Vital Communities New Homes Project - Definitions and Data Collection Process

Completed in July 2022 for 2010 to 2021 Update.

Data collection performed by Olivia Uyizeye & Tim Josephson with the Upper Valley Lake Sunapee Regional Planning Commission.

What is a New Home?

A new home is any housing unit addition that was not previously available on that parcel and is considered a built

Permit Data

From State Databases on New Residential Construction Building Permits

Housing Units placed into the following categories.

Multi	Multifamily - Apartment building, Triplex, Quadplex, Mixed Use
SFD	Single Family Dwelling - stand alone home
MF	Manufactured or Modular - trailer or mobile home
Duplex	Two family dwelling - common feasible conversion from SFD
Camp	Seasonal dwelling not identified as SFD by town
ADU	Apartment identified as ADU by town that is built with or added to SFD
Unk	No other data available from town

Housing units noted as either new construction or conversion.

New	Where collection process allowed for replacements to be differentiated, these have been removed
Conversion	These include buildings that have been converted to housing from another use, moved from another location (mobile home), modified to allow more in existing structures, and rehabilitated where previously unlivable (tracked rarely).

Data Collection Comments

Not all towns were able to provide a complete dataset, either within a certain year or of a certain type. This is due to a variety of reasons that include staff turnover, lack of required tracking method (e.g. no building permits required), or unavailable amount of time required by town or data collection team staff required to complete.

The following was the most common data collection process: A discussion of available data with municipal staff. Making a list of all potential new housing units from the building permit (BP) log (either by municipal or project staff). Cross referencing of the BP list with parcel/lister cards to confirm housing unit completion and to log available data.

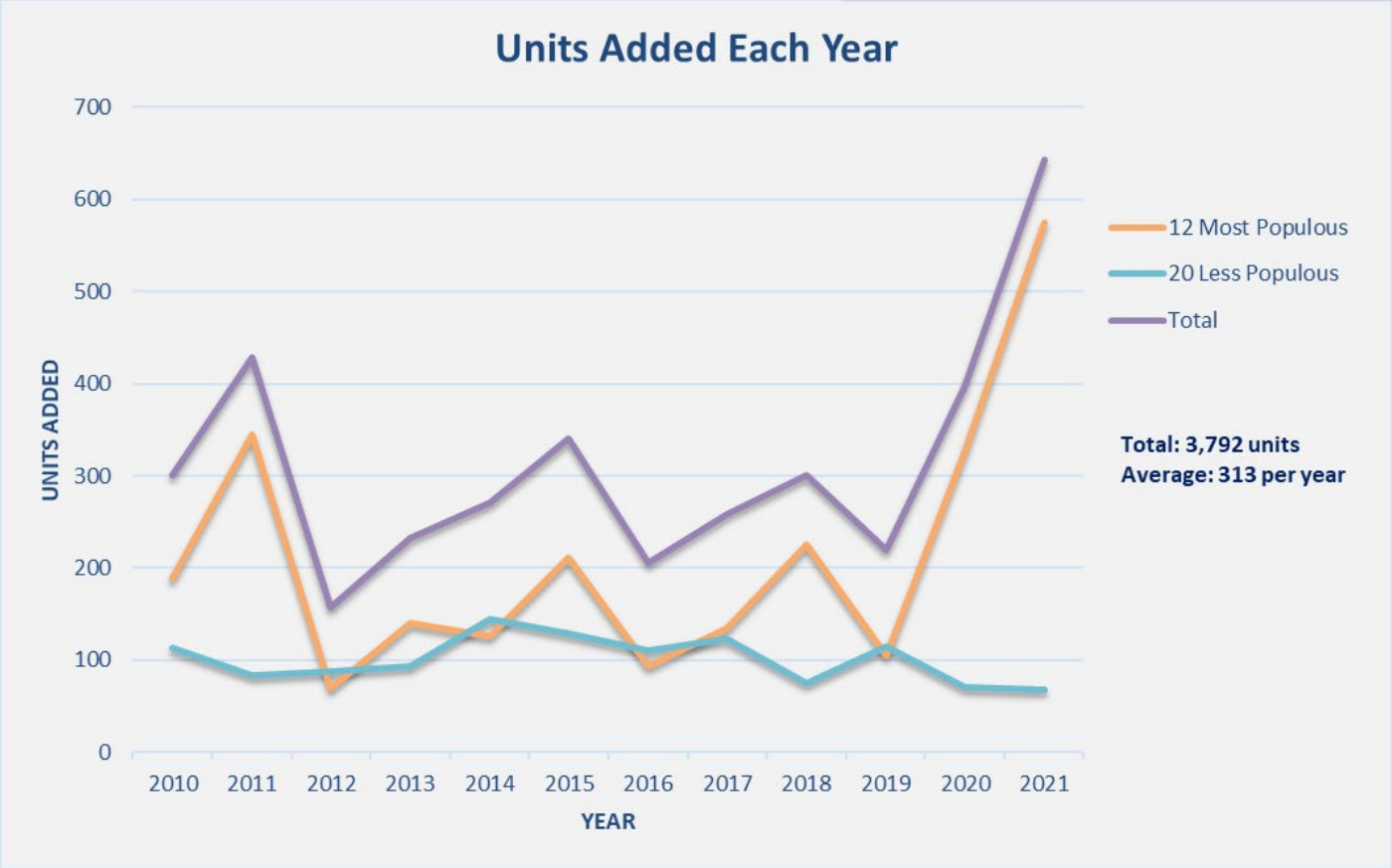
It is significant to note that building permit logs are kept in various formats (e.g. handwritten, excel document), written by multiple staff, and may use different types of descriptive vocabulary to explain a BP's purpose. Therefore, it is possible that the list generated may have been incomplete. In addition, it is possible that new housing units (particularly conversions) were not counted where the BP was given prior to 2010. New construction was more broadly captured by many towns due to their ability to provide a report on structures built during a particular time period from the assessing database; However, this type of report did not allow for replacements to be identified.

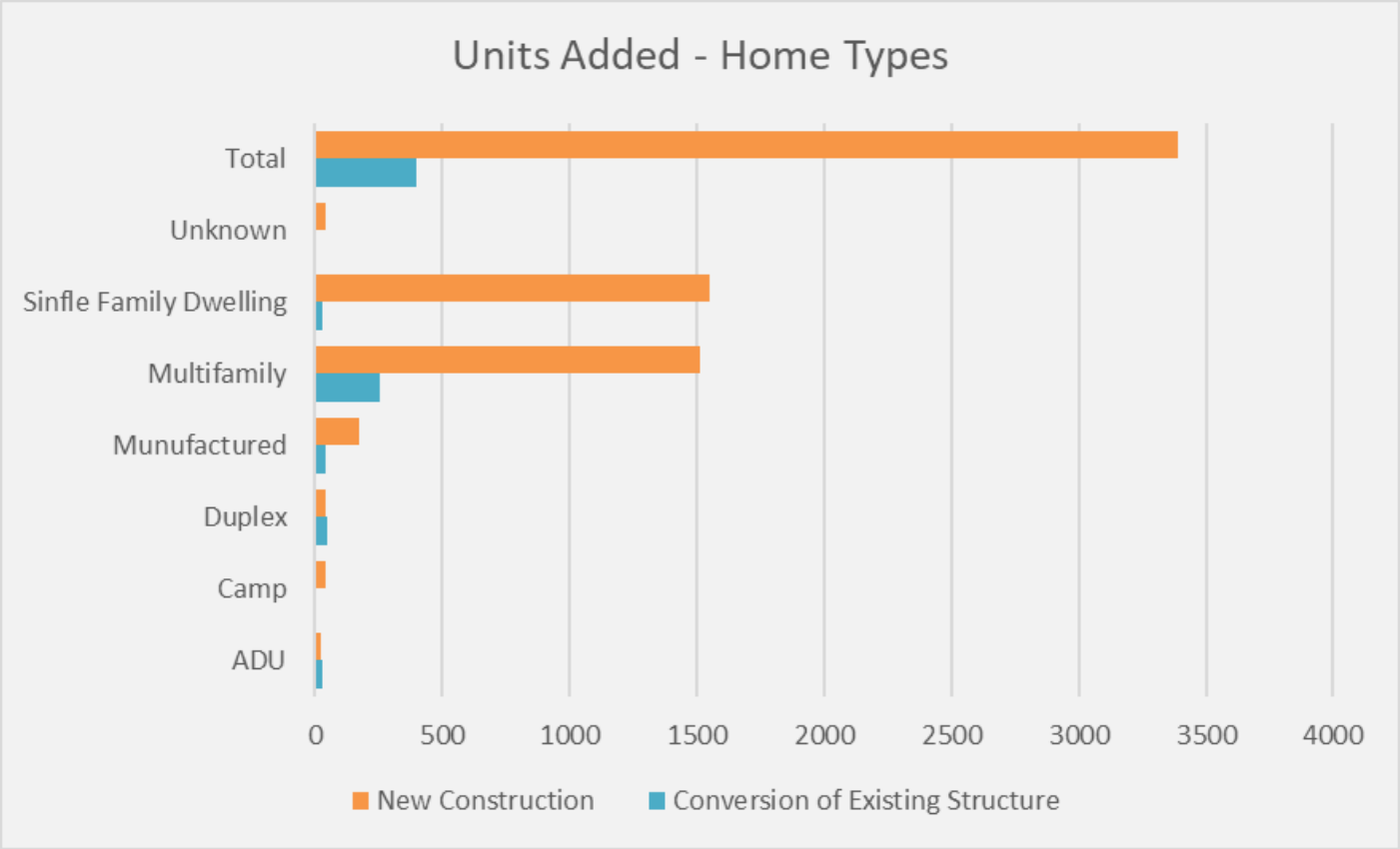
Notes on data collection techniques and tracking methods for each town are available.
Student residences limited to only current students have not been counted.

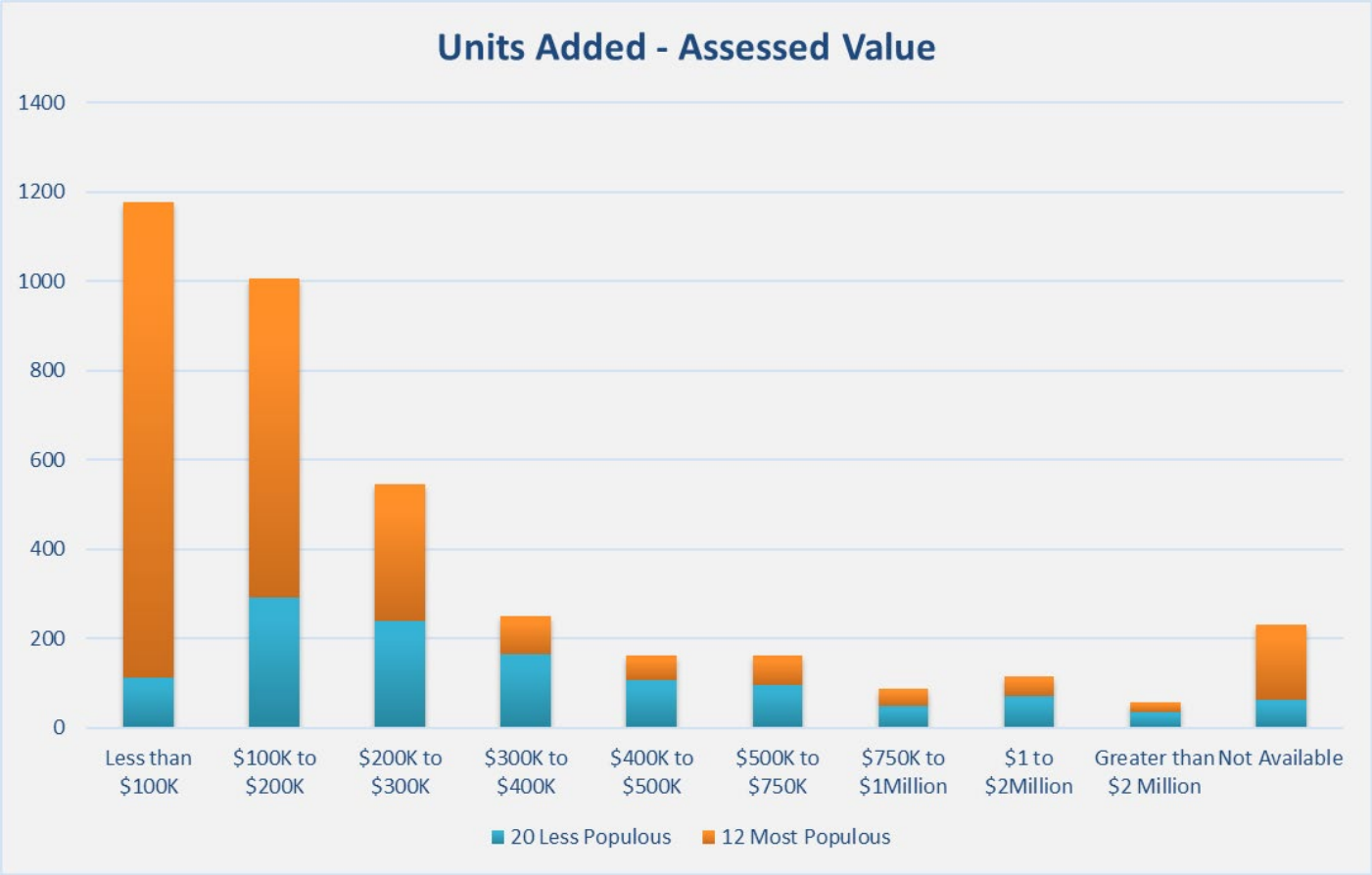
2010 data is likely under due to 2009 permit lists not reviewed; However, those datum that received reports from the assessor's database would be accurate.

New Homes in Our Communities 2010 to 2021

In the Vital Communities Service Area 32 municipalities participated







In the Pipeline
12 Most Populous: 1,591 units
20 Less Populous: 144 units

Definition

A new home, or place to live, is any housing unit addition that was not previously available on that parcel and is considered a built structure by municipal assessors or listers.

How did we count new place to live?

We started by discussing available data with municipal staff, then created a list of all potential new housing units from the building permit log (either by municipal or project staff). Where building permits are not done or a log unavailable, a report was produced from the municipal assessing department. That list was cross referenced with parcel/lister cards to confirm housing unit by the "year built". Unit details were recorded. The final numbers were validated by staff in each community.

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Vital Communities

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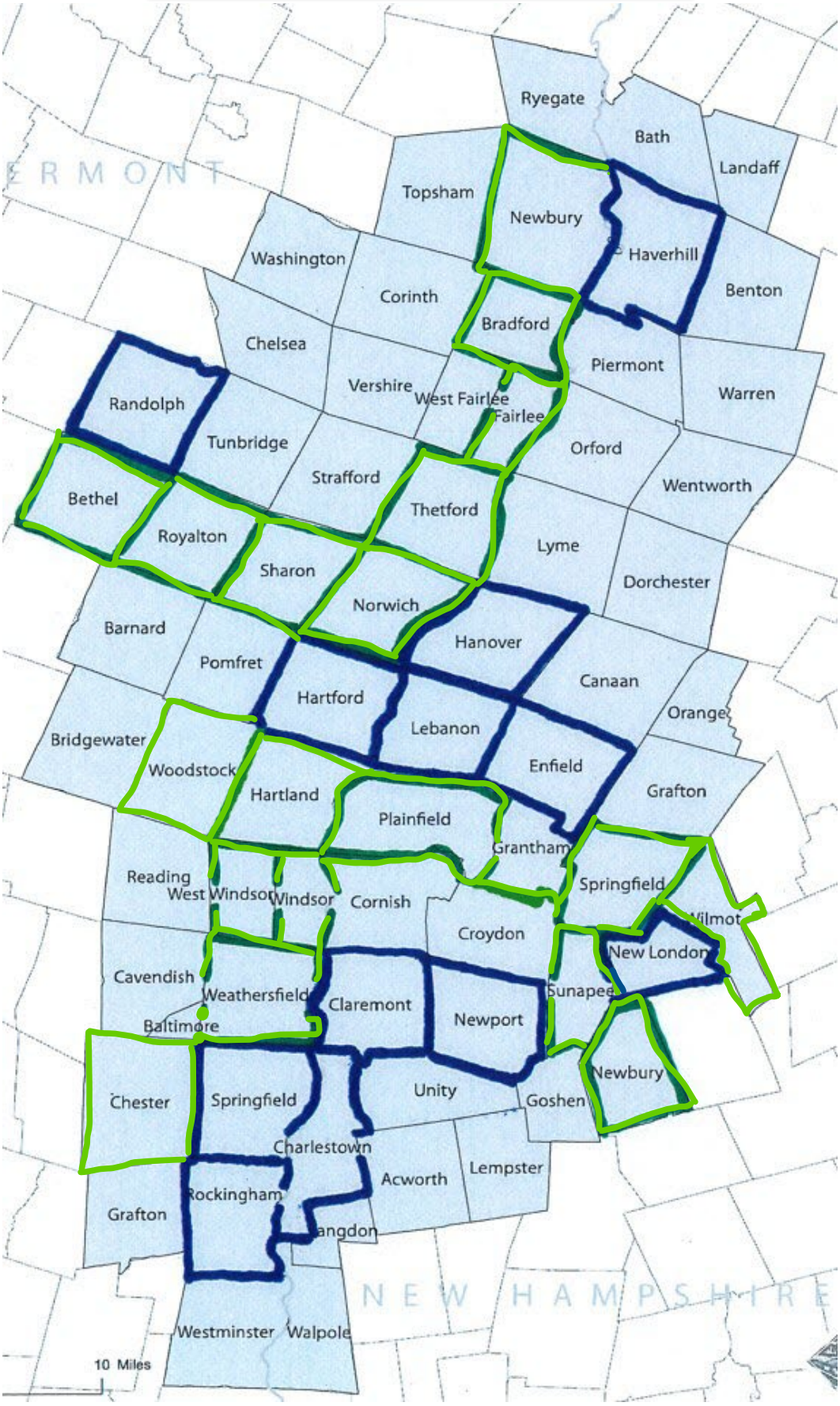
Upper Valley Lake Sunapee
Regional Planning Commission

New Homes Participating Municipalities

12 Largest in Population

Smaller in Population



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			ADDED HOUSING UNITS														PIPELINE	LOST
Municipality	**Population**	**Jobs**	**TOTAL**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**UNK**	**Units Incomplete**	**Partial Data**
Lebanon, NH	13718	18878	1350	134	268	10	52	46	70	7	34	4	38	248	413	26	1260	55
Claremont, NH	12969	5606	83	4	4		7	1	5	6	33	3	5	8	7		113	2
Hanover, NH	11525	8242	188	11	17	13	18	16	21	11	2	9	12	10	48		18	39
Hartford, VT	9617	6252	371	6	7	8	15	15	28	9	15	156	15	16	81		35	6
Springfield, VT	8935	3980	70	8	8	3	3	9	9	5	8	6	2	7	2		11	
Newport, NH	6376	3147	47	5	4	4	2	1	5	7	5	2	5	5	2		26	3
Charlestown, NH	5034	1897	54	4	6	5	4	7	4	7	10	2		4	1		12	5
Rockingham, VT	5008	1871	40					2	4		3	23	1	5	2		32	1
Randolph, VT	4625	2482	70	4	11	6	6	5	12	10	5	5	1	5			30	1
Haverhill, NH	4597	2245	103		4	3	8	5	39	22	2	4	5	7	4		29	1
Enfield, NH	4566	813	90	6	12	7	11	8	6		6	7	13	6	8		13	6
New London, NH	4326	2496	98	6	3	10	14	11	8	10	11	5	8	5	7		12	7
Hartland, VT	3483	407	43					1	7	5	6	11	13					
Sunapee, NH	3476	622	180	14	9	16	16	10	13	24	23	2	18	8	27		18	26
Windsor, VT	3354	1253	14				1	1			2	8	1	1			3	
Norwich, VT	3353	902	62	9	4	7	6	8	7	7	2		7	3	2		13	1
Chester, VT	3036	742	82	9	10	7	7	8	7	9	5	4	5	9	2		19	7
Grantham, NH	2948	311	34	4	3	2	5	1	6	4	3	2	3	1			9	4
Woodstock, VT	2933	1790	115	8	6	6	1	9	36	7	8	5	3	13	1	12	10	
Royalton, VT	2861	1088	72	5	9	5	2	9	9	6	6	4	12	5			3	1
Plainfield, NH	2765	499	52	5	3	1	6	5	6	4	8	2	5	3	4		14	
Weathersfield, VT	2740	358	33		1	4	4	6	2	3	6	3	2	1	1		2	
Bradford, VT	2707	1341	88	4	5	2	4	51	4	2	11	1	4					
Thetford, VT	2546	548	70	8	6	7	5	6	11	9	6		11	1			1	
Bethel, VT	2120	670	34	2	4	2	5	4	1	1	5	4	3	2	1		1	6
Newbury, VT	2117	383	37	5	2		2	2	4	3	3	3	2	7	4		18	
Newbury, NH	1795	438	154	18	8	12	13	10	8	13	20	13	15	4	20		8	13
Wilmot, NH	1529	134	27	1	4	5	1		1	5	2	2	1	2	3		3	5
West Windsor, VT	1224	126	19	4		1		3		2	1	1	3	2	2		6	1
Springfield, NH	1191	123	42	4	3	6	7		2	3	5	3	3	5	1		9	1
Fairlee, VT	1123	369	33	9	2	2	5	9	2	2	0	2					3	
Lempster, NH	803	118	37	4	5	3	3	2	3	2	2	5	4	4			4	2
12 Most Populous	91296	57909	2564	188	344	69	140	126	211	94	134	226	105	326	575	26	1591	126
20 Less Populous	48104	12222	1228	113	84	88	93	145	129	111	124	75	115	71	68	12	144	67
Total	139400	70131	3792	301	428	157	233	271	340	205	258	301	220	397	643	38	1735	193
Median	3195	858	286	5	5	5	5	7	7	6	6	4	5	5	3			
Average	4356	2192	313	11	15	6	8	9	11	7	8	10	7	14	28			

KEY	**SOURCE**	
No Data	Job	2020 Economic and Labor Market Information Bureau.
Partial Data	Population	2016-2020 ACS 5 Year Estimates
Added for 2022 Report	Housing Units	Assessor and Lister Database, Muncipal Building Permits Log Books.

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	NEW CONSTRUCTION UNITS								UNITS CONVERTED FROM EXISTING STRUCTURES						
Municipality	**TOTAL**	**ADU**	**Camp**	**Duplex**	**MF**	**Multifamily**	**SFD**	**UNK**	**TOTAL**	**ADU**	**Duplex**	**MF**	**Multifamily**	**SFD**	**UNK**
Lebanon, NH	1315	5				1127	183		35	1	6		27		1
Claremont, NH	33				14	1	18		50	1	5	5	37	2	
Hanover, NH	181	2		2	1	68	108		7	6			1		
Hartford, VT	269	1		4	13	187	64		102	5	9	3	79	6	
Springfield, VT	54	1	7	2	8	5	31		16	2		4	9	1	
Newport, NH	44				17		27		3			1	1	1	
Charlestown, NH	44		1		16	1	18	8	10			9		1	
Rockingham, VT	13		1				12		27		-1		25	3	
Randolph, VT	43	1	1		8	2	31		27		5	3	17	2	
Haverhill, NH	86	2	2		17	35	30		17		3		14		
Enfield, NH	78	4		2	8	1	63		12		3	1	7	1	
New London, NH	96	1		13		1	81		2	1				1	
Hartland, VT	42		1		6		35		-1		1				
Sunapee, NH	176		1		4	9	162		4		1		2	1	
Windsor, VT	14						14								
Norwich, VT	53		2	4		1	46		9		4		4	1	
Chester, VT	78	1	12		9	3	53		4	1		3			
Grantham, NH	34	1		1	1		31		0						
Woodstock, VT	103			12	4	12	75		12	6	3		3		
Royalton, VT	70		8		9	10	43		-2			2			
Plainfield, NH	41	2					39		11	2			8	1	
Weathersfield, VT	30				2		28		3			1	1	1	
Bradford, VT	79		1		4	48	26		9	1	1	1	5	1	
Thetford, VT	44	2	1		7	2	32		26	4	3	6	11	2	
Bethel, VT	28		3		6		19		6		2	1	2	1	
Newbury, VT	33	1			6		26		-4			3		1	
Newbury, NH	154			2	1	1	150								
Wilmot, NH	27		1		1		25		0						
West Windsor, VT	18				1		17		1		1				
Springfield, NH	40	1			2		37		2			2			
Fairlee, VT	33							33							
Lempster, NH	37		1		11		25								
12 Most Populous	2256	17	12	23	102	1428	666	8	308	16	30	26	217	18	1
20 Less Populous	1134	8	31	19	74	86	883	33	94	14	16	19	36	9	0
Total	3390	25	43	42	176	1514	1549	41	402	30	46	45	253	27	1
Median	44	1	1	2	6	4	31	21	8	2	3	3	8	1	1
Average	106	2	3	5	7	84	50	21	14	3	3	3	14	2	1

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	ROUGH ASSESSED VALUE PER NEW UNIT									
Municipality	**Less than $100K**	**$100K to $200K**	**$200K to $300K**	**$300K to $400K**	**$400K to $500K**	**$500K to $750K**	**$750K to $1Million**	**$1 to $2Million**	**Greater than $2 Million**	**Not Available**
Lebanon, NH	573	497	98	21	12	6				143
Claremont, NH	56	19	6		1					1
Hanover, NH	57	11	4	11	12	27	29	28	9	
Hartford, VT	186	43	101	20	8	4	1	3		5
Springfield, VT	33	18	15	2		2				
Newport, NH	15	22	6	3	1					
Charlestown, NH	23	13	8	2						8
Rockingham, VT	30	4	3	2		1				
Randolph, VT	20	22	12	5	6	4			1	
Haverhill, NH	63	34	5	1						
Enfield, NH	6	32	24	5	4	7	1			11
New London, NH	2		22	13	12	15	9	14	11	
Hartland, VT	2	7	15	6	6	4	1	2		
Sunapee, NH	6	15	26	33	17	18	16	26	20	3
Windsor, VT	1	5	2	3	2	1				
Norwich, VT		7	7	11	7	16	7	5	2	
Chester, VT	13	29	19	15	6					
Grantham, NH	2	3	14	5	5	2	2			1
Woodstock, VT	6	29	14	16	14	19	2	11	4	
Royalton, VT	23	11	24	8	1	3	1	1		
Plainfield, NH	3	14	13	8	10	2		2		
Weathersfield, VT	1	20	7	3	2					
Bradford, VT	7	63	7	6	1					4
Thetford, VT	16	21	21	7	4	1				
Bethel, VT	3	13	11	6		1				
Newbury, VT	4	12	6	2						13
Newbury, NH	1	14	30	20	20	26	14	20	9	
Wilmot, NH	2	5	6	7	2	1	1	2		1
West Windsor, VT	2	2	7		1	1	3	1		2
Springfield, NH	5	9	8	9	8	1	1	1		
Fairlee, VT										33
Lempster, NH	16	12	3							6
12 Most Populous	1064	715	304	85	56	66	40	45	21	168
20 Less Populous	113	291	240	165	106	96	48	71	35	63
Total	1177	1006	544	250	162	162	88	116	56	231
Median	7	14	11	7	6	4	2	3	9	
Average	39	34	18	9	7	7	6	9	8	

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