

**REGIONAL HOUSING NEEDS  
ASSESSMENT  
STRAFFORD REGIONAL  
PLANNING COMMISSION**

**2009**

Supplementary Handout  
Materials  
For Presentation

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## AREA AND LOCAL HOUSING COST BURDEN DATA: ESTIMATES BASED ON THE 2000 CENSUS

### 2000 HOUSING NEED GAP – CUMULATIVE BY INCOME

STRAFFORD RPC - 2000 CENSUS INCOME AND PAYMENT BY TENURE (1)										
Tenure and Cost Burden	Income Range as % of Area Median Family Income							Total Sample	Workforce Segment	Workforce Income Range as % of Total
	Under 30% MAI	Under 50% MAI	Under 60% MAI	Under 80% MAI	Under 100% MAI	Under 120% MAI	Over 120% MAI			
<b>OWNERS OF SINGLE FAMILY HOMES (2)</b>										
Pay 30% +	1,170	2,351	2,915	3,828	4,357	4,706	414	5,120	4,357	18.3%
Pay 35% +	1,047	1,958	2,370	2,891	3,171	3,340	166	3,506	3,171	13.3%
Total Sample in Income Range	1,655	4,037	5,345	8,506	11,732	14,845	8,971	23,816	11,732	49.3%
Pay 30% +	70.7%	58.2%	54.5%	45.0%	37.1%	31.7%	4.6%	21.5%	37.1%	
Pay 35% +	63.3%	48.5%	44.3%	34.0%	27.0%	22.5%	1.9%	14.7%	27.0%	
<b>RENTERS</b>										
Pay 30% +	3,428	5,084	5,732	5,924	5,998	6,030	12	6,042	5,732	33.5%
Pay 35% +	3,115	4,238	4,607	4,705	4,733	4,740	2	4,742	4,607	26.9%
Total Sample in Income Range	4,589	8,024	9,691	12,481	14,203	15,524	1,606	17,130	9,691	56.6%
Pay 30% +	74.7%	63.4%	59.1%	47.5%	42.2%	38.8%	0.7%	35.3%	59.1%	
Pay 35% +	67.9%	52.8%	47.5%	37.7%	33.3%	30.5%	0.1%	27.7%	47.5%	

(1) Estimates based on 2003 tabulations by BCM Planning for NH Housing Needs Study, Technical Report for NHHFA

(2) Represents only a portion of home owners. 2000 Census sample on housing cost burden limited to "selected owner occupied units" only, which excludes manufactured housing, owner-occupied 2+ family structures and some homes on large lots.

### SRPC AREA RENTERS BY GROSS RENT BURDEN IN 2000

Municipality	Total Sample	NUMBER OF RENTER HOUSEHOLDS BY PERCENT OF GROSS INCOME SPENT ON GROSS RENT IN 2000										Total Spend 30%+	Total Spend 35%+	Total Spend 50%+
		Less than 10 percent	10 to 14 percent	15 to 19 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 to 39 percent	40 to 49 percent	50 percent or more	Not computed			
Brookfield	9	0	0	5	0	2	0	0	0	2	0	2	2	2
Wakefield	283	10	11	71	31	23	20	27	14	36	40	97	77	36
Newmarket	1,576	79	192	335	180	133	139	96	113	275	34	623	484	275
Northwood	195	10	18	32	39	21	10	17	5	4	39	36	26	4
Nottingham	90	0	30	7	9	8	7	7	0	9	13	23	16	9
Barrington	411	8	80	37	41	34	39	35	52	40	45	166	127	40
Dover	5,652	323	744	927	915	816	380	242	400	750	155	1,772	1,392	750
Durham	1,214	92	71	104	123	60	117	47	70	434	96	668	551	434
Farmington	629	20	75	125	104	129	27	0	41	93	15	161	134	93
Lee	340	14	24	81	73	45	12	8	15	56	12	91	79	56
Madbury	102	3	9	23	18	3	5	3	9	22	7	39	34	22
Middleton	45	3	6	8	0	7	3	4	0	3	11	10	7	3
Milton	280	5	49	17	44	29	31	22	33	21	29	107	76	21
New Durham	71	6	12	10	3	9	6	2	3	9	11	20	14	9
Rochester	3,777	212	448	594	464	519	267	209	232	682	150	1,390	1,123	682
Rollinsford	301	8	39	97	40	14	29	9	16	32	17	86	57	32
Somersworth	2,021	131	219	396	257	188	204	173	144	222	87	743	539	222
Strafford	134	18	4	30	24	18	4	0	0	4	32	8	4	4
Total	17,130	942	2,031	2,899	2,365	2,058	1,300	901	1,147	2,694	793	6,042	4,742	2,694

**SRPC AREA RENTERS WITH GROSS RENT BURDEN OF 35% +  
OF HOUSEHOLD INCOME BY AGE GROUP**

Municipality	Total Spend 35%+ on Rent	AGE DISTRIBUTION OF SRPC RENTER HOUSEHOLDS SPENDING 35%+ OF INCOME ON GROSS RENT IN 2000										
		Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75+	Householder Under Age 65	Householder Age 65+	% Non- Elderly	% Elderly
Brookfield	2	0	0	0	2	0	0	0	2	0	100.0%	0.0%
Wakefield	77	3	23	13	10	14	9	5	63	14	81.8%	18.2%
Newmarket	484	173	98	51	67	37	20	38	426	58	88.0%	12.0%
Northwood	26	12	0	14	0	0	0	0	26	0	100.0%	0.0%
Nottingham	16	0	0	9	0	0	7	0	9	7	56.3%	43.8%
Barrington	127	0	41	38	40	0	8	0	119	8	93.7%	6.3%
Dover	1,392	397	301	220	101	126	115	132	1,145	247	82.3%	17.7%
Durham	551	448	31	41	14	0	5	12	534	17	96.9%	3.1%
Farmington	134	32	17	8	28	33	8	8	118	16	88.1%	11.9%
Lee	79	9	31	19	0	10	10	0	69	10	87.3%	12.7%
Madbury	34	13	16	4	1	0	0	0	34	0	100.0%	0.0%
Middleton	7	0	2	0	1	4	0	0	7	0	100.0%	0.0%
Milton	76	11	20	5	21	0	13	6	57	19	75.0%	25.0%
New Durham	14	0	2	8	2	0	0	2	12	2	85.7%	14.3%
Rochester	1,123	124	362	214	150	69	89	115	919	204	81.8%	18.2%
Rollinsford	57	18	7	15	8	3	0	6	51	6	89.5%	10.5%
Somersworth	539	83	146	78	90	25	37	80	422	117	78.3%	21.7%
Strafford	4	0	0	0	0	0	0	4	0	4	0.0%	100.0%
<b>Total</b>	<b>4,742</b>	<b>1,323</b>	<b>1,097</b>	<b>737</b>	<b>535</b>	<b>321</b>	<b>321</b>	<b>408</b>	<b>4,013</b>	<b>729</b>	<b>84.6%</b>	<b>15.4%</b>

**SRPC AREA SELECTED HOMEOWNERS WITH COST BURDEN OF 35% +  
OF HOUSEHOLD INCOME BY AGE GROUP**

Municipality	Total Spend 35%+ on Ownership Cost	AGE DISTRIBUTION OF "SPECIFIED" OWNER OCCUPIED UNITS* WITH MONTHLY COST AT 35% OF INCOME OR MORE										
		Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75+	Householder Under Age 65	Householder Age 65+	% Non- Elderly	% Elderly
Brookfield	14	0	3	0	4	5	0	2	12	2	85.7%	14.3%
Wakefield	207	0	22	22	38	46	43	36	128	79	61.8%	38.2%
Newmarket	213	8	24	62	20	28	36	35	142	71	66.7%	33.3%
Northwood	140	6	4	29	34	32	14	21	105	35	75.0%	25.0%
Nottingham	173	0	12	49	58	21	20	13	140	33	80.9%	19.1%
Barrington	275	0	16	76	99	30	41	13	221	54	80.4%	19.6%
Dover	540	5	46	133	155	44	69	88	383	157	70.9%	29.1%
Durham	229	9	27	37	81	11	24	40	165	64	72.1%	27.9%
Farmington	170	0	32	54	50	25	9	0	161	9	94.7%	5.3%
Lee	116	0	28	35	32	0	11	10	95	21	81.9%	18.1%
Madbury	47	0	6	18	11	7	0	5	42	5	89.4%	10.6%
Middleton	68	2	10	24	10	8	7	7	54	14	79.4%	20.6%
Milton	97	0	0	34	29	12	5	17	75	22	77.3%	22.7%
New Durham	82	4	4	31	15	7	15	6	61	21	74.4%	25.6%
Rochester	702	16	113	156	118	89	120	90	492	210	70.1%	29.9%
Rollinsford	80	0	4	16	14	8	22	16	42	38	52.5%	47.5%
Somersworth	256	0	40	83	53	16	23	41	192	64	75.0%	25.0%
Strafford	97	0	14	30	33	16	0	4	93	4	95.9%	4.1%
<b>Total</b>	<b>3,506</b>	<b>50</b>	<b>405</b>	<b>889</b>	<b>854</b>	<b>405</b>	<b>459</b>	<b>444</b>	<b>2,603</b>	<b>903</b>	<b>74.2%</b>	<b>25.8%</b>

\* In the 2000 Census, payment ratios were computed only for "specified" owner occupied units. This sample does not reflect homes on large lots, owner occupied mobile homes, attached, duplex or multifamily structures.

NOTE: THE FOLLOWING MODELS ARE FOR ILLUSTRATION PURPOSES ONLY

THEY DO NOT CONSTITUTE ADOPTED POLICIES OR PROCEDURES FOR FAIR SHARE DETERMINATIONS

EXAMPLE 1: PROPORTIONATE DISTRIBUTION OF ATTACHED AND 2+ FAMILY UNITS (2007 SUPPLY)

PROPORTIONATE DISTRIBUTION OF HOUSING SUPPLY IN ATTACHED AND TWO OR MORE FAMILY STRUCTURES - STRAFFORD RPC

MUNICIPALITY	A	B	C	D	E	F	G	H	I	J	K	L
	SHARE OF SRPC AREA PRIVATE SECTOR EMPLOYMENT 2007	2007 EST. SHARE OF SRPC COMMERCIAL-INDUSTRIAL VALUATION (EQUALIZED)	2006 HOUSEHOLDS (NHOEP ESTIMATE)	SHARE OF SRPC RESIDENT LABOR FORCE 2007	SHARE OF SRPC AGGREGATE HOUSEHOLD INCOME 2000	COMPOSITE PROPORTIONATE SHARE BASED ON FACTORS A-E	MULTIFAMILY UNITS 2007 USING WEIGHTED ALLOCATION FACTORS	TRAVEL TIME TO WORK - AVG. MINUTES PER WORKER IN 2000	ADJUSTED PROPORTIONATE SHARE OF SRPC TOTAL	ADJUSTED PROPORTIONATE DISTRIBUTION 2007	UNITS IN ATTACHED AND 2+ FAMILY STRUCTURES 2007	CHANGE IN HOUSING SUPPLY TO ACHIEVE PROPORTIONATE DISTRIBUTION
Factor Weighting Points	4.0	4.0	2.0	2.0	1.0	13.0						
Relative Weight of Factor (Rounded)	31%	31%	15%	15%	8%	100%						
Brookfield	0.07%	0.03%	0.48%	0.46%	0.57%	0.22%	44	46.73	0.11%	22	(6)	16
Wakarusa	1.05%	6.80%	3.40%	3.40%	3.36%	3.65%	719	38.74	2.25%	443	(234)	209
Newmarket	2.95%	5.64%	7.18%	7.56%	6.54%	5.41%	1,067	26.14	4.94%	973	(2,227)	(1,254)
Northwood	2.14%	2.63%	2.73%	2.84%	2.94%	2.55%	503	33.49	1.82%	358	(250)	108
Nottingham	0.43%	0.53%	2.89%	3.33%	3.37%	1.51%	298	33.81	1.07%	210	(70)	140
Barrington	2.68%	4.63%	5.49%	6.05%	5.74%	4.47%	882	27.73	3.85%	758	(329)	429
Dover	38.71%	32.05%	22.21%	20.92%	22.92%	30.16%	5,945	21.41	33.58%	6,619	(6,760)	(141)
Durham	4.99%	6.63%	5.62%	8.55%	7.27%	6.13%	1,208	17.06	8.56%	1,688	(1,400)	288
Farmington	1.86%	2.92%	4.56%	4.19%	3.59%	3.10%	610	27.62	2.67%	527	(564)	(37)
Madbury	2.55%	2.69%	2.82%	3.16%	3.56%	2.81%	554	26.38	2.54%	500	(365)	135
Lee	0.44%	0.50%	1.13%	1.18%	1.43%	0.75%	148	24.19	0.74%	146	(123)	23
Middleton	0.31%	0.26%	1.19%	1.21%	0.98%	0.62%	122	35.91	0.41%	81	(20)	61
Milton	1.18%	1.30%	3.07%	2.97%	2.57%	1.89%	373	31.00	1.45%	287	(212)	75
New Durham	0.59%	0.54%	1.71%	1.74%	1.79%	1.02%	201	35.87	0.68%	133	(29)	104
Rochester	26.82%	21.47%	22.31%	20.29%	19.63%	22.92%	4,518	23.72	23.03%	4,539	(4,353)	186
Rollinsford	1.44%	1.65%	1.87%	1.93%	2.39%	1.72%	339	24.30	1.69%	332	(346)	(14)
Somersworth	11.82%	9.52%	8.77%	7.79%	8.28%	9.75%	1,922	23.79	9.77%	1,926	(2,334)	(408)
Stratford	0.58%	0.18%	2.56%	2.85%	3.16%	1.31%	258	39.62	0.85%	168	(68)	80
SRPC Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	19,710	25.30	100.00%	19,710	(19,710)	0

COMPOSITION OF NEEDS THAT ARE DISTRIBUTED WITHIN REGION

19,710 UNIT IN ATTACHED AND 2+ UNIT STRUCTURES - EXISTING (APPROXIMATELY REPRESENTATIVE OF THE RENTAL HOUSING SUPPLY)

**EXAMPLE 2: DISTRIBUTION OF EXISTING AND PROJECTED AFFORDABLE RENTAL HOUSING NEED TO 2015**

MUNICIPALITY	A	B	C	D	E	F	G	H	I	J	K	L
	SHARE OF SRPC AREA PRIVATE SECTOR EMPLOYMENT 2007	2007 EST. SHARE OF SRPC COMMERCIAL-INDUSTRIAL VALUATION (EQUALIZED)	2006 HOUSEHOLDS (NHOEP ESTIMATE)	SHARE OF SRPC RESIDENT LABOR FORCE 2007	SHARE OF SRPC AGGREGATE HOUSEHOLD INCOME 2000	COMPOSITE PROPORTIONATE SHARE BASED ON FACTORS A-E	DISTRIBUTION OF COST-BURDENED RENTER HOUSEHOLDS IN NEED OF AFFORDABLE RENTAL UNITS - 2015	TRAVEL TIME TO WORK - AVG. MINUTES PER WORKER IN 2000	ADJUSTED PROPORTIONATE SHARE OF SRPC TOTAL	ADJUSTED PROPORTIONATE SHARE OF NEED IN 2015	LESS ASSISTED HOUSING UNITS IN PLACE	ALLOCATION OF FUTURE ASSISTED RENTAL UNITS
Factor Weighting Points	4.0	4.0	2.0	2.0	1.0	13.0						
Relative Weight of Factor (Rounded)	31%	31%	15%	15%	8%	100%						
Brookfield	0.07%	0.03%	0.48%	0.46%	0.57%	0.22%	13	46.73	0.11%	7	0	7
Wakefield	1.05%	6.80%	3.40%	7.56%	3.36%	3.65%	214	38.74	2.25%	131	0	131
Newmarket	2.95%	5.64%	7.18%	2.84%	6.54%	5.41%	317	26.14	4.94%	289	(50)	239
Northwood	2.14%	2.63%	2.73%	2.84%	2.94%	2.55%	149	33.49	1.82%	106	0	106
Nottingham	0.43%	0.53%	2.89%	3.33%	3.37%	1.51%	88	33.81	1.07%	62	0	62
Barrington	2.68%	4.63%	5.49%	6.08%	5.74%	4.47%	262	27.73	3.85%	225	0	225
Dover	38.71%	32.05%	22.21%	20.92%	22.82%	30.16%	1,766	21.41	33.58%	1,966	(606)	1,360
Durham	4.39%	6.63%	5.62%	8.55%	7.27%	6.13%	359	17.06	8.56%	501	0	501
Farmington	1.86%	2.92%	4.56%	4.19%	3.99%	3.10%	181	27.62	2.57%	156	(81)	75
Lee	2.55%	2.69%	2.82%	3.16%	3.58%	2.81%	164	26.38	2.54%	149	0	149
Madbury	0.44%	0.50%	1.13%	1.18%	1.43%	0.75%	44	24.19	0.74%	43	0	43
Middleton	0.31%	0.26%	1.19%	1.21%	0.98%	0.62%	36	35.91	0.41%	24	0	24
Milton	1.18%	1.30%	3.07%	2.97%	2.97%	1.89%	111	31.00	1.45%	85	0	85
New Durham	0.59%	0.54%	1.71%	1.74%	1.79%	1.02%	60	35.87	0.66%	40	0	40
Rochester	26.82%	21.47%	22.31%	20.29%	19.63%	22.92%	1,942	23.72	23.03%	1,948	(204)	1,144
Rollinsford	1.44%	1.65%	1.87%	1.93%	2.39%	1.72%	101	24.30	1.69%	99	(12)	87
Somersworth	11.82%	9.52%	8.77%	7.79%	8.28%	9.75%	571	23.78	9.77%	572	(203)	369
Strafford	0.58%	0.18%	2.56%	2.85%	3.16%	1.31%	77	36.62	0.85%	50	0	50
SRPC Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	5,854	25.30	100.00%	5,854	(1,156)	4,698

COMPOSITION OF NEEDS THAT ARE DISTRIBUTED	5,854
2015 SUPPLY GOAL TO BE PROPORTIONATELY DISTRIBUTED	5,854
TOTAL RENTAL HOUSING SUPPLY NEEDED 2015 - AGE UNDER 65	17,400
% OF NON-ELDERLY RENTERS SPENDING 35%+ FOR HOUSING (2000 CENSUS)	27%
ESTIMATED 2015 RENTER HOUSEHOLDS WITH COST BURDEN 35%+	4,698
PLUS EXISTING GENERAL OCCUPANCY UNITS IN ASSISTED DEVELOPMENTS	1,156
ESTIMATED NEED GAP PLUS EXISTING SUPPLY OF ASSISTED UNITS	5,854

### EXAMPLE 3: DISTRIBUTION OF FUTURE GROWTH IN WORKFORCE HOUSING SUPPLY 2007-2015 (OWNERS AND RENTERS)

#### PROPORTIONATE DISTRIBUTION OF GROWTH IN WORKFORCE HOUSEHOLDS (HOMEOWNERS AND RENTERS) 2007-2015

MUNICIPALITY	A	B	C	D	E	F	G	H	I	J	K	L
	SHARE OF PRIVATE SECTOR EMPLOYMENT 2007	2007 EST. SHARE OF COMMERCIAL INDUSTRIAL VALUATION (EQUALIZED)	2006 HOUSEHOLDS (NHOEP ESTIMATE)	SHARE OF SRPC RESIDENT LABOR FORCE 2007	SHARE OF SRPC AGGREGATE HOUSEHOLD INCOME 2000	PROPORTIONATE SHARE OF WORKFORCE HOUSING GROWTH	LOCAL SHARE OF NEW WORKFORCE UNITS BASED ON FACTORS	TRAVEL TIME TO WORK - AVG. MINUTES PER WORKER IN 2000	ADJUSTED PROPORTIONATE SHARE OF SRPC TOTAL	ADJUSTED DISTRIBUTION OF WORKFORCE HOUSING GROWTH	WORKFORCE OWNER UNITS AT REGIONAL TENURE RATIO	WORKFORCE RENTAL UNITS AT REGIONAL TENURE RATIO
<b>Factor Weighting Points</b>	<b>4.0</b>	<b>4.0</b>	<b>2.0</b>	<b>2.0</b>	<b>1.0</b>	<b>13.0</b>						
<b>Relative Weight of Factor (Rounded)</b>	<b>31%</b>	<b>31%</b>	<b>15%</b>	<b>15%</b>	<b>8%</b>	<b>100%</b>						
Brookfield	0.07%	0.03%	0.48%	0.46%	0.57%	0.22%	9	46.73	0.11%	5	3	1
Wakfield	1.05%	6.80%	3.40%	2.95%	3.36%	3.65%	149	38.74	2.25%	91	64	27
Newmarket	2.95%	5.64%	7.18%	7.66%	6.64%	5.41%	220	26.14	4.94%	201	141	60
Northwood	2.14%	2.63%	2.73%	2.84%	2.94%	2.55%	104	33.49	1.82%	74	52	22
Nottingham	0.43%	0.53%	2.89%	3.33%	3.37%	1.51%	62	33.81	1.97%	43	31	13
Barrington	2.68%	4.63%	5.49%	6.08%	5.74%	4.47%	182	27.73	3.85%	157	110	46
Dever	38.71%	32.05%	22.21%	20.92%	22.82%	4.47%	1,228	21.41	33.58%	1,367	962	406
Durham	4.39%	6.63%	5.62%	8.55%	7.27%	30.16%	250	17.06	8.56%	349	245	103
Farmington	1.86%	2.92%	4.56%	4.19%	3.59%	3.10%	126	27.62	2.67%	103	77	32
Lee	2.65%	2.69%	2.82%	3.16%	3.58%	2.81%	114	26.38	2.54%	103	73	31
Maabury	0.44%	0.50%	1.13%	1.18%	1.43%	0.75%	31	24.19	0.74%	30	21	9
Middleton	0.31%	0.26%	1.19%	0.96%	0.96%	0.62%	25	35.91	0.41%	17	12	5
Millon	1.18%	1.30%	3.07%	2.97%	2.57%	1.89%	77	31.00	1.45%	59	42	18
New Durham	0.69%	0.54%	1.71%	1.74%	1.79%	1.02%	41	35.87	0.68%	28	19	8
Rochester	26.82%	21.47%	22.31%	20.29%	19.63%	22.92%	933	23.72	23.03%	938	660	278
Rollinsford	1.44%	1.65%	1.87%	1.93%	2.39%	1.72%	70	24.30	1.69%	69	48	20
Somersworth	11.82%	9.52%	8.77%	7.79%	8.28%	9.75%	397	23.79	9.77%	398	280	118
Stratford	0.68%	0.18%	2.66%	2.65%	3.16%	1.31%	53	36.62	0.85%	35	24	10
<b>SRPC Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>4,072</b>	<b>25.30</b>	<b>100.00%</b>	<b>4,072</b>	<b>2,864</b>	<b>1,208</b>

COMPOSITION OF NEEDS THAT ARE DISTRIBUTED WITHIN REGION	
4,072	2007-2015 GROWTH TO BE PROPORTIONATELY DISTRIBUTED
2,864	PROJECTED GROWTH - NUMBER OF HOMEOWNERS UNDER 100% AMFI
1,208	PROJECTED GROWTH - RENTERS UNDER 60% AMFI
4,072	WORKFORCE INCOME SECTOR - GROWTH IN SUPPLY 2007-2015
8,000	TOTAL HOUSING PRODUCTION (ALL INCOMES)
51%	WORKFORCE SHARE OF REGIONAL SUPPLY GROWTH