



# **Strafford Regional Planning Commission**

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*“Planning and action for sustainable development and an improved quality of life”.*

PRESS RELEASE

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## **Regional Master Plan Housing Policies Adopted to Meet Growing Needs**

Strafford Regional Planning Commission (SRPC) adopted Regional Master Plan Housing Policies on May 25, 2004 to address the growing demand for housing in the Strafford Region.

The Housing Policies respond to the projected need for approximately 9,000 to 11,000 new dwelling units by 2010 as calculated by the SRPC Regional Housing Needs Assessment. Of the new dwelling units needed, 2200 units are necessary to meet demand for affordable housing.

This segment of the housing market includes homeowners and renters earning \$26,892 or less (that is 50% of the current \$53,784 Median Area Income per household). Meeting the need for 9000 to 10,000 units by 2010 begins to respond to a projected 20% population increase of 28,000 within the Strafford Region by the year 2020.

The Regional Housing Policies were adopted to help achieve SRPC’s goal of sustainable development in the region by balancing the needs for market rate, workforce, and affordable housing with goals for economic development and environmental protection. “Although the Regional Housing Policies are advisory in their role, SRPC hopes that having all 18

Strafford Regional Planning Commission

Press Release – continued

municipalities within the region working together, with the private sector, we can meet the projected needs - particularly for workforce housing,” said Tom Fargo, SRPC Chairman.

“Adoption of our Housing Policies is one component of our initiative to update the Regional Master Plan through planning and actions that achieve an improved quality of life within the region,” said Cynthia Copeland, AICP, Executive Director of SRPC. “Also this effort provides our member communities with strategies and tools to address regional issues at the local level,” she added.

The Housing Policies and Implementation Strategies were adopted after receiving and responding to comments from municipalities and citizens.

SRPC will be working with local municipalities to amend their local Master Plans in response to regional housing needs and to adopt appropriate local implementation strategies.

The Regional Master Plan Housing Policies and Implementation Strategies and its appended Regional Housing Needs Assessment is posted on the SRPC web site at [www.strafford.org](http://www.strafford.org). It is available for use at each municipality’s Planning Board, Clerk's Office, and Library. Users should think of the Regional Master Plan as an advisory municipal code that will be periodically updated and amended for use as a guide to decision making and budgeting.

If you have questions, please contact SRPC by calling 603-742-2523 or via e-mail at [srpc@strafford.org](mailto:srpc@strafford.org)

Strafford Regional Planning Commission

Press Release – continued

### **Regional Housing Needs Assessment Fact Sheet**

Attached is a Regional Housing Fact Sheet, showing population projections and housing needs for the Strafford Region.

### **Strafford Regional Planning Commission**

Strafford Regional Planning Commission's mission is to serve as an advisor to local governments and organizations by planning and taking actions that achieve sustainable development and improve the quality of life in the region.

SRPC has been active in regional planning for over 30 years as one of the nine Regional Planning Commissions established by the New Hampshire legislature through RSA 36:46.

SRPC is composed of eighteen communities including all thirteen municipalities in Strafford County, three communities in Rockingham County and two communities in Carroll County.

SRPC works to improve the region by coordinating local planning, balancing economic progress with environmental protection and community well-being, promoting orderly growth and efficient land use and transportation systems, and addressing issues of regional concern. SRPC's professional planning staff assists in Land Use, Transportation, and Environmental Planning; Economic Development; Support Services; Project Management; and Geographic Information System Mapping and Analysis.

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**Population Projection for 2010**

	<b>1990</b>	<b>2000</b>	<b>% change from 1990- 2000</b>	<b>2010 Projection</b>	<b>% change from 2000- 2010</b>
<b>SRPC Area</b>	121,028	132,457	8.6%	149,427	12.8%

**Overall Housing Need Projection**

Year 2000 had 51,235 total housing units.

Comparison of Projected Housing Need by Tenure through 2010

Using Three Housing Need Projection Methods for the SRPC Area

	<b>Housing Need 1: Constant Share of Projected Employment Growth</b>	<b>Housing Need 2: Growth Share of Projected Employment Growth</b>	<b>Housing Need 3: Population Based Growth</b>
<b>Total Need 2000-2010</b>			
Owner	40,094	39,082	38,993
Renter	21,696	21,148	21,100
<b>Total</b>	<b>61,790</b>	<b>60,230</b>	<b>60,093</b>
<b>New Need 2000-2010</b>			
Owner	6,624	5,612	5,523
Renter	3,931	3,383	3,335
<b>Total***</b>	<b>10,555</b>	<b>8,995</b>	<b>8,858</b>
<b>New Need for Residents Working in SRPC Area</b>			
Owner	3,870	3,278	nc
Renter	2,296	1,976	nc
<b>Total</b>	<b>6,166</b>	<b>5,255</b>	nc

**\*\*\*New Housing Need is approximately between 9,000-11,000 dwelling units.**

**Affordable Housing Need**

Families’ earnings according to Median Average Income (MAI).

<b>Total Housing Need by Tenure and Income Range Projected Through 2010 Strafford Regional Planning Commission Region</b>						
	<b>2000</b>	<b>Cumulative %</b>	<b>Δ By Increment</b>	<b>2010</b>	<b>Cumulative %</b>	<b>Δ By Increment</b>
<b>Homeowners*</b>						
<b>Total</b>	33,191			38,239		
Earning Under 30% MAI	2,456	7.4%	2,456	2,829	7.4%	2,829
Earning Under 50% MAI	5,792	17.5%	3,336	<b>6,673</b>	17.5%	3,844
Earning Under 60% MAI	8,021	24.2%	2,229	9,241	24.2%	2,568
Earning Under 80% MAI	12,429	37.4%	4,408	14,319	37.4%	5,078
Earning Under 100% MAI	16,654	50.2%	4,225	19,187	50.2%	4,868
Earning Under 120% MAI	20,572	62.0%	3,918	23,700	62.0%	4,513
<b>Renters</b>						
<b>Total</b>	17,130			19,962		
Earning Under 30% MAI	4,589	26.8%	4,589	5,348	26.8%	5,348
Earning Under 50% MAI	8,024	46.8%	3,435	<b>9,351</b>	46.8%	4,003
Earning Under 60% MAI	9,691	56.6%	1,667	11,293	56.6%	1,942
Earning Under 80% MAI	12,481	72.9%	2,790	14,544	72.9%	3,251
Earning Under 100% MAI	14,203	82.9%	1,722	16,551	82.9%	2,007
Earning Under 120% MAI	15,524	90.6%	1,321	18,090	90.6%	1,539
<b>Total Households</b>						
<b>Total</b>	50,559			58,200		
Earning Under 30% MAI	7,491	14.8%	7,491	8,623	14.8%	8,623
Earning Under 50% MAI	14,737	29.1%	7,246	<b>16,964</b>	29.1%	8,341
Earning Under 60% MAI	18,548	36.7%	3,811	21,351	36.7%	4,387
Earning Under 80% MAI	26,076	51.6%	7,528	30,017	51.6%	8,666
Earning Under 100% MAI	32,180	63.6%	6,104	37,044	63.6%	7,027
Earning Under 120% MAI	37,616	74.4%	5,436	43,301	74.4%	6,257

\*MHI (Median Household Income) was used to estimate the thresholds for homeowners due to lack of data. Households are defined as any occupied housing units. A relationship is not specified. This is why the cumulative %’s for total households are not exactly the same (One is adding Homeowners using MHI and renters using MAI).

Increase from 2000-2010:

- 881 homeowner dwelling units
- 1,327 renters dwelling units

Strafford Regional Planning Commission

Press Release – continued

- **2,227 total household dwelling units**

Families’ earnings according to MAI that pay 30% or more of their income on housing (rent/mortgage).

	2000	Δ By Increment	Δ 1990-2000	2010	Δ By Increment	Δ 2000-2010
<b>Renters</b>						
Total: Pay 30%+ of income on Gross Rent	6,042		1	7,518		1,476
Earning Under 30% MAI	3,428	3,428	739	4,265	4,265	837
Earning Under 50% MAI	5,084	1,656	234	<b>6,326</b>	2,061	<b>1,242</b>
Earning Under 60% MAI	5,732	648	583	7,132	806	1,400
Earning Under 80% MAI	5,924	192	200	7,371	239	1,447
Earning Under 100% MAI	5,998	74	37	7,463	92	1,465
Earning Over 100% MAI	44		-36	55		11
Renter Households Age 65+ Paying 30%+ on rent	901			1,121		220
Renter Households Under Age 65 Paying 30%+	5,141			6,397		1,256
Non-Elderly Share of Renters Paying 30%+	85.1%			85.1%		
Percent of Renters Age 65+ Paying 30%+	41.8%			41.8%		
Percent of Renters Under Age 65 Paying 30%+	33.9%			33.9%		
Percent of All Renters Paying 30%+	35.3%			35.3%		
<b>Single Family Homeowners</b>						
Total: Paying 30%+ of income on Mortgage	5,120		-527	6,071		951
Earning Under 30% MAI	1,170	1,170	73	1,387	1,387	217
Earning Under 50% MAI	2,351	1,181	510	<b>2,788</b>	1,401	<b>437</b>
Earning Under 60% MAI	2,915	564	609	3,457	669	542
Earning Under 80% MAI	3,828	913	579	4,539	1,082	711
Earning Under 100% MAI	4,357	529	269	5,167	628	810
Earning Over 100% MAI	763		-796	905		142
Single Family Owner Age 65+ Paying 30%+	1,240			1,470		230
Single Family Owner Under Age 65 Paying 30%+	3,880			4,601		721
Non-Elderly Share of SF Owners Paying 30%+	75.8%			75.8%		
Percent of SF Owners Age 65+ Paying 30%+	25.5%			25.5%		
Percent of SF Owners Under Age 65 Paying 30%+	20.5%			20.5%		
Percent of All SF Owners Paying 30%+	21.5%			21.5%		

Increase from 2000-2010

- **1,242 renter dwelling units**
- **437 single-family homeowner dwelling units**
- **1,679 total dwelling units**