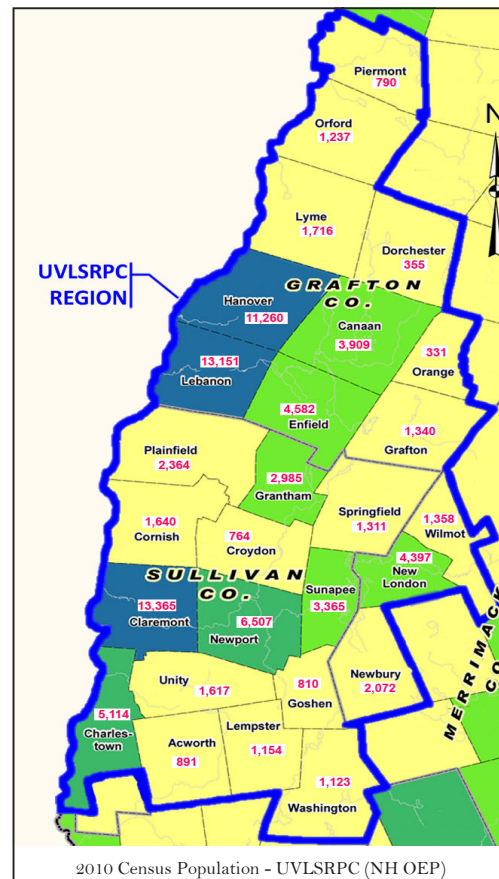


In the Upper Valley Lake Sunapee Regional Planning Commission region, it is estimated that between 3,800 and 4,600 new housing units will be needed between 2010 and 2020.

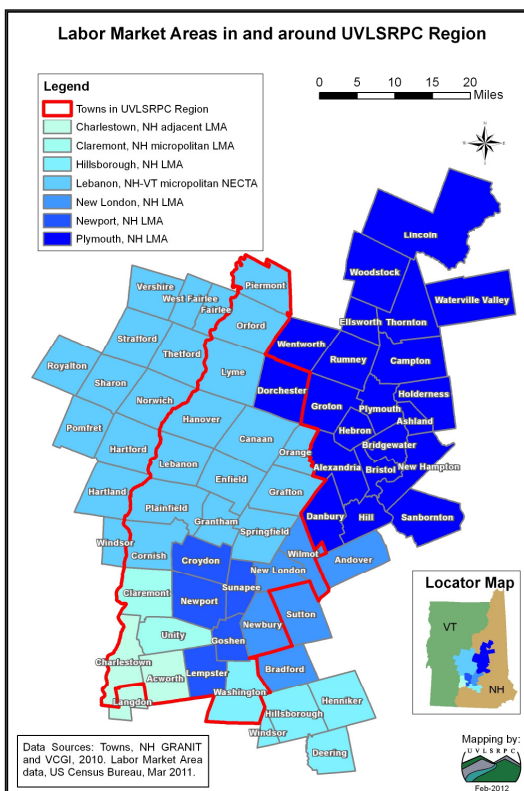
- Building permits were issued for 4,673 housing units between 2000-2009 throughout the region.
- There were 7,527 new households in the region between 1990-2010, either through conversions to year-round occupancy or new construction.
- Of the estimated future units that will be needed by 2020, between 1,600 and 1,900 should be built with workforce needs in mind.
- In 2010 56% of the current households in the region had incomes at or below what New Hampshire defines as 'workforce' housing affordability.
- According to projection models 10% of new units built in the next 10 years may need to be rental units.



Who Needs Housing?

A Regional Assessment

Housing Availability and Affordability for all Residents is Critical to Economic Sustainability and the Quality of Community of the Upper Valley Lake Sunapee Region.



In the Lebanon, NH-VT micropolitan NECTA, it is estimated that between 3,300 and 5,500 housing units will be needed between 2010-2020.

- Between 1990-1999, 2,143 units were permitted by local planning boards throughout this region.
- And between 2000-2009, 3,539 units were permitted by local planning boards throughout this region.
- The Lebanon NH/VT micropolitan area employment growth rates are more volatile, leading to less predictability for housing needs.
- It is estimated that between 1,100 and 1,900 of new units should be built with workforce needs in mind.

Highlights from the Regional Housing Needs Assessment

Both a **Summary Report** and **The Technical Report** can be found at: www.uvlsrpc.org

For more information contact: Michael McCrory 603-448-1680

Special Thanks to: Steven Schneider, (Enfield), Dan Brand (Lyme), Shawn Donovan (Lebanon), William Dietrich (Hanover), Jeff Kessler (Newport), Dan Kiley (Enfield), Paul Mayo (Lyme), Kenneth Morley (At-Large for Grafton County), Aaron Simpson (Sunapee), William Trought (Dorchester), Anne Duncan Cooley and Corb Moister (Upper Valley Housing Coalition).
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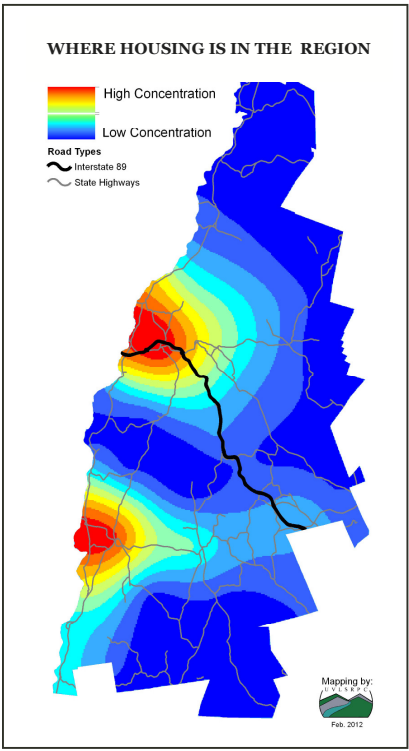
Upper Valley Lake Sunapee Regional Planning Commission

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Upper Valley Lake Sunapee Regional Planning Commission

The age groups that saw the most growth between 2000 and 2010 were the groups 55-64 and 85+.

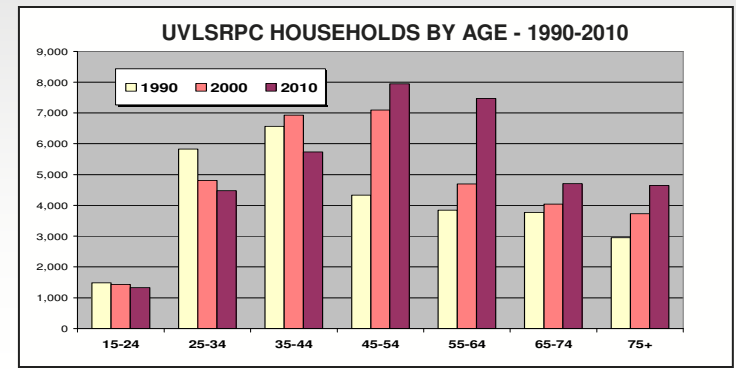


Upper Valley Lake Sunapee Region

THE REGION HAS EXPERIENCED STEADY GROWTH OVER THE PAST 20 YEARS

Traditional first-time buyers (ages 25-34) and move-up buyers (ages 35-44) decreased in population between 1990-2010.

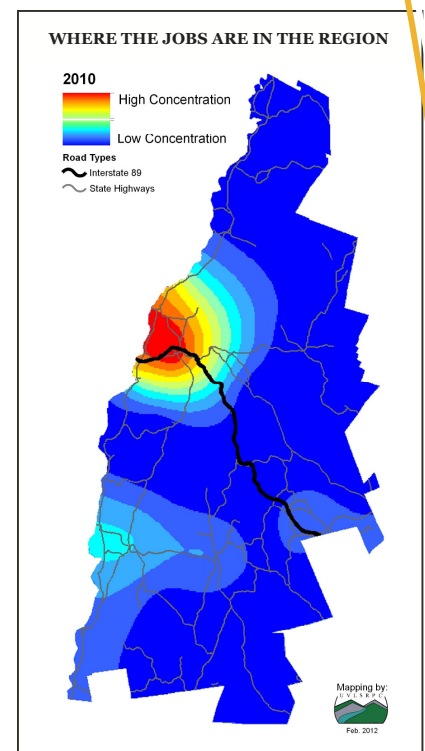
This is important to future sales in the housing market.



Households headed by individuals 65 and older is estimated to make up 48% of all households by 2030.

This will impact the number of assisted rental units and rental units that will be needed.

Compared to state and national estimates the ratio of housing costs to income fares well. However, 42% of all renters and 33% of all homeowners spend more than 30% of their household incomes on housing costs. **Importantly, 70% of all homeowners who are under age 25, spend greater than 30% of their income on housing.**

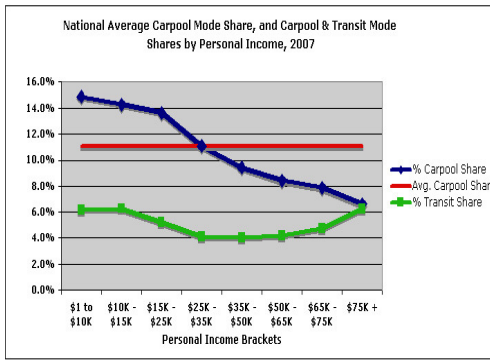


In 2010, 56% of all households had incomes at or below what New Hampshire determines to be "workforce" housing affordability.

Household size declined from 2.51 persons per household to 2.31 between 1990-2010.

One and Two person households accounted for 93% of the household growth from 2000 to 2010.

This will impact the size and type of units that will be required to meet demand in the future.



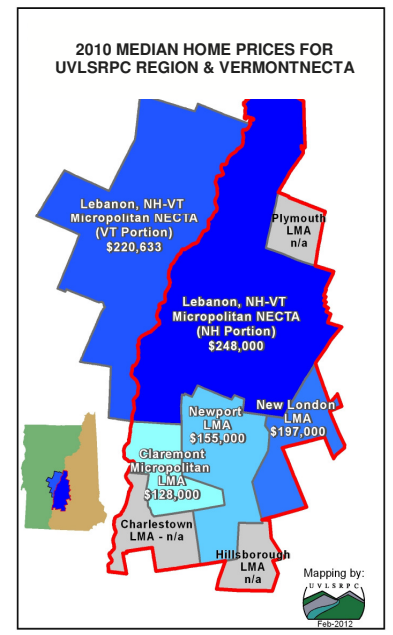
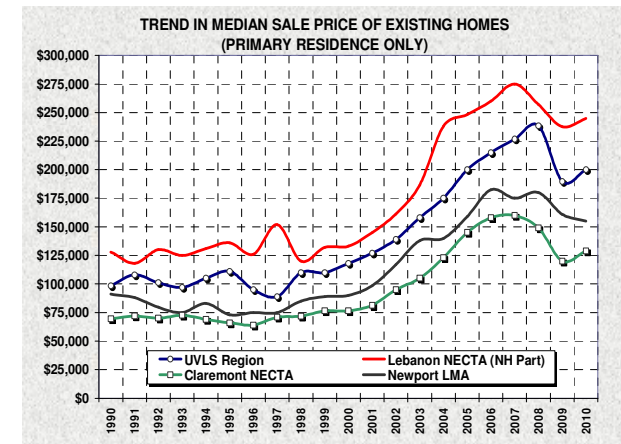
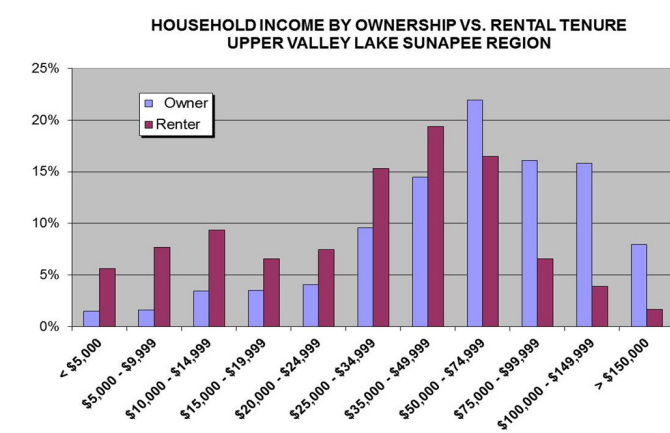
Source: American Community Survey, 2005-2007

Average travel time per commute increased 25% in the past 20 years from 17.1 minutes to 22 minutes.

Of the 450 employees surveyed in the Upper Valley, 81% stated they drove alone to work each day and 5.9% carpooled.

Median home price doubled between 2000-2008

After 2008 home prices dropped sharply, however, there was no comparable drop in market rental rates.



There is great variability in the cost of housing within the region, both in terms of median home price and in housing price ranges.

In a survey of Upper Valley employees, of the 69% of renters who said they plan to own a house someday, 87% of those would prefer to own a single family detached house.

With the exception of subsidized rental housing, gross rents of under \$600 per month are not available in the marketplace.

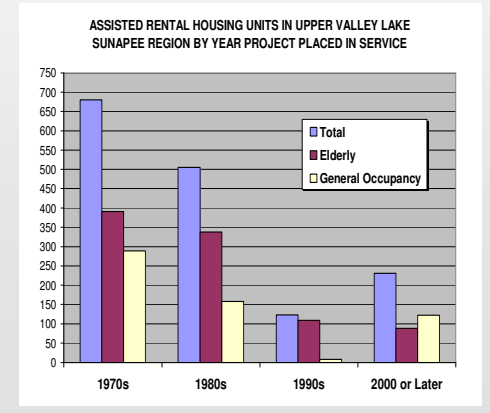
In 2010, 49% of primary home sales in the region had sale prices under \$200,000.

Between 2010 and 2020, 4,600 new housing units will be needed

Between 2000-2009, building permits were issued for 4,673 housing units

An aging stock of assisted living units, 45% of which were built prior to the 1980's using funding sources no longer available.

This will have an impact on financing strategies needed to accommodate future assisted rental units.



In 2010 there were 25,203 households in ownership and 11,095 rental units

By 2030 senior households could comprise about 48% of all households in the region.