,792	0.5360	3,885	1,907	67.1%	32.9%
45 to 54	10,664	6,033	0.5658	4,624	1,409	76.6%	23.4%
55 to 64	13,615	8,005	0.5879	6,591	1,414	82.3%	17.7%
65 to 74	13,905	8,644	0.6216	7,213	1,431	83.5%	16.5%
75 to 84	7,739	5,078	0.6562	3,816	1,262	75.1%	24.9%
85 & older	2,755	1,806	0.6556	1,076	730	59.6%	40.4%
Total	92,039	40,272	0.4376	28,824	11,448	71.6%	28.4%

Group Quarters Population

Total	5,395
Under Age 65	4,581
65 & Older	814

<---Grows based on 25 to 64 cohort

<---Grows based on 85 & Older cohort

Population in Households (Total less Group Quarters)		Total Households	---	Owner Households	Renter Households	%Own	%Rent
Total	86,643	40,272	---	28,824	11,448	71.6%	28.4%
Under Age 65	63,059	24,744	---	16,719	8,025	67.6%	32.4%
65 & Older	23,584	15,528	---	12,105	3,423	78.0%	22.0%

Average Number of Persons per Household (excluding GQ Population)

Total	2.15	Resulting ratios held constant in forecast years
Under Age 65	2.55	Ratios that change with projection age distribution
65 & Older	1.52	

Employment/Population Based
Housing Production Forecast
by County to Year 2020
(Including Need for Residents
Working in the State)

ESTIMATED HOUSING SUPPLY REQUIREMENTS - 2020 - EXCLUDING SEASONAL UNITS						
Basis:	Employment-Driven; ELM I 2010 to 2020 Forecast	Employment Population Average	Population-Driven (NH RDC Projections April 2013)	Average Annual Production Needed 2010-2020		
				A	B	C
BELKNAP COUNTY						
	2020 A	2020 B	2020 C			
Owner	21,033	20,882	20,730			
Renter	6,925	6,867	6,810			
Total	27,958	27,749	27,540			
Total Production Potential 2010-2020						
Owner	1,845	1,694	1,542	185	169	154
Renter	-124	-182	-239	-12	-18	-24
Total	1,721	1,512	1,303	172	151	130
Subtotal: Need for Residents Working Within County						
Owner	1,225	1,124	1,024	123	112	102
Renter	-83	-121	-159	-8	-12	-16
Total	1,142	1,004	865	114	100	86
CARROLL COUNTY						
	2020 A	2020 B	2020 C			
Owner	19,816	19,481	19,145			
Renter	4,885	4,777	4,668			
Total	24,701	24,257	23,814			
Total Production Potential 2010-2020						
Owner	2,552	2,217	1,881	255	222	188
Renter	-81	-189	-298	-8	-19	-30
Total	2,471	2,027	1,584	247	203	158
Subtotal: Need for Residents Working Within County						
Owner	1,951	1,695	1,438	195	169	144
Renter	-62	-145	-228	-6	-14	-23
Total	1,889	1,550	1,211	189	155	121
CHESHIRE COUNTY						
	2020 A	2020 B	2020 C			
Owner	23,724	23,249	22,773			
Renter	10,507	10,260	10,013			
Total	34,231	33,508	32,786			
Total Production Potential 2010-2020						
Owner	2,166	1,691	1,215	217	169	121
Renter	748	501	254	75	50	25
Total	2,914	2,191	1,469	291	219	147
Subtotal: Need for Residents Working Within County						
Owner	1,653	1,290	927	165	129	93
Renter	571	382	194	57	38	19
Total	2,224	1,673	1,121	222	167	112

ESTIMATED HOUSING SUPPLY REQUIREMENTS - 2020 - EXCLUDING SEASONAL UNITS						
Basis:	Employment-Driven; ELM I 2010 to 2020 Forecast	Employment Population Average	Population-Driven (NH RDC Projections April 2013)	Average Annual Production Needed 2010-2020		
				A	B	C
COOS COUNTY						
	2020 A	2020 B	2020 C			
Owner	10,973	10,756	10,539			
Renter	4,409	4,314	4,219			
Total	15,383	15,070	14,758			
Total Production Potential 2010-2020						
Owner	502	285	68	50	29	7
Renter	-290	-385	-480	-29	-39	-48
Total	213	-100	-412	21	-10	-41
Subtotal: Need for Residents Working Within County						
Owner	406	231	55	41	23	6
Renter	-234	-311	-389	-23	-31	-39
Total	172	-81	-333	17	-8	-33
GRAFTON COUNTY						
	2020 A	2020 B	2020 C			
Owner	30,252	28,781	27,311			
Total	13,875	13,076	12,278			
Net Production	44,127	41,858	39,589			
Total Production Potential 2010-2020						
Owner	5,088	3,617	2,147	509	362	215
Renter	1,395	596	-202	139	60	-20
Total	6,483	4,214	1,945	648	421	194
Subtotal: Need for Residents Working Within County						
Owner	4,142	2,945	1,748	414	294	175
Renter	1,135	485	-165	114	49	-16
Total	5,277	3,430	1,583	528	343	158
HILLSBOROUGH COUNTY						
	2020 A	2020 B	2020 C			
Owner	117,216	116,607	115,998			
Renter	58,786	58,454	58,122			
Total	176,003	175,062	174,120			
Total Production Potential 2010-2020						
Owner	11,670	11,061	10,452	1,167	1,106	1,045
Renter	3,101	2,769	2,437	310	277	244
Total	14,772	13,831	12,889	1,477	1,383	1,289
Subtotal: Need for Residents Working Within County						
Owner	7,989	7,572	7,155	799	757	716
Renter	2,123	1,896	1,668	212	190	167
Total	10,112	9,468	8,823	1,011	947	882

ESTIMATED HOUSING SUPPLY REQUIREMENTS - 2020 - EXCLUDING SEASONAL UNITS						
Basis:	Employment-Driven; ELMI 2010 to 2020 Forecast	Employment Population Average	Population-Driven (NH RDC Projections April 2013)	Average Annual Production Needed 2010-2020		
				A	B	C
MERRIMACK COUNTY						
	2020 A	2020 B	2020 C			
Owner	49,791	47,643	45,496			
Renter	20,100	19,175	18,251			
Total	69,890	66,819	63,747			
Total Production Potential 2010-2020						
Owner	8,302	6,154	4,007	830	615	401
Renter	2,306	1,381	457	231	138	46
Total	10,607	7,536	4,464	1,061	754	446
Subtotal: Need for Residents Working Within County						
Owner	5,477	4,060	2,644	548	406	264
Renter	1,521	911	301	152	91	30
Total	6,998	4,971	2,945	700	497	294
ROCKINGHAM COUNTY						
	2020 A	2020 B	2020 C			
Owner	106,009	102,783	99,558			
Renter	33,560	32,459	31,359			
Total	139,569	135,243	130,916			
Total Production Potential 2010-2020						
Owner	16,164	12,938	9,713	1,616	1,294	971
Renter	4,685	3,584	2,484	468	358	248
Total	20,849	16,523	12,196	2,085	1,652	1,220
Subtotal: Need for Residents Working Within County						
Owner	8,720	6,980	5,239	872	698	524
Renter	2,527	1,934	1,340	253	193	134
Total	11,247	8,913	6,579	1,125	891	658
STRAFFORD COUNTY						
	2020 A	2020 B	2020 C			
Owner	35,363	35,178	34,993			
Renter	17,933	17,826	17,719			
Total	53,296	53,004	52,711			
Total Production Potential 2010-2020						
Owner	3,437	3,252	3,067	344	325	307
Renter	825	718	611	82	72	61
Total	4,262	3,970	3,677	426	397	368
Subtotal: Need for Residents Working Within County						
Owner	1,985	1,878	1,771	199	188	177
Renter	476	414	353	48	41	35
Total	2,461	2,293	2,124	246	229	212

ESTIMATED HOUSING SUPPLY REQUIREMENTS - 2020 - EXCLUDING SEASONAL UNITS						
Basis:	Employment-Driven; ELMI 2010 to 2020 Forecast	Employment Population Average	Population-Driven (NH RDC Projections April 2013)	Average Annual Production Needed 2010-2020		
				A	B	C
SULLIVAN COUNTY						
	2020 A	2020 B	2020 C			
Owner	14,092	14,452	14,813			
Renter	5,246	5,403	5,560			
Total	19,338	19,855	20,373			
Total Production Potential 2010-2020						
Owner	706	1,066	1,427	71	107	143
Renter	-289	-132	25	-29	-13	2
Total	417	934	1,452	42	93	145
Subtotal: Need for Residents Working Within County						
Owner	418	631	845	42	63	84
Renter	-171	-78	15	-17	-8	1
Total	247	553	860	25	55	86
NEW HAMPSHIRE TOTAL						
	2020 A	2020 B	2020 C			
Owner	428,270	419,813	411,357			
Renter	176,226	172,612	168,997			
Total	604,496	592,425	580,354			
Total Production Potential 2010-2020						
Owner	52,433	43,976	35,520	5,243	4,398	3,552
Renter	12,276	8,662	5,047	1,228	866	505
Total	64,709	52,638	40,567	6,471	5,264	4,057
Subtotal: Need for Residents Working Within State						
Owner	44,205	37,075	29,945	4,420	3,707	2,995
Renter	10,349	7,302	4,255	1,035	730	426
Total	54,554	44,377	34,200	5,455	4,438	3,420

Return to 2000 Labor Force to Employment Ratio

NEW HAMPSHIRE - AVERAGE ANNUAL HOUSING PRODUCTION REQUIRED TO MEET GROWTH ASSUMPTIONS			
Production Components by Tenure	1	2	3
	Employment Growth Model 1	Employment Population Average 2	Population Projection Based Model
Ownership Units			
Household growth	5,418	4,581	3,744
Vacancy reserve (1)	-325	-334	-342
Replace units lost to demolition/disaster	150	150	150
Total production	5,243	4,398	3,552
% Of production for vacancy reserve	-6.2%	-7.6%	-9.6%
Rental Units			
Household growth	1,726	1,379	1,032
Vacancy reserve (1)	-630	-644	-659
Replace units lost to demolition/disaster	131	131	131
Total production	1,228	866	505
% Of production for vacancy reserve	-51.3%	-74.4%	-130.5%
Total Units for Year-Round Residents			
Household growth	7,144	5,960	4,776
Vacancy reserve (1)	-955	-978	-1,001
Replace units lost to demolition/disaster	281	281	281
Total production	6,471	5,264	4,057
% Of production for vacancy reserve	-14.8%	-18.6%	-24.7%

(1) Includes units needed to rectify base year deficiencies in units vacant for sale and for rent, plus units required to maintain desired vacancy rates as growth occurs.

NEW HAMPSHIRE TOTAL	1990	2000	Change 1990 to 2000	2010	Change 2000-2010	2020 Employment Based Projection 1	2020 Employment and Population Average	2020 Population Based Using NH RDC Projection
Covered Private Sector Employment in Area (NHDES)	430,001	529,504	99,503	513,385	-16,119	Enter Average Annual Percent Growth Rate		INPUT TO MODEL
Government Employment in Area (NHDES)	65,431	76,377	10,946	87,069	10,692	0.96%	1.00%	
Total Private + Government Employment	495,432	605,881	110,449	600,454	-5,427	660,645	660,499	
						6,019	6,005	Avg annual growth
Labor Force Population (NH Employment Security)	620,038	694,251	74,213	739,110	44,859	774,282	758,115	
Ratio: Labor Force Population to Private & Govt Employment	1.252	1.146		1.231		1.172	1.148	
						Return to 2000		
Ratio-Census Working Residents/NHES Labor Force	0.914	0.920		0.917	Constant:	0.917	0.917	
Number of Working Residents Age 16+ (Census defined)	566,589	638,565	71,976	677,579	39,014	709,643	695,002	
Work in New Hampshire	472,074	538,457	66,383	571,241	32,784	598,273	585,930	
Work Out of State	94,515	100,108	5,593	106,338	6,230	111,370	109,072	
Percent Commute Out of State	16.7%	15.7%		15.7%	Constant:	15.7%	15.7%	
Ratio Private Covered Employment Per Resident Household	1.05	1.12		0.99				
Ratio Total Population Under 65 to Labor Force	1.59	1.57		1.54	Derived:	1.54	1.48	
Ratio Households < 65 to Labor Force Population	0.54	0.55		0.55	Derived:	0.55	0.54	
Population & Households Under Age 65								
Total Persons Under 65	984,088	1,087,755	103,667	1,138,202	50,447	1,191,900	1,118,769	1,094,112
Group Quarters Population	23,616	25,003	1,387	32,275	7,272	31,292	31,292	31,292
Population in Households	960,472	1,062,752	102,280	1,105,927	43,175	1,160,608	1,087,477	1,062,820
Average Household Size (<65)	2.88	2.77		2.72		2.74	2.64	2.66
Households Headed by Person Under 65	333,783	383,208	49,425	406,763	23,555	423,477	411,635	399,793
Homeowners	223,948	261,515	37,567	282,165	20,650	293,091	284,719	276,347
Renters	109,835	121,693	11,858	124,598	2,905	130,386	126,916	123,446
Ownership Tenure %	67.1%	68.2%		69.4%		69.1%	69.1%	69.1%
Rental Tenure %	32.9%	31.8%		30.6%		30.9%	30.9%	30.9%
Population & Households Age 65+								
Total Persons Age 65+	125,029	147,970	22,941	178,268	30,298	265,725	265,725	265,725
As Percent of Total Population	11.3%	12.0%		13.5%		18.2%	19.2%	19.5%
Group Quarters Population Age 65+	8,458	10,536	2,078	7,829	(2,707)	9,825	9,825	9,825
Population in Households - Age 65+	116,571	137,434	20,863	170,439	33,005	255,900	255,900	255,900
Households Headed by Persons 65+	77,403	91,398	13,995	112,210	20,812	166,940	166,940	166,940
Percent of Total Households	18.8%	19.3%		21.6%		28.3%	28.9%	29.5%
Average Household Size (65+)	1.51	1.50		1.52		1.53	1.53	1.53

NEW HAMPSHIRE TOTAL	1990	2000	Change 1990 to 2000	2010	Change 2000-2010	2020 Employment Based Projection 1	2020 Employment and Population Average	2020 Population Based Using NH RDC Projection
Homeowners Age 65+	56,424	69,185	12,761	86,151	16,966	129,408	129,408	129,408
Renters Age 65+	20,979	22,213	1,234	26,059	3,846	37,532	37,532	37,575
Ownership Tenure % (65+)	72.9%	75.7%		76.8%		77.5%	77.5%	77.5%
Rental Tenure % (65+)	27.1%	24.3%		23.2%		22.5%	22.5%	22.5%
Total Population	1,109,117	1,235,725	126,608	1,316,470	80,745	1,458,794	1,384,773	1,359,837
Group Quarters Population	32,074	35,539	3,465	40,104	4,565	41,117	41,117	41,117
Population in Households	1,077,043	1,200,186	123,143	1,276,366	76,180	1,417,677	1,343,656	1,318,720
Average Household Size	2.62	2.53		2.46		2.40	2.32	2.33
Total Households	411,186	474,606	63,420	518,973	44,367	590,417	578,575	566,733
Homeowners	280,372	330,700	50,328	368,316	37,616	422,499	414,127	405,755
Renters	130,814	143,906	13,092	150,657	6,751	167,918	164,448	160,978
Ownership Tenure %	68.2%	69.7%		71.0%		71.6%	71.6%	71.6%
Rental Tenure %	31.8%	30.3%		29.0%		28.4%	28.4%	28.4%
Vacant Housing Stock								
Vacant for Sale Units	7,648	3,252	-4,396	7,521	4,269	4,268	4,183	4,099
Vacant for Rent Units	17,435	5,218	-12,217	13,293	8,075	6,997	6,852	6,707
Vacant-Rented/Sold - Awaiting Occupancy	3,218	1,898	-1,320	2,180	282	not projected		
Vacant-Occasional Use, Seasonal, Migratory	57,135	56,413	-722	63,910	7,497	not projected		
Other Vacant Units	7,282	5,637	-1,645	8,850	3,213	not projected		
Total Vacant/Seasonal/Occ Use Units	92,718	72,418	-20,300	95,781	23,363	not projected		
Total Housing Units	502,064	544,395	42,331	614,754	70,359	not projected		
Vacancy Rate Ownership	2.7%	1.0%		2.0%		1.0%	1.0%	1.0%
Vacancy Rate Rental	11.8%	3.5%		8.1%		4.0%	4.0%	4.0%
Vacancy Rate Total	5.7%	1.8%		3.9%		1.9%	1.9%	1.9%
Add Replacement for Deterioration, Demolition - Ownership						1,503	1,503	1,503
Add Replacement for Deterioration, Demolition - Rental						1,312	1,312	1,312
Add Replacement for Deterioration, Demolition - Total						2,815	2,815	2,815

NEW HAMPSHIRE TOTAL	1990	2000	Change 1990 to 2000	2010	Change 2000-2010	2020 Employment Based Projection 1	2020 Employment and Population Average	2020 Population Based Using NH RDC Projection
---------------------	------	------	---------------------------	------	---------------------	---	---	---

						2020	2020	2020
						Housing Supply 1	Housing Supply 2	Housing Supply 3
Housing Supply Available for Year-Round Occupancy	1990	2000	1990-2000 Change	2010	Tenure			
Total Ownership Stock Except Sold, Not Occ.	288,020	333,952	45,932	375,837	Owner	428,270	419,813	411,357
Total Rental Units Except Rented, Not Occ.	148,249	149,124	875	163,950	Renter	176,226	172,612	168,997
Total Stock Occupied or Available	436,269	483,076	46,807	539,787	Total	604,496	592,425	580,354
					Net Production Need 2010-2020			
					Tenure	Housing Supply 1	Housing Supply 2	Housing Supply 3
					Owner	52,433	43,976	35,520
					Renter	12,276	8,662	5,047
					Total	64,709	52,638	40,567
					Subtotal: Need for Residents Working in State			
					Owner	44,205	37,075	29,945
					Renter	10,349	7,302	4,255
					Total	54,554	44,377	34,200

Summary by Age Groups - Occupied Units	1990	2000	1990-2000 Change	2010	Households in 2020		
Households Under 65	333,783	383,208	49,425	406,763	423,477	411,635	399,793
Ownership	223,948	261,515	37,567	282,165	293,091	284,719	276,347
Rental	109,835	121,693	11,858	124,598	130,386	126,916	123,446
Households Age 65+	77,403	91,398	13,995	112,210	166,940	166,940	166,940
Ownership	56,424	69,185	12,761	86,151	129,408	129,408	129,408
Rental	20,979	22,213	1,234	26,059	37,532	37,532	37,575
All Households	411,186	474,606	63,420	518,973	590,417	578,575	566,733
Ownership	280,372	330,700	50,328	368,316	422,499	414,127	405,755
Rental	130,814	143,906	13,092	150,657	167,918	164,448	160,978

NEW HAMPSHIRE TOTAL	1990	2000	Change 1990 to 2000	2010	Change 2000-2010	2020 Employment Based Projection 1	2020 Employment and Population Average	2020 Population Based Using NH RDC Projection
---------------------	------	------	---------------------------	------	---------------------	---	---	---

¹ 2008-2010 American Community Survey Table B25118; 2010 Inflation Adjusted dollars

² 2008-2010 American Community Survey Table B19013; 2010 Inflation Adjusted dollars

Estimated Year 2020 Households by Tenure, Income Range

Assumes 2008-2010 ACS *Income Distribution*

	2010 ACS		Projection 1	Projection 2	Projection 3
Homeowners		Homeowners			
Under 30% MAI	23,926	Under 30% MAI	27,312	26,749	26,185
Under 50% MAI	53,674	Under 50% MAI	61,291	60,018	58,745
Under 60% MAI	70,940	Under 60% MAI	80,966	79,301	77,636
Under 80% MAI	107,546	Under 80% MAI	122,691	120,203	117,716
Under 100% MAI	145,574	Under 100% MAI	166,092	162,739	159,385
Under 120% MAI	181,720	Under 120% MAI	207,280	203,108	198,936
All Homeowners	370,750	All Homeowners	422,499	414,127	405,755
Renters		Renters			
Under 30% MAI	35,590	Under 30% MAI	41,383	40,549	39,715
Under 50% MAI	61,723	Under 50% MAI	71,704	70,229	68,755
Under 60% MAI	73,820	Under 60% MAI	85,770	84,010	82,249
Under 80% MAI	93,951	Under 80% MAI	109,241	107,002	104,762
Under 100% MAI	110,046	Under 100% MAI	128,038	125,391	122,744
Under 120% MAI	120,610	Under 120% MAI	140,266	137,368	134,470
All Renters	144,435	All Renters	167,918	164,448	160,978
Total Households		Total Households			
Under 30% MAI	59,516	Under 30% MAI	68,696	67,298	65,900
Under 50% MAI	115,397	Under 50% MAI	132,995	130,248	127,500
Under 60% MAI	144,760	Under 60% MAI	166,737	163,311	159,885
Under 80% MAI	201,497	Under 80% MAI	231,932	227,205	222,478
Under 100% MAI	255,621	Under 100% MAI	294,130	288,130	282,130
Under 120% MAI	302,330	Under 120% MAI	347,546	340,476	333,406
All Households	515,185	All Households	590,417	578,575	566,733

Comprehensive Housing Assessment
Strategy (CHAS) data
by New Hampshire County
(published by HUD)

ACS 2006-2010http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_**Summary Level: State****Data for: New Hampshire**Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	20,475	33,035	53,510
Household Income >30% to <=50% HAMFI	30,240	26,475	56,715
Household Income >50% to <=80% HAMFI	49,630	28,745	78,375
Household Income >80% to <=100% HAMFI	41,410	16,350	57,760
Household Income >100% HAMFI	231,485	35,960	267,445
Total	373,235	140,565	513,805

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	126,515	64,095	190,610
Household has none of 4 Housing Problems	245,305	74,720	320,025
Cost Burden not available	1,415	1,750	3,165
Total	373,235	140,565	513,805

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	47,855	33,380	81,235
Household has none of 4 Severe Housing Problems	323,965	105,435	429,400
Cost Burden not available	1,415	1,750	3,165
Total	373,235	140,565	513,805

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	248,410	77,665	326,075
Cost Burden >30% to <=50%	79,700	32,450	112,150
Cost Burden >50%	43,705	28,640	72,345
Cost Burden not available	1,425	1,820	3,245
Total	373,235	140,565	513,805

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	41,360	8,975	3,165	53,510
Household Income >30% to <=50% HAMFI	42,730	13,980	0	56,715
Household Income >50% to <=80% HAMFI	41,775	36,600	0	78,375
Household Income >80% to <=100% HAMFI	22,150	35,610	0	57,760
Household Income >100% HAMFI	42,590	224,855	0	267,445
Total	190,610	320,025	3,165	513,805

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	24,090	7,190	1,750	33,035
Household Income >30% to <=50% HAMFI	20,600	5,875	0	26,475
Household Income >50% to <=80% HAMFI	14,110	14,635	0	28,745
Household Income >80% to <=100% HAMFI	2,920	13,430	0	16,350
Household Income >100% HAMFI	2,370	33,590	0	35,960
Total	64,095	74,720	1,750	140,565

State

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	17,270	1,785	1,415	20,475
Household Income >30% to <=50% HAMFI	22,130	8,105	0	30,240
Household Income >50% to <=80% HAMFI	27,665	21,965	0	49,630
Household Income >80% to <=100% HAMFI	19,230	22,180	0	41,410
Household Income >100% HAMFI	40,220	191,265	0	231,485
Total	126,515	245,305	1,415	373,235

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	40,825	33,950	53,505
Household Income >30% to <=50% HAMFI	42,310	18,710	56,715
Household Income >50% to <=80% HAMFI	40,465	11,800	78,375
Household Income >80% to <=100% HAMFI	21,055	4,350	57,760
Household Income >100% HAMFI	39,835	3,535	267,445
Total	184,490	72,345	513,805

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	23,630	19,885	33,035
Household Income >30% to <=50% HAMFI	20,360	7,045	26,475
Household Income >50% to <=80% HAMFI	13,270	1,385	28,745
Household Income >80% to <=100% HAMFI	2,385	230	16,350
Household Income >100% HAMFI	35,450	1,285	35,960
Total	61,090	28,640	140,565

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	17,195	14,065	20,475
Household Income >30% to <=50% HAMFI	21,950	11,665	30,240
Household Income >50% to <=80% HAMFI	27,195	10,415	49,630
Household Income >80% to <=100% HAMFI	37,290	14,550	41,410
Household Income >100% HAMFI	228,045	34,955	231,485
Total	123,405	43,705	373,235

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_**Summary Level: County****Data for: Belknap County; New Hampshire**Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	1,060	1,310	2,370
Household Income >30% to <=50% HAMFI	1,605	1,055	2,660
Household Income >50% to <=80% HAMFI	3,095	1,380	4,475
Household Income >80% to <=100% HAMFI	2,335	645	2,980
Household Income >100% HAMFI	11,075	1,380	12,455
Total	19,175	5,770	24,940

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	7,260	2,385	9,645
Household has none of 4 Housing Problems	11,770	3,335	15,105
Cost Burden not available	145	50	195
Total	19,175	5,770	24,940

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	2,855	1,270	4,125
Household has none of 4 Severe Housing Problems	16,170	4,445	20,615
Cost Burden not available	145	50	195
Total	19,175	5,770	24,940

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	11,940	3,420	15,360
Cost Burden >30% to <=50%	4,465	1,110	5,575
Cost Burden >50%	2,625	1,175	3,800
Cost Burden not available	145	50	195
Total	19,175	5,770	24,940

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	1,750	425	195	2,370
Household Income >30% to <=50% HAMFI	1,855	800	0	2,660
Household Income >50% to <=80% HAMFI	2,465	2,010	0	4,475
Household Income >80% to <=100% HAMFI	1,345	1,635	0	2,980
Household Income >100% HAMFI	2,230	10,230	0	12,455
Total	9,645	15,105	195	24,940

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	950	310	50	1,310
Household Income >30% to <=50% HAMFI	715	335	0	1,055
Household Income >50% to <=80% HAMFI	530	850	0	1,380
Household Income >80% to <=100% HAMFI	115	530	0	645
Household Income >100% HAMFI	75	1,310	0	1,380
Total	2,385	3,335	50	5,770

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	800	115	145	1,060
Household Income >30% to <=50% HAMFI	1,140	465	0	1,605
Household Income >50% to <=80% HAMFI	1,935	1,160	0	3,095
Household Income >80% to <=100% HAMFI	1,230	1,105	0	2,335
Household Income >100% HAMFI	2,155	8,920	0	11,075
Total	7,260	11,770	145	19,175

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	1,750	1,505	2,370
Household Income >30% to <=50% HAMFI	1,855	940	2,660
Household Income >50% to <=80% HAMFI	2,440	925	4,475
Household Income >80% to <=100% HAMFI	1,295	275	2,980
Household Income >100% HAMFI	2,045	160	12,455
Total	9,385	3,805	24,940

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	945	790	1,310
Household Income >30% to <=50% HAMFI	715	310	1,055
Household Income >50% to <=80% HAMFI	520	75	1,380
Household Income >80% to <=100% HAMFI	90	0	645
Household Income >100% HAMFI	1,350	15	1,380
Total	2,285	1,175	5,770

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	795	710	1,060
Household Income >30% to <=50% HAMFI	1,145	630	1,605
Household Income >50% to <=80% HAMFI	1,920	850	3,095
Household Income >80% to <=100% HAMFI	2,060	925	2,335
Household Income >100% HAMFI	10,915	1,870	11,075
Total	7,090	2,625	19,175

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_**Summary Level: County****Data for: Carroll County; New Hampshire**Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	990	1,180	2,170
Household Income >30% to <=50% HAMFI	1,530	635	2,165
Household Income >50% to <=80% HAMFI	2,965	860	3,825
Household Income >80% to <=100% HAMFI	2,360	395	2,755
Household Income >100% HAMFI	8,245	790	9,035
Total	16,095	3,860	19,955

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	5,240	1,890	7,130
Household has none of 4 Housing Problems	10,810	1,940	12,750
Cost Burden not available	45	30	75
Total	16,095	3,860	19,955

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	2,175	1,275	3,450
Household has none of 4 Severe Housing Problems	13,875	2,560	16,435
Cost Burden not available	45	30	75
Total	16,095	3,860	19,955

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	11,050	2,035	13,085
Cost Burden >30% to <=50%	3,085	694	3,779
Cost Burden >50%	1,915	1,105	3,020
Cost Burden not available	45	30	75
Total	16,095	3,860	19,955

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	1,805	290	75	2,170
Household Income >30% to <=50% HAMFI	1,485	680	0	2,165
Household Income >50% to <=80% HAMFI	1,990	1,835	0	3,825
Household Income >80% to <=100% HAMFI	775	1,980	0	2,755
Household Income >100% HAMFI	1,080	7,960	0	9,035
Total	7,130	12,750	75	19,955

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	965	190	30	1,180
Household Income >30% to <=50% HAMFI	435	200	0	635
Household Income >50% to <=80% HAMFI	435	425	0	860
Household Income >80% to <=100% HAMFI	25	370	0	395
Household Income >100% HAMFI	35	755	0	790
Total	1,890	1,940	30	3,860

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	840	100	45	990
Household Income >30% to <=50% HAMFI	1,050	480	0	1,530
Household Income >50% to <=80% HAMFI	1,555	1,410	0	2,965
Household Income >80% to <=100% HAMFI	750	1,610	0	2,360
Household Income >100% HAMFI	1,045	7,205	0	8,245
Total	5,240	10,810	45	16,095

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	1,800	1,545	2,170
Household Income >30% to <=50% HAMFI	1,470	730	2,165
Household Income >50% to <=80% HAMFI	1,900	450	3,825
Household Income >80% to <=100% HAMFI	695	175	2,755
Household Income >100% HAMFI	925	120	9,040
Total	6,790	3,020	19,955

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	960	865	1,180
Household Income >30% to <=50% HAMFI	430	230	635
Household Income >50% to <=80% HAMFI	385	10	860
Household Income >80% to <=100% HAMFI	20	0	395
Household Income >100% HAMFI	779	4	790
Total	1,799	1,105	3,860

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	840	675	990
Household Income >30% to <=50% HAMFI	1,050	505	1,530
Household Income >50% to <=80% HAMFI	1,515	440	2,965
Household Income >80% to <=100% HAMFI	2,185	500	2,360
Household Income >100% HAMFI	8,125	800	8,245
Total	5,000	1,915	16,095

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_**Summary Level: County****Data for: Cheshire County; New Hampshire**Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	1,185	1,835	3,020
Household Income >30% to <=50% HAMFI	1,770	1,610	3,380
Household Income >50% to <=80% HAMFI	3,340	2,105	5,445
Household Income >80% to <=100% HAMFI	2,420	930	3,350
Household Income >100% HAMFI	12,795	2,090	14,885
Total	21,515	8,575	30,085

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	7,050	4,105	11,155
Household has none of 4 Housing Problems	14,340	4,395	18,735
Cost Burden not available	125	75	200
Total	21,515	8,575	30,085

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	2,815	2,145	4,960
Household has none of 4 Severe Housing Problems	18,575	6,355	24,930
Cost Burden not available	125	75	200
Total	21,515	8,575	30,085

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	14,495	4,715	19,210
Cost Burden >30% to <=50%	4,290	1,955	6,245
Cost Burden >50%	2,600	1,824	4,424
Cost Burden not available	125	75	200
Total	21,515	8,575	30,085

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	2,275	550	200	3,020
Household Income >30% to <=50% HAMFI	2,485	895	0	3,380
Household Income >50% to <=80% HAMFI	3,185	2,265	0	5,445
Household Income >80% to <=100% HAMFI	1,215	2,145	0	3,350
Household Income >100% HAMFI	2,000	12,885	0	14,885
Total	11,155	18,735	200	30,085

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	1,300	460	75	1,835
Household Income >30% to <=50% HAMFI	1,225	385	0	1,610
Household Income >50% to <=80% HAMFI	1,200	905	0	2,105
Household Income >80% to <=100% HAMFI	215	720	0	930
Household Income >100% HAMFI	165	1,925	0	2,090
Total	4,105	4,395	75	8,575

Cheshire

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	975	90	125	1,185
Household Income >30% to <=50% HAMFI	1,260	510	0	1,770
Household Income >50% to <=80% HAMFI	1,985	1,360	0	3,340
Household Income >80% to <=100% HAMFI	1,000	1,425	0	2,420
Household Income >100% HAMFI	1,835	10,960	0	12,795
Total	7,050	14,340	125	21,515

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	2,215	1,880	3,020
Household Income >30% to <=50% HAMFI	2,485	1,330	3,380
Household Income >50% to <=80% HAMFI	3,045	810	5,450
Household Income >80% to <=100% HAMFI	1,105	265	3,355
Household Income >100% HAMFI	1,825	140	14,885
Total	10,675	4,425	30,085

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	1,255	1,060	1,835
Household Income >30% to <=50% HAMFI	1,225	600	1,610
Household Income >50% to <=80% HAMFI	1,085	160	2,105
Household Income >80% to <=100% HAMFI	169	4	930
Household Income >100% HAMFI	2,055	45	2,090
Total	3,779	1,824	8,575

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	965	820	1,185
Household Income >30% to <=50% HAMFI	1,260	730	1,770
Household Income >50% to <=80% HAMFI	1,950	645	3,340
Household Income >80% to <=100% HAMFI	2,155	670	2,420
Household Income >100% HAMFI	12,650	1,640	12,795
Total	6,890	2,600	21,515

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_**Summary Level: County****Data for: Coos County; New Hampshire**Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	855	1,420	2,275
Household Income >30% to <=50% HAMFI	1,250	940	2,190
Household Income >50% to <=80% HAMFI	2,195	1,060	3,255
Household Income >80% to <=100% HAMFI	1,465	370	1,835
Household Income >100% HAMFI	4,890	470	5,360
Total	10,655	4,260	14,915

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	3,105	1,870	4,975
Household has none of 4 Housing Problems	7,500	2,305	9,805
Cost Burden not available	55	80	135
Total	10,655	4,260	14,915

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	1,290	985	2,275
Household has none of 4 Severe Housing Problems	9,310	3,190	12,500
Cost Burden not available	55	80	135
Total	10,655	4,260	14,915

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	7,675	2,395	10,070
Cost Burden >30% to <=50%	1,840	904	2,744
Cost Burden >50%	1,080	870	1,950
Cost Burden not available	55	80	135
Total	10,655	4,260	14,915

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	1,690	445	135	2,275
Household Income >30% to <=50% HAMFI	1,285	905	0	2,190
Household Income >50% to <=80% HAMFI	1,105	2,150	0	3,255
Household Income >80% to <=100% HAMFI	435	1,400	0	1,835
Household Income >100% HAMFI	455	4,900	0	5,360
Total	4,975	9,805	135	14,915

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	1,000	335	80	1,420
Household Income >30% to <=50% HAMFI	555	385	0	940
Household Income >50% to <=80% HAMFI	255	805	0	1,060
Household Income >80% to <=100% HAMFI	20	350	0	370
Household Income >100% HAMFI	35	430	0	470
Total	1,870	2,305	80	4,260

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	690	110	55	855
Household Income >30% to <=50% HAMFI	730	520	0	1,250
Household Income >50% to <=80% HAMFI	850	1,345	0	2,195
Household Income >80% to <=100% HAMFI	415	1,050	0	1,465
Household Income >100% HAMFI	420	4,470	0	4,890
Total	3,105	7,500	55	10,655

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	1,670	1,300	2,275
Household Income >30% to <=50% HAMFI	1,255	335	2,190
Household Income >50% to <=80% HAMFI	1,005	220	3,255
Household Income >80% to <=100% HAMFI	395	45	1,840
Household Income >100% HAMFI	375	50	5,355
Total	4,700	1,950	14,915

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	985	790	1,420
Household Income >30% to <=50% HAMFI	545	60	940
Household Income >50% to <=80% HAMFI	220	20	1,060
Household Income >80% to <=100% HAMFI	20	0	370
Household Income >100% HAMFI	449	4	470
Total	1,774	870	4,260

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	680	510	855
Household Income >30% to <=50% HAMFI	710	275	1,250
Household Income >50% to <=80% HAMFI	785	200	2,195
Household Income >80% to <=100% HAMFI	1,420	330	1,465
Household Income >100% HAMFI	4,840	320	4,890
Total	2,920	1,080	10,655

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_**Summary Level: County****Data for: Grafton County; New Hampshire**Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	1,750	1,810	3,560
Household Income >30% to <=50% HAMFI	2,145	1,590	3,735
Household Income >50% to <=80% HAMFI	3,705	2,405	6,110
Household Income >80% to <=100% HAMFI	2,595	1,345	3,940
Household Income >100% HAMFI	14,105	2,860	16,965
Total	24,300	10,010	34,310

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	7,405	4,140	11,545
Household has none of 4 Housing Problems	16,820	5,640	22,460
Cost Burden not available	80	235	315
Total	24,300	10,010	34,310

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	3,425	1,940	5,365
Household has none of 4 Severe Housing Problems	20,800	7,835	28,635
Cost Burden not available	80	235	315
Total	24,300	10,010	34,310

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	17,135	5,830	22,965
Cost Burden >30% to <=50%	4,065	2,245	6,310
Cost Burden >50%	3,015	1,705	4,720
Cost Burden not available	80	235	315
Total	24,300	10,010	34,310

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	2,670	580	315	3,560
Household Income >30% to <=50% HAMFI	2,625	1,110	0	3,735
Household Income >50% to <=80% HAMFI	3,090	3,020	0	6,110
Household Income >80% to <=100% HAMFI	1,290	2,645	0	3,940
Household Income >100% HAMFI	1,870	15,100	0	16,965
Total	11,545	22,460	315	34,310

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	1,165	410	235	1,810
Household Income >30% to <=50% HAMFI	1,145	450	0	1,590
Household Income >50% to <=80% HAMFI	1,330	1,075	0	2,405
Household Income >80% to <=100% HAMFI	295	1,050	0	1,345
Household Income >100% HAMFI	205	2,655	0	2,860
Total	4,140	5,640	235	10,010

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	1,505	170	80	1,750
Household Income >30% to <=50% HAMFI	1,480	660	0	2,145
Household Income >50% to <=80% HAMFI	1,760	1,945	0	3,705
Household Income >80% to <=100% HAMFI	995	1,595	0	2,595
Household Income >100% HAMFI	1,665	12,445	0	14,105
Total	7,405	16,820	80	24,300

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	2,590	2,160	3,560
Household Income >30% to <=50% HAMFI	2,555	1,355	3,735
Household Income >50% to <=80% HAMFI	2,945	705	6,110
Household Income >80% to <=100% HAMFI	1,240	235	3,935
Household Income >100% HAMFI	1,710	270	16,970
Total	11,040	4,725	34,310

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	1,100	895	1,810
Household Income >30% to <=50% HAMFI	1,110	565	1,590
Household Income >50% to <=80% HAMFI	1,285	185	2,405
Household Income >80% to <=100% HAMFI	285	20	1,345
Household Income >100% HAMFI	2,820	130	2,860
Total	3,950	1,705	10,010

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	1,485	1,260	1,750
Household Income >30% to <=50% HAMFI	1,445	790	2,145
Household Income >50% to <=80% HAMFI	1,655	520	3,705
Household Income >80% to <=100% HAMFI	2,375	740	2,595
Household Income >100% HAMFI	13,875	1,310	14,105
Total	7,080	3,015	24,300

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010

http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_

Summary Level: County

Data for: Hillsborough County; New Hampshire

Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	4,695	10,910	15,605
Household Income >30% to <=50% HAMFI	7,175	8,855	16,030
Household Income >50% to <=80% HAMFI	12,050	8,920	20,970
Household Income >80% to <=100% HAMFI	10,845	5,490	16,335
Household Income >100% HAMFI	70,845	13,335	84,180
Total	105,610	47,510	153,120

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	35,555	21,810	57,365
Household has none of 4 Housing Problems	69,740	24,985	94,725
Cost Burden not available	315	710	1,025
Total	105,610	47,510	153,120

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	12,200	11,515	23,715
Household has none of 4 Severe Housing Problems	93,095	35,280	128,375
Cost Burden not available	315	710	1,025
Total	105,610	47,510	153,120

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	70,320	25,955	96,275
Cost Burden >30% to <=50%	23,700	11,210	34,910
Cost Burden >50%	11,275	9,615	20,890
Cost Burden not available	315	725	1,040
Total	105,610	47,510	153,120

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	11,905	2,675	1,025	15,605
Household Income >30% to <=50% HAMFI	12,460	3,570	0	16,030
Household Income >50% to <=80% HAMFI	11,590	9,380	0	20,970
Household Income >80% to <=100% HAMFI	6,905	9,430	0	16,335
Household Income >100% HAMFI	14,505	69,670	0	84,180
Total	57,365	94,725	1,025	153,120

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	7,935	2,265	710	10,910
Household Income >30% to <=50% HAMFI	7,195	1,660	0	8,855
Household Income >50% to <=80% HAMFI	4,550	4,370	0	8,920
Household Income >80% to <=100% HAMFI	1,210	4,280	0	5,490
Household Income >100% HAMFI	920	12,410	0	13,335
Total	21,810	24,985	710	47,510

Hillsborough

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	3,970	410	315	4,695
Household Income >30% to <=50% HAMFI	5,265	1,910	0	7,175
Household Income >50% to <=80% HAMFI	7,040	5,010	0	12,050
Household Income >80% to <=100% HAMFI	5,695	5,150	0	10,845
Household Income >100% HAMFI	13,585	57,260	0	70,845
Total	35,555	69,740	315	105,610

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	11,790	9,845	15,605
Household Income >30% to <=50% HAMFI	12,335	5,445	16,030
Household Income >50% to <=80% HAMFI	11,385	3,330	20,970
Household Income >80% to <=100% HAMFI	6,530	1,205	16,335
Household Income >100% HAMFI	13,765	1,070	84,180
Total	55,805	20,895	153,120

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	7,820	6,630	10,910
Household Income >30% to <=50% HAMFI	7,085	2,470	8,855
Household Income >50% to <=80% HAMFI	4,385	385	8,920
Household Income >80% to <=100% HAMFI	950	105	5,490
Household Income >100% HAMFI	13,200	550	13,335
Total	20,825	9,615	47,510

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	3,970	3,215	4,695
Household Income >30% to <=50% HAMFI	5,250	2,975	7,175
Household Income >50% to <=80% HAMFI	7,000	2,945	12,050
Household Income >80% to <=100% HAMFI	9,740	4,480	10,845
Household Income >100% HAMFI	69,805	12,135	70,845
Total	34,975	11,275	105,610

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010

http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_

Summary Level: County

Data for: Merrimack County; New Hampshire

Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	1,995	3,835	5,830
Household Income >30% to <=50% HAMFI	3,050	3,235	6,285
Household Income >50% to <=80% HAMFI	6,555	3,315	9,870
Household Income >80% to <=100% HAMFI	4,730	1,960	6,690
Household Income >100% HAMFI	24,690	3,580	28,270
Total	41,020	15,930	56,950

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	14,250	7,465	21,715
Household has none of 4 Housing Problems	26,670	8,340	35,010
Cost Burden not available	100	125	225
Total	41,020	15,930	56,950

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	5,430	3,870	9,300
Household has none of 4 Severe Housing Problems	35,485	11,935	47,420
Cost Burden not available	100	125	225
Total	41,020	15,930	56,950

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	27,100	8,655	35,755
Cost Burden >30% to <=50%	9,025	3,835	12,860
Cost Burden >50%	4,795	3,320	8,115
Cost Burden not available	100	125	225
Total	41,020	15,930	56,950

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	4,525	1,085	225	5,830
Household Income >30% to <=50% HAMFI	4,980	1,305	0	6,285
Household Income >50% to <=80% HAMFI	5,220	4,645	0	9,870
Household Income >80% to <=100% HAMFI	2,550	4,140	0	6,690
Household Income >100% HAMFI	4,440	23,835	0	28,270
Total	21,715	35,010	225	56,950

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	2,740	975	125	3,835
Household Income >30% to <=50% HAMFI	2,590	645	0	3,235
Household Income >50% to <=80% HAMFI	1,600	1,715	0	3,315
Household Income >80% to <=100% HAMFI	300	1,660	0	1,960
Household Income >100% HAMFI	240	3,345	0	3,580
Total	7,465	8,340	125	15,930

Merrimack

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	1,785	110	100	1,995
Household Income >30% to <=50% HAMFI	2,390	660	0	3,050
Household Income >50% to <=80% HAMFI	3,620	2,930	0	6,555
Household Income >80% to <=100% HAMFI	2,250	2,480	0	4,730
Household Income >100% HAMFI	4,200	20,490	0	24,690
Total	14,250	26,670	100	41,020

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	4,520	3,810	5,835
Household Income >30% to <=50% HAMFI	4,975	2,155	6,290
Household Income >50% to <=80% HAMFI	5,060	1,350	9,865
Household Income >80% to <=100% HAMFI	2,400	490	6,690
Household Income >100% HAMFI	4,010	305	28,270
Total	20,965	8,110	56,950

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	2,740	2,360	3,835
Household Income >30% to <=50% HAMFI	2,590	790	3,235
Household Income >50% to <=80% HAMFI	1,485	155	3,315
Household Income >80% to <=100% HAMFI	195	0	1,960
Household Income >100% HAMFI	3,500	90	3,580
Total	7,155	3,320	15,930

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	1,785	1,450	1,995
Household Income >30% to <=50% HAMFI	2,385	1,365	3,050
Household Income >50% to <=80% HAMFI	3,575	1,195	6,555
Household Income >80% to <=100% HAMFI	4,240	1,715	4,730
Household Income >100% HAMFI	24,395	3,575	24,690
Total	13,820	4,795	41,020

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010

http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_

Summary Level: County

Data for: Rockingham County; New Hampshire

<u>Income Distribution Overview</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	4,765	4,920	9,685
Household Income >30% to <=50% HAMFI	7,760	4,440	12,200
Household Income >50% to <=80% HAMFI	9,250	4,850	14,100
Household Income >80% to <=100% HAMFI	8,860	2,795	11,655
Household Income >100% HAMFI	59,525	7,560	67,085
Total	90,155	24,565	114,720

<u>Housing Problems Overview 1</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	32,220	10,835	43,055
Household has none of 4 Housing Problems	57,520	13,500	71,020
Cost Burden not available	415	225	640
Total	90,155	24,565	114,720

<u>Severe Housing Problems Overview 2</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	12,195	5,130	17,325
Household has none of 4 Severe Housing Problems	77,545	19,210	96,755
Cost Burden not available	415	225	640
Total	90,155	24,565	114,720

<u>Housing Cost Burden Overview 3</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	58,225	13,950	72,175
Cost Burden >30% to <=50%	20,175	5,895	26,070
Cost Burden >50%	11,330	4,505	15,835
Cost Burden not available	425	225	650
Total	90,155	24,565	114,720

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	7,625	1,415	640	9,685
Household Income >30% to <=50% HAMFI	9,380	2,820	0	12,200
Household Income >50% to <=80% HAMFI	8,325	5,770	0	14,100
Household Income >80% to <=100% HAMFI	5,430	6,225	0	11,655
Household Income >100% HAMFI	12,290	54,790	0	67,085
Total	43,055	71,020	640	114,720

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	3,650	1,045	225	4,920
Household Income >30% to <=50% HAMFI	3,450	990	0	4,440
Household Income >50% to <=80% HAMFI	2,705	2,140	0	4,850
Household Income >80% to <=100% HAMFI	440	2,355	0	2,795
Household Income >100% HAMFI	590	6,970	0	7,560
Total	10,835	13,500	225	24,565

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	3,975	370	415	4,765
Household Income >30% to <=50% HAMFI	5,930	1,830	0	7,760
Household Income >50% to <=80% HAMFI	5,620	3,630	0	9,250
Household Income >80% to <=100% HAMFI	4,990	3,870	0	8,860
Household Income >100% HAMFI	11,700	47,820	0	59,525
Total	32,220	57,520	415	90,155

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	7,565	6,365	9,685
Household Income >30% to <=50% HAMFI	9,255	4,165	12,200
Household Income >50% to <=80% HAMFI	8,190	2,855	14,095
Household Income >80% to <=100% HAMFI	5,270	1,245	11,655
Household Income >100% HAMFI	11,620	1,205	67,085
Total	41,900	15,835	114,720

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	3,600	2,995	4,920
Household Income >30% to <=50% HAMFI	3,395	1,040	4,440
Household Income >50% to <=80% HAMFI	2,630	375	4,850
Household Income >80% to <=100% HAMFI	385	80	2,795
Household Income >100% HAMFI	7,415	365	7,560
Total	10,400	4,505	24,565

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	3,970	3,370	4,765
Household Income >30% to <=50% HAMFI	5,860	3,125	7,760
Household Income >50% to <=80% HAMFI	5,560	2,480	9,250
Household Income >80% to <=100% HAMFI	7,695	3,720	8,860
Household Income >100% HAMFI	58,335	10,040	59,525
Total	31,505	11,330	90,155

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010

http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_

Summary Level: County

Data for: Strafford County; New Hampshire

Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	2,300	4,570	6,870
Household Income >30% to <=50% HAMFI	2,800	3,245	6,045
Household Income >50% to <=80% HAMFI	4,195	2,850	7,045
Household Income >80% to <=100% HAMFI	3,930	1,625	5,555
Household Income >100% HAMFI	18,060	3,010	21,070
Total	31,280	15,295	46,575

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	10,240	7,600	17,840
Household has none of 4 Housing Problems	20,930	7,500	28,430
Cost Burden not available	110	200	310
Total	31,280	15,295	46,575

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	3,660	4,340	8,000
Household has none of 4 Severe Housing Problems	27,510	10,760	38,270
Cost Burden not available	110	200	310
Total	31,280	15,295	46,575

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	21,090	7,850	28,940
Cost Burden >30% to <=50%	6,635	3,440	10,075
Cost Burden >50%	3,445	3,765	7,210
Cost Burden not available	110	240	350
Total	31,280	15,295	46,575

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	5,560	1,000	310	6,870
Household Income >30% to <=50% HAMFI	4,560	1,480	0	6,045
Household Income >50% to <=80% HAMFI	3,250	3,795	0	7,045
Household Income >80% to <=100% HAMFI	1,665	3,885	0	5,555
Household Income >100% HAMFI	2,800	18,270	0	21,070
Total	17,840	28,430	310	46,575

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	3,620	750	200	4,570
Household Income >30% to <=50% HAMFI	2,570	670	0	3,245
Household Income >50% to <=80% HAMFI	1,085	1,765	0	2,850
Household Income >80% to <=100% HAMFI	220	1,405	0	1,625
Household Income >100% HAMFI	100	2,910	0	3,010
Total	7,600	7,500	200	15,295

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	1,940	250	110	2,300
Household Income >30% to <=50% HAMFI	1,990	810	0	2,800
Household Income >50% to <=80% HAMFI	2,165	2,030	0	4,195
Household Income >80% to <=100% HAMFI	1,445	2,480	0	3,930
Household Income >100% HAMFI	2,700	15,360	0	18,060
Total	10,240	20,930	110	31,280

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	5,395	4,440	6,870
Household Income >30% to <=50% HAMFI	4,550	1,610	6,040
Household Income >50% to <=80% HAMFI	3,045	695	7,045
Household Income >80% to <=100% HAMFI	1,595	315	5,555
Household Income >100% HAMFI	2,705	155	21,070
Total	17,290	7,215	46,575

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	3,475	2,995	4,570
Household Income >30% to <=50% HAMFI	2,560	740	3,245
Household Income >50% to <=80% HAMFI	900	15	2,850
Household Income >80% to <=100% HAMFI	190	15	1,625
Household Income >100% HAMFI	3,010	80	3,010
Total	7,205	3,765	15,295

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	1,925	1,450	2,300
Household Income >30% to <=50% HAMFI	1,990	870	2,800
Household Income >50% to <=80% HAMFI	2,140	675	4,195
Household Income >80% to <=100% HAMFI	3,630	1,105	3,930
Household Income >100% HAMFI	17,905	2,470	18,060
Total	10,080	3,445	31,280

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

ACS 2006-2010

http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_

Summary Level: County

Data for: Sullivan County; New Hampshire

Income Distribution Overview

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household Income <= 30% HAMFI	875	1,245	2,120
Household Income >30% to <=50% HAMFI	1,150	870	2,020
Household Income >50% to <=80% HAMFI	2,280	1,005	3,285
Household Income >80% to <=100% HAMFI	1,870	790	2,660
Household Income >100% HAMFI	7,255	885	8,140
Total	13,435	4,795	18,225

Housing Problems Overview 1

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Housing Problems	4,195	1,995	6,190
Household has none of 4 Housing Problems	9,210	2,780	11,990
Cost Burden not available	25	20	45
Total	13,435	4,795	18,225

Severe Housing Problems Overview 2

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Household has 1 of 4 Severe Housing Problems	1,810	905	2,715
Household has none of 4 Severe Housing Problems	11,600	3,870	15,470
Cost Burden not available	25	20	45
Total	13,435	4,795	18,225

Housing Cost Burden Overview 3

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Cost Burden <=30%	9,365	2,865	12,230
Cost Burden >30% to <=50%	2,420	1,150	3,570
Cost Burden >50%	1,620	750	2,370
Cost Burden not available	25	30	55
Total	13,435	4,795	18,225

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners and Renters)</u>				
Household Income <= 30% HAMFI	1,570	505	45	2,120
Household Income >30% to <=50% HAMFI	1,610	415	0	2,020
Household Income >50% to <=80% HAMFI	1,555	1,730	0	3,285
Household Income >80% to <=100% HAMFI	535	2,125	0	2,660
Household Income >100% HAMFI	919	7,220	0	8,140
Total	6,190	11,990	45	18,225

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Renters only)</u>				
Household Income <= 30% HAMFI	770	455	20	1,245
Household Income >30% to <=50% HAMFI	715	155	0	870
Household Income >50% to <=80% HAMFI	420	580	0	1,005
Household Income >80% to <=100% HAMFI	80	710	0	790
Household Income >100% HAMFI	4	880	0	885
Total	1,995	2,780	20	4,795

	<u>Household has 1 of 4 Housing Problems</u>	<u>Household has none of 4 Housing Problems</u>	<u>Cost Burden not available</u>	<u>Total</u>
<u>Income by Housing Problems (Owners only)</u>				
Household Income <= 30% HAMFI	800	50	25	875
Household Income >30% to <=50% HAMFI	895	260	0	1,150
Household Income >50% to <=80% HAMFI	1,135	1,150	0	2,280
Household Income >80% to <=100% HAMFI	455	1,415	0	1,870
Household Income >100% HAMFI	915	6,340	0	7,255
Total	4,195	9,210	25	13,435

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners and Renters)</u>			
Household Income <= 30% HAMFI	1,535	1,110	2,120
Household Income >30% to <=50% HAMFI	1,565	640	2,020
Household Income >50% to <=80% HAMFI	1,460	465	3,285
Household Income >80% to <=100% HAMFI	535	100	2,665
Household Income >100% HAMFI	850	55	8,140
Total	5,945	2,370	18,225

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Renters only)</u>			
Household Income <= 30% HAMFI	750	505	1,245
Household Income >30% to <=50% HAMFI	705	235	870
Household Income >50% to <=80% HAMFI	365	0	1,005
Household Income >80% to <=100% HAMFI	80	10	790
Household Income >100% HAMFI	880	0	885
Total	1,900	750	4,795

	<u>Cost burden > 30%</u>	<u>Cost burden > 50%</u>	<u>Total</u>
<u>Income by Cost Burden (Owners only)</u>			
Household Income <= 30% HAMFI	780	605	875
Household Income >30% to <=50% HAMFI	865	405	1,150
Household Income >50% to <=80% HAMFI	1,090	465	2,280
Household Income >80% to <=100% HAMFI	1,780	365	1,870
Household Income >100% HAMFI	7,200	795	7,255
Total	4,040	1,620	13,435

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1.5 persons per room; and cost burden greater than 50%

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.