

HOUSING

For the Town of Allenstown

Town of Allenstown Housing Vision

Retain the following core community values as expressed in the survey and visioning sessions while continuing to ensure a variety of housing options, both in design and levels of affordability, and pursue housing strategies that will meet changing demographic needs and attract the workforce of the future.

The purpose of the Housing Chapter is to identify Allenstown's housing inventory, short-term and long-term housing needs, and to develop long term strategies in keeping with public input, forecasted needs and the overall goals of the master plan.

The analysis and recommendations in this Chapter are focused around three main themes.

- Continue to ensure that Allenstown has a balance of housing types (including affordability) compatible with community character while meeting changing demographic needs now and into the future.
- Attract a workforce in support of economic development efforts.

- Develop strategies to help seniors age in place.

Data for this chapter are summarized from the Allenstown vision chapter and the Central NH Regional Planning Commission's Regional Plan, completed in 2014. A wide range of data sources were used to compile the information in this Chapter, including the US Census Bureau, Decennial Census and the American Community Survey, the New Hampshire Housing Finance Authority (NHHFA) and other sources as noted in the individual tables.

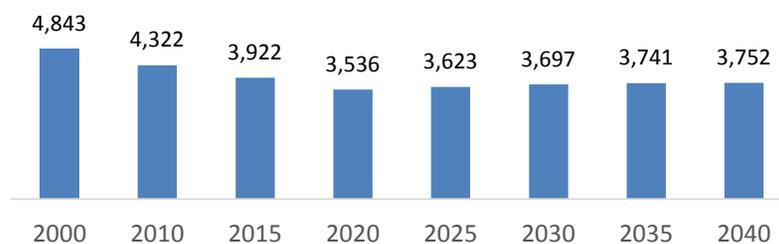
COMMUNITY HOUSING VISION

As Allenstown's demographic trends change, so does its housing needs. Housing is a critical building block that supports a successful community and contributes positively to residents' perception of quality of life. The majority of communities in New Hampshire

experienced the impact of the downturn in the housing market in the latter half of the 2000s. Sales slowed as people tended to stay in place in an effort to cope with lower property values and economic concerns fueled by the lack of job growth. Cyclically, these downturns lead to recoveries but it can be slow. In looking at past US Census data and State of New Hampshire population projection estimates, Allenstown has experienced a decline in population since the year 2000 and will continue to do so until 2020. Beginning in 2025, Allenstown is projected to experience a modest increase in population, though nothing like the decades of the 1980's and 1990's. From the standpoint of housing, Allenstown needs to ensure that not only the correct type of housing exists for the community, but the right number of units. Balancing changing demographic needs with a decline population can be a challenge. Facilitating changes in housing stock type, while at the same time being careful not to create an inventory surplus should be a priority.

Despite the concern of a continuing population decline forecast in concert with of actual declines over the past Census period, there is a significant opportunity. Data suggests that Allenstown's current housing stock is in balance with its population (Exhibit 2). First, Allenstown has an extremely low vacancy rate, especially notable given the Great Recession and a population decline. With 99% of its units occupied in 2014, this suggests demand and need are fairly close. Secondly, the ratio of units to population is in balance with the actual household sizes reported in the Census. Third, there is more of a balance between the types of housing that make up the housing stock. One challenge is that about a quarter to a third of the population is paying more than one third of their monthly income for housing. Another is the desire for more senior housing options.

Exhibit 1: Population Trends for Allenstown



Source: U.S. Census Bureau, NH Office of Energy and Planning Projections, Fall 2013

Couple these challenges with the fact that Allenstown, like the region and state as a whole, will need to attract a workforce in future years to remain economically viable. This suggests that Allenstown can “build to suit” future housing needs now. To that end, this Chapter focuses on the current housing climate and strategies to protect the quality of existing housing and neighborhoods as Allenstown moves into the future.

CORE VALUES:

- Maintain and Enhance Community Character
- Encourage the community to stay engaged in Allenstown's heritage and strong sense of connection to its natural scenic qualities and rural character.
- Support a built environment that reflects the community's identity as a community with a strong civic pride in its heritage.
- Meet changing demographic needs and capitalize on opportunities for economic development.

COMMUNITY SURVEY AND VISIONING SESSION RESULTS

A survey was conducted in the spring of 2013 and two visioning sessions were held, one on November 20, 2013, and another on May 14, 2014. Residents who responded to the Community Survey expressed the opinion that 55 and older housing should be the most highly encouraged housing type. They also expressed interest in single family homes, duplexes, and townhouse condominiums. The majority of survey responses came from residents in single family homes, 97 %, with 3% from renters. At the visioning session and in the community survey, participants felt that a mix of housing should be available in Allenstown and that future manufactured home growth should be managed but permissible in certain areas of Town. Additionally, community character needs to be protected, more development and sustainable development is needed, and longevity of families in Allenstown is important.

Specifically on housing, 62% prefer 55 and older housing; 50% would like to see single family housing; 27%, townhouse condominiums; and 23% duplexes. These results highlight the importance of seniors needing more options to age in place and stay in Allenstown. Additionally, the visioning session participants indicated a desire to manage mobile home park expansion. Based on the survey results and the strong desire for Allenstown to maintain its rural character, any new development should include sustainable design principles and be integrated into its natural setting to protect the natural environment.

The themes that emerged from the visioning session are similar to the survey responses and can be categorized as stated below:

- Provide opportunities for more senior housing;

“Build to Suit”

Allenstown has a unique opportunity that many communities do not: the presence of a balanced housing stock and the opportunity to develop strategies to attract the workforce of the future and create new housing to meet changing demographic needs, notably senior housing and more affordable housing.

- Allow multiple housing types that fit Allenstown’s community character;
- In general, more development is needed;
- Efforts should be made to support economic development activities;
- Walkability and sustainable development are priorities;
- Longevity of families in Allenstown is important;
- Safety is a priority; and
- Manage the expansion of mobile home parks.

Question 1:

Allenstown’s predominant form of housing is Single Family. What other types of housing would you like to see Allenstown encourage? (Please check all that apply).

Q. 1	Total	Percent
Multi-family apartments	2	7.7%
Apartments attached to Single family homes	3	11.5%
Townhouse/condominium	7	26.9%
Single Family Homes	13	50%
Duplex	6	23.1%
Manufactured Housing	4	15.4%
55 and Older Housing	16	61.5%
Assisted Living	5	19.2%
Housing in Mixed Use Developments	1	3.9%
Mix of housing types in residential development	3	11.5%
No opinion	2	7.7%
Grand Total	26	100.0%

Question 3:

Do you spend more than 1/3 of your monthly income on housing (mortgage or rent)?

Q. 3	Total	Percent
Yes	6	24%
No	18	72%
Not answered	1	4%
Grand Total	25	100.0%

Question 2:

If price were not an issue, what of the following would be the most important to you? Please rank them in order of importance with 1 being the most important and 8 being the least. Please leave blank if you have “no opinion”.

Q. 2	1	2	3	4	5	6	7	8	Average Ranking	Response Count
Size of home and yard	33.3%	11.1%	14.8%	14.8%	0%	7.4%	14.8%	3.7%	5.63	27
Schools	11.1%	18.5%	7.4%	0%	22.2%	7.4%	11.1%	22.2%	4.19	27
Length of commute to work	3.7%	3.7%	22.2%	7.4%	11.1%	11.1%	11.1%	29.6%	3.56	27
Walkable neighborhood	3.7%	25.9%	11.1%	22.2%	18.5%	11.1%	3.7%	3.7%	5.07	27
Near stores and shops	3.7%	0%	11.1%	22.2%	18.5	18.5%	25.9%	0%	3.89	27
Safety	29.6%	25.9%	14.8%	11.1%	11.1%	7.4%	0%	0%	6.3	27
Parks or open space	3.7%	7.4%	7.4%	11.1%	7.4%	18.5%	25.9%	18.5%	3.37	27
Curb appeal of house/neighborhood	11.1%	7.4%	11.1%	11.1%	11.1%	18.5%	7.4%	22.2%	4	27

DESCRIPTION OF THE REGIONAL HOUSING MARKET

Overall, the region has seen several demographic and housing economic changes over the last decade. The region's growth has slowed. It is slightly more diverse than ten years ago, but still remains overwhelmingly white. In terms of income, the region's median household income is greater than the state or the nation as a whole. There are some areas where the population faces challenges in obtaining quality housing, in particular due to income, and among some populations of interest. Lastly, the average household size is decreasing. For more detail, please refer to the Central New Hampshire Regional Planning Commission's Region Plan, completed in 2015 (<http://cnhrpc.org/regional-planning/gsf/>).

The region's housing market itself has slowed as well. Building permits for new residential construction are down: in 2010, the number of building permits issued in the region was only 35% of the number of permits issued in 2000. In fact, of all the permits issued between 2000 and 2010, 73% were issued between 2000 and 2005. With regard to cost, both owner and rental housing are more affordable as the region is less expensive than the state and many of its other regions, but there is a segment of the population that has affordability problems. Transportation continues to be an issue for segments of the population as commute times are increasing and there are few options to driving a car.

There is a need for more housing options for many segments of the population. Choices, affordability for those on modest or fixed incomes, and the opportunity for seniors to "downsize" and age in place are key issues. These regional trends have to be contended with in every community, but they also present Allenstown with the

A LINK BETWEEN HOUSING, DEMOGRAPHICS, AND ECONOMIC DEVELOPMENT

Demographics, housing, and economic development are, and will always be linked. For the region, and much of New Hampshire (as well as the New England and the Northeast as a whole), the aging workforce is a major problem for future economic viability. Part of addressing that issue is to develop housing strategies that attract demographic groups that will expand a community's workforce - something the Economic Chapter of this Plan has identified as an economic development strategy. Allenstown is uniquely positioned to do this given several housing factors, including but not limited to, a current balance of housing types, affordability, location in the region, and a very low vacancy rate - 1%. In short, Allenstown can "build to suit."

opportunity to position itself in the region with solutions to these challenges.

Key trends to keep in mind from the New Hampshire Housing Financing Authority's 2014 publication, ["Big Houses, Small Households: Perceptions, Preferences and Assessment:"](#)

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.

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.

Housing Trends in Allentown Today

Exhibit 2: Population and Housing Growth, 1980-2010

Growth	Population	Net Change		Housing Units	Net Change	
		#	%		#	%
1980	4,398	NA	NA	1,591	NA	NA
1990	4,649	251	5.7%	1,868	277	17.4%
2000	4,843	194	4.2%	1,962	94	5.0%
2010	4,322	-521	-10.8%	1,813	-149	-7.6%
Total Change 1980-2010	-	-76	-1.7%	-	222	13.9%

Source: US Census data

The decade of the 1980’s saw a 6% growth in population, and the 1990’s 4%. Between 2000 and 2010 though, Allentown

experienced an 11% decline in population. The overall effect is that between 1980 and 2000, Allenstown has lost 2% of its population. Population projections from the NH Office of Energy and Planning (<http://www.nh.gov/oep/data-center/population-projections.htm>) show a continued slow rate of decline, through 2020 with slow growth beginning in 2025.

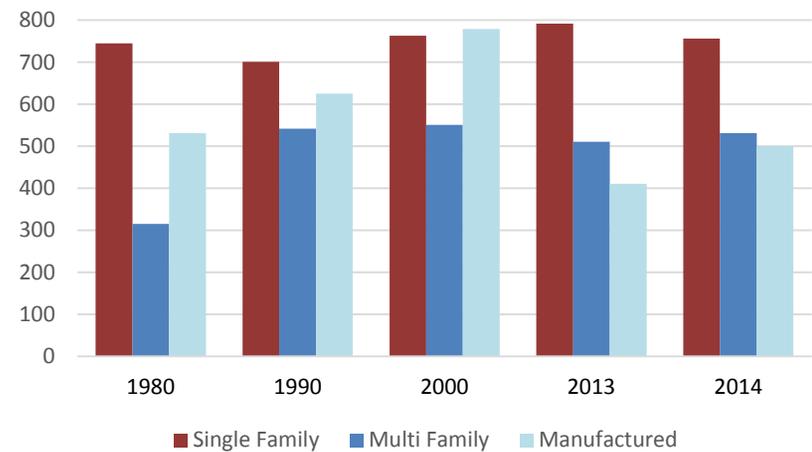
Although housing units show an overall increase between 1980 and 2010 (14%), there has been an 8% decrease in the housing stock between 2000 and 2010. The result is that the ratio of housing units to population has decreased from 2.8 to 2.4 which is more in line with the reported actual household size in the 2014 US Census ACS - also 2.4. More on this can be found in the section of this Chapter dealing with household size.

HOUSING STOCK AND SUPPLY

The amount and types of housing within a community is influenced by many factors, including land use regulations, population growth, property values and municipal services. A community’s approach to land use and development often is reflected in its housing stock and supply. Following, is a summary of current trends as identified through data resources. Overall, Allenstown has experienced a steady supply of new housing since 1980, with the exception of the recent decline between 2000 and 2010. Housing additions have occurred primarily in the north east corner of town and to a lesser extent in and around Suncook Village.

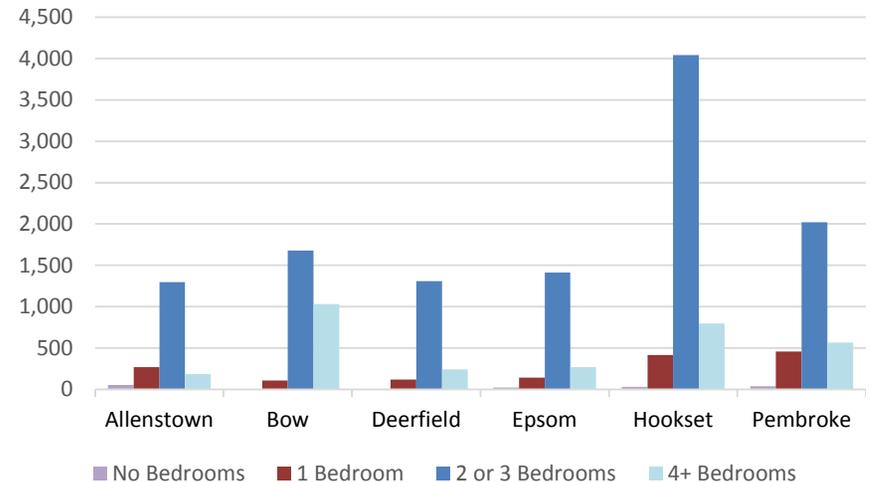
The housing unit data shown in Exhibit 3, below show the units by type, reinforcing the prevailing pattern of single family homes in Allenstown. In looking at the change in housing stock between 2000 and 2015, single family homes have gained a greater share of the

Exhibit 3: Housing Stock, By Type, 1980 - 2014



Source: ACS 2014, 2003 Allenstown Master Plan

Exhibit 4: Number of Bedrooms in Homes, 2014



Source: ACS 2014

overall stock (in 2000, manufactured homes occupied the greatest share). Multi-family housing has remained relatively similar resulting in the overall makeup being more balanced than it was at the turn of the century, with single family housing now making up about 40% of the stock.

With regard to vacancy, 99% of Allenstown’s units were occupied in 2014 (Exhibit 5). With no seasonal units as part of the housing stock, this suggests that, overall, there is enough housing stock to meet the demand. This reinforces the data that suggests the ratio of population to actual housing units is now more in line with the actual market demands.

The age of housing in a community can be an indicator as to whether or not the housing stock can meet current needs (exhibit 6). In Allenstown, nearly 60% of the housing stock was built between 1960 and 1999; of that, about 28% was built between 1980 and 1999. Only 1.5% of Allenstown’s housing stock was built in 2010 or later. The significance of this this information is twofold: first, Allenstown needs newer housing to diversify its overall housing stock; secondly, this represents an opportunity to develop new housing and tailor it demographically for seniors and to increase the community’s workforce.

Another housing stock factor to be considered is the number of bedrooms (Exhibit 4). Housing units can contain one, two, three, four or more bedrooms. The number of bedrooms is tied to household size, in that people will seek housing that provides the adequate number of bedrooms they need, but no more. Given the aging population, coupled with smaller family sizes, homes with four or more bedrooms can become less desirable economically.

Exhibit 5: Allenstown Housing Occupancy, 2014

Type	Number of Homes	Percent
Occupied Units	1787	99%
Vacant Units	25	1%
Seasonal Units (part of vacant number)	0	NA
Total Permanent Units	1812	100%

Source: US Census 2014 ACS

Exhibit 6: Age of Houses in Allenstown, 2014

Age	Number of Homes	Percent
2010 or later	27	1.50%
2000-2009	150	8.30%
1980-1999	513	28.30%
1960-1979	516	28.50%
1940-1959	263	14.50%
1939 or earlier	341	18.80%

Source: ACS 2014

Two to three bedrooms have become more desirable as a result. In Allenstown, there are very few four or more bedroom homes, and the overwhelming majority of its stock is in the two to three bedroom range. Also of note is there seems to be a greater share of one-bedroom units in Allenstown. Collectively, the impact of having a greater share of its housing between one and three bedrooms means that the existing housing stock is better tailored to current and future demographic trends.

Allenstown, in general, is in a unique place with regard to its housing stock. To begin with, there is balance amongst the types of housing available, as well as the number and size of units. Additionally, the number of bedrooms is consistent with current

and future demographic trends. The effect of this seems to be a low vacancy rate and a match between housing stock and housing need. Moving forward, Allenstown is positioned to develop additional housing strategies that can be used for workforce attraction. This is a key strategy in the Economic Development Chapter and will help set Allenstown apart from the region in terms of “why Allenstown” for regional economic development. Housing development that continues to pursue a balance between need and stock, as well demographic need will serve Allenstown well now and into the future.

HOUSING DENSITY

Housing density is calculated by dividing the number of housing units by the square mileage of the area. It is a measure of how thickly settled an area is. Allenstown’s number of square miles, excluding water, is 20.5. Exhibit 7 below shows the average number of housing units, per square mile for the Town of Allenstown from 2000 to 2010. While many of the surrounding communities experienced significant increases in density, Allenstown’s decreased. The decrease in housing units, coupled with the presence of Bear Brook State Park, give Allenstown a rural feel when one is not in Suncook Village.

COST OF HOUSING IN ALLENSTOWN

This section looks at the cost of owner and rental housing in Allenstown as a way to evaluate the housing market in Allenstown. The following tables present information related to the availability and affordability of housing.

It is important to keep in mind that RSA 674:58 defines workforce housing as homes that are affordable at a 30% cost burden of a

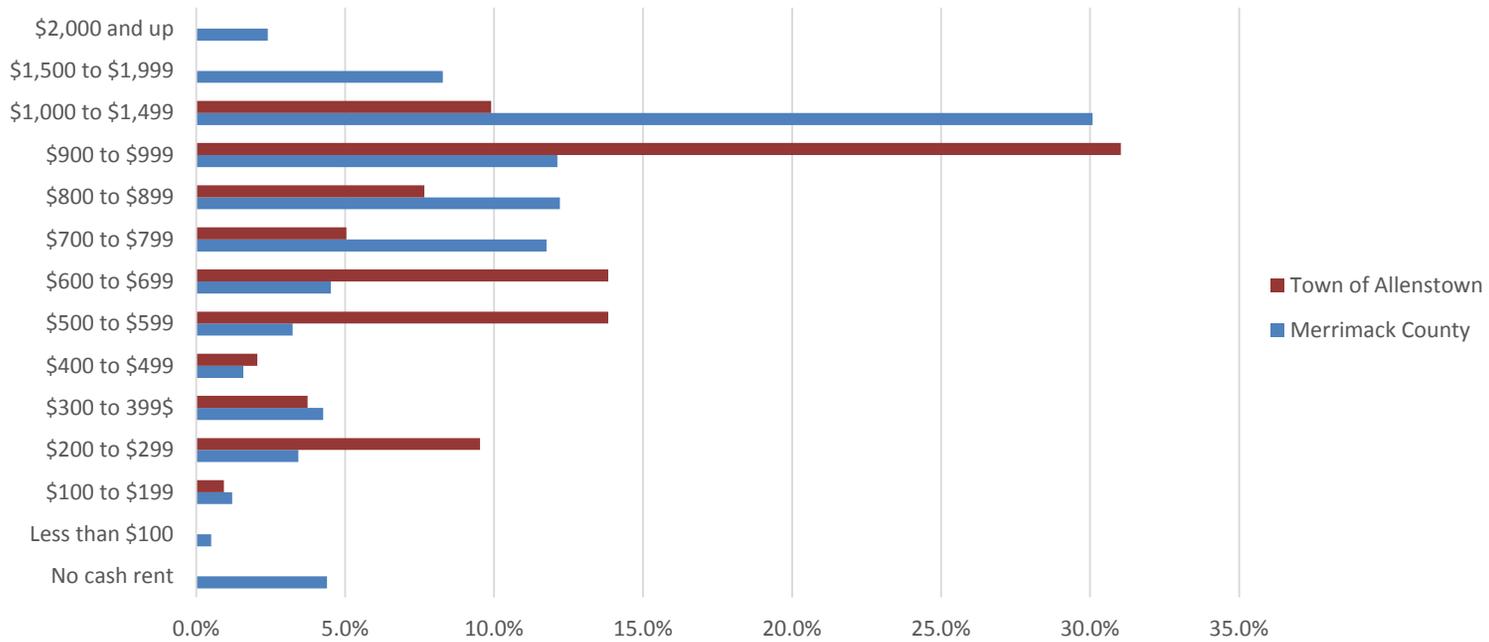
Exhibit 7: Housing Density of Allenstown and Abutting Communities

Community	Land Area (Sq Mi)	2000		2010		Change in Density 2000-2010	Percent Change 2000-2010
		# Units	Units/ Sq Mi	# Units	Units/ Sq Mi		
Allenstown	20.5	1,898	93	1,812	88	-4	-4.53%
Bow	28.2	1860	66	2,818	100	34	51.51%
Deerfield	50.8	1227	24	1,672	33	9	36.27%
Epsom	34.5	1,396	40	1,850	54	13	32.52%
Hooksett	36.2	3,484	96	5,289	146	50	51.81%
Pembroke	22.6	2,536	112	3,085	137	24	21.65%

Source: US Census Bureau, 2003 Allenstown Master Plan

household’s gross annual income. Based on the assumption that no more than 30% of a household’s income should be spent on housing, Exhibit 9 illustrates that 257 units are in this category representing about 24% of total occupied rental housing units, and that 463 units, or 37%, of owner-occupied units are unaffordable. This represents a potential barrier to attracting a workforce, especially on the owner-occupied side. Cluster housing is a strategy that can be used to alleviate this issue. First, clustering allows for smaller lots which will yield more units making each unit less expensive. Secondly, smaller lots, with smaller frontages, will decrease the length, and therefore cost, of roadways and development costs. Finally, allowing for narrower roadways in developments will help to keep costs down and at the same time, keep future road maintenance costs lower for the Town. To this end, an updated cluster ordinance (currently allowed in the Open Space and Farming Zone with 1 unit per 5 acres) allowing for greater density and clustering, and accompanying Subdivision Regulation changes may be in order.

Exhibit 8: Gross Rent Distribution, 2014



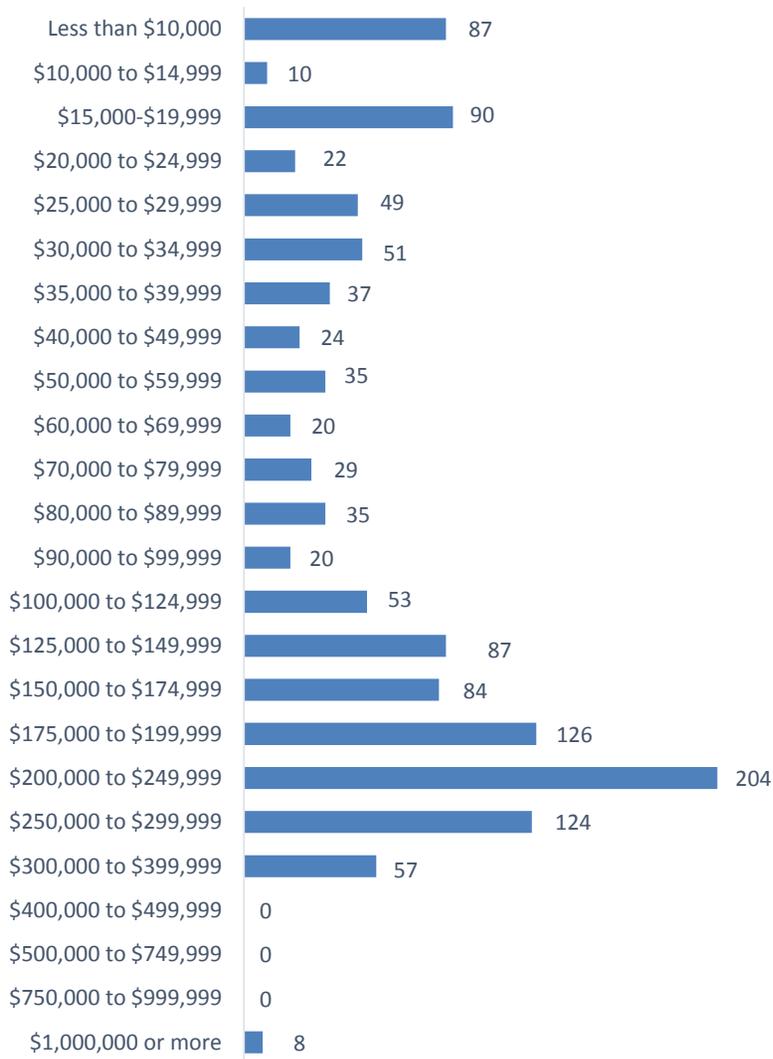
Source: ACS 2014

Exhibit 9: Gross Rent as Percent of 2013 Household Income

	Occupied Rental Units	Household Income						
		Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000 or more
Rent < 20% HH Income	150	0	0	53	5	43	11	38
Rent 20%-29.9% of HH Income	77	0	18	14	6	6	33	0
Rent > 30% HH Income	257	0	63	135	22	37	0	0
All Renter Household	535	51	81	202	33	86	44	38
Percent not computed	51	51	0	0	0	0	0	0

Source: ACS 2013

Exhibit 9: Value of Owner Occupied Housing Units, 2014



Source: ACS 2014

Exhibit 10: Owner Households by Monthly Housing Costs, 2013

Owner Households by Monthly Costs	Number of Units	Percent of Units
Monthly Costs Less than 20% of HH Income	445	35.5%
Monthly Costs 20% - 29.9% of HH Income	344	27.5%
Monthly Costs 30% or More of HH Income	463	37.0%
Percent not computed	0	0.0%

Source: ACS 2014

HOUSEHOLD SIZE

Household size and the number of new residential permits issued gives important information that directly relates to trends that impact land use decisions and the capacity of Town services. As is typical of many other trends, decreasing household size is a common occurrence in New Hampshire and is consistent with a low birth rate and an aging population. Average household size in the Central NH Region was 2.61 in 2000 and 2.55 in 2010 respectively. An average household size higher for renter occupied units in comparison to owner occupied units is not unexpected.

For Allentown, household size had been relatively stable from 1980 through 2000 (Exhibit 11). By 2010 it had declined to 2.39. The region and state had declined as well during the same period from 2.61 to 2.55 and 2.53 to 2.46 respectively. In 2010 as in 2000, Allentown has an average household size slightly smaller than that of the state and the region.

As stated elsewhere in this Chapter, it is important to understand if the average household size reported in the Census is similar to the

actual population-to-unit ratio. In the event that the actual unit to population number is greater than the reported Census number, it suggests that the number of units may exceed the needs of the population. The result is a “housing unit mismatch” number. The greater the housing unit mismatch number, the greater the likelihood that there are more units than the population needs. The closer the number is to zero, the more it suggests a balance between housing need and supply. For Allenstown, there was a mismatch number of 0.3 in 1980, but since 1990 the number has been zero suggesting more of a balance between units and household size.

RESIDENTIAL BUILDING PERMITS

Exhibit 14 looks at the residential building permits by type through 2014. This slowing trend is the typical pattern seen throughout New Hampshire and the region. Of note is the fact that Allenstown has seen a negative number of multi-family permits in 2013 (demolition) and in 2014 only manufactured homes were installed. Allenstown, like the region and New Hampshire, is seeing declining growth in the wake of the Great Recession.

Exhibit 11: Average Household Size in Allenstown

	1980	1990	2000	2010
Allenstown	2.5	2.5	2.5	2.39
Central NH Region	-	-	2.61	2.55
New Hampshire	-	-	2.53	2.46

Source: US Census Bureau 2014 ACS, 2003 Allenstown Master Plan

Exhibit 12 Actual Population to Unit Ratio:

	1980's	1990's	2000's	2010's
Actual Units to Population Ratio	2.8	2.5	2.5	2.4
Census Reported Household Size	2.5	2.5	2.5	2.4
Housing Unit Mismatch	0.3	0	0	0

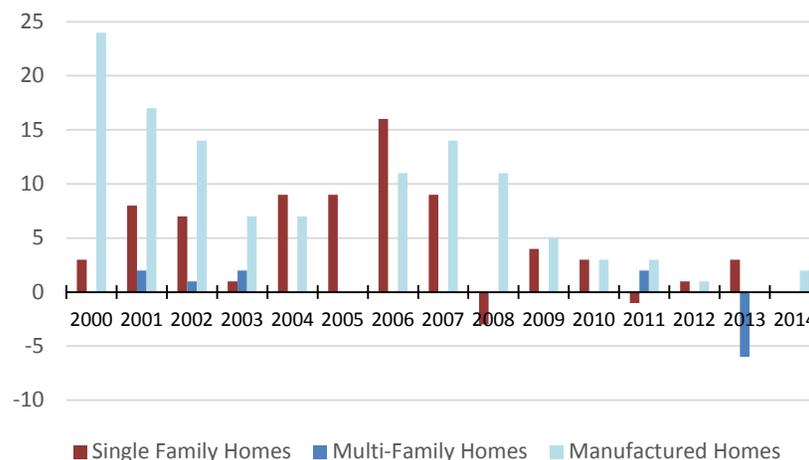
Source: US Census ('80, '90, '00); US Census ACS 2014; CNHRPC Calculations

Exhibit 13: Population per Occupied Unit in Allenstown, 2014

Unit Type	Number of Units	Average Household Size	Vacancy Rate
Owner-Occupied Units	1252	2.49	Less than 1%
Renter-Occupied Units	535	2.17	Less than 1%
Total Occupied Units	1787	2.39	-

Source: US Census ACS 2014

Exhibit 14: Residential Building Permits by Housing Type, 2000-2014



Source: NH Office of Energy and Planning

COMMUTE TO WORK DATA

In looking at the commute data, 96% of Allenstown’s workforce leaves the Town for employment. Of those who commute, half of them are commuting between 15 and 29 minutes. Nearly a third - 31% are driving 30 to 44 minutes, and 11% are working more than 45 minutes away. Only 8% have commutes of less than 15 minutes. More local employment options could serve to limit these commute times.

SUMMARY OF TRENDS

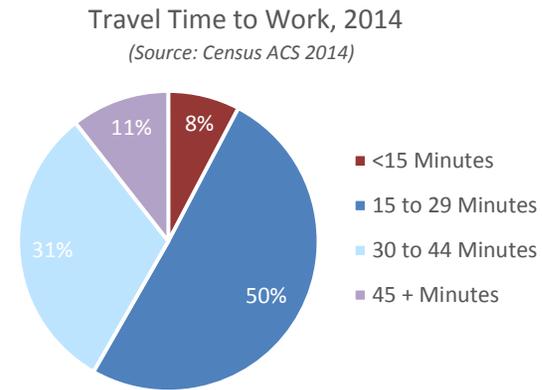
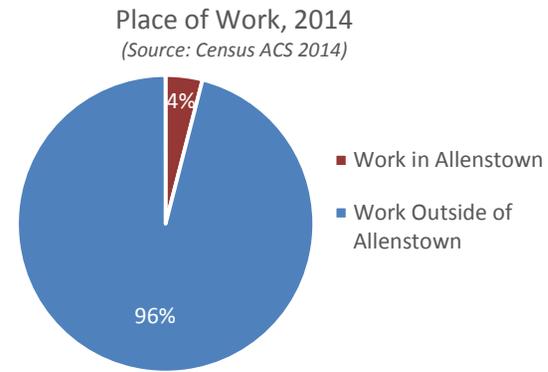
Housing through the Generations and Future Workforce: People look for different housing types as they age through the life cycle. By 2030, the population of New Hampshire is expected to increase by approximately 95,000 from the 2010 Census count of 1,316,470.

The group most likely to purchase larger homes, those aged 35-54, is expected to decline in many NH communities, including Allenstown. As households become more diverse, real estate preferences tend to diversify as well. Many baby boomers are looking to downsize, and the trend of smaller household sizes have impacts on market preferences.

In addition to the ability to age in place, there is a need for expanding the workforce into the future. Housing as an economic development strategy requires the ability to attract those that are not only in the workforce today, but in the future as well. Much of this is similar to what downsizing baby boomers are looking for: smaller homes near amenities and places of employment.

There is the potential for adopting new development approaches using market and other incentives, but it is unclear whether any

Exhibit 15: Commute to Work Data



incentives can jump start a solution. There is an interest in more walkable neighborhoods while still maintaining the character of the Town.

In addition to 55 and older housing, ranch style housing developments have been successful elsewhere because they offer one story living with a small plot of land for gardens/open space. Cluster housing could be a solution as well, as it is consistent with the desire for single family homes, walkability, and a sense of community. Supporting these changes as a means of encouraging movement in the housing market would require a complex set of policy decisions on land use requirements, and regulatory changes to ordinance.

HOUSING NEEDS ASSESSMENT

Judging strictly on the basis of population projections, Allenstown would not appear to need more housing. However, changing household composition and housing preferences, as well as efforts to attract tomorrow's workforce, are likely to affect Allenstown just as much as or more so than a slow rate of growth. Today, housing demand looks much different than it did 20 years ago. Like most mature, suburban style communities in New Hampshire and the region, Allenstown has an aging population. Characteristics of an aging population include the tendency to downsize households, creating more demand for single level housing and potentially more demand for senior housing. The trajectory of the typical subdivisions and housing demand for an older population has been changing course the last few years and is expected to continue.

With regard to attracting workforce, those starting out will also seek smaller homes, and in addition, schools can also play a role in making Allenstown a destination. Working closely with the School Board to ensure that Allenstown schools are at the forefront of education in the region will be key. Additionally, infrastructure,

notably roads and broadband internet access will play a vital role as well.

HOUSING NEEDS ASSESSMENT OVERVIEW AND HOUSING PROJECTIONS

The Housing Needs Assessment (HNA) draws on U.S. Census data and considers demographic changes and projections and their potential impact on housing need. This information can then be used to help Allenstown better plan for housing demand.

The HNA begins with a base year (2010) analysis using U.S. Census data for the number of renters over and under the age of 65 years, as well as the number of home owners of the same age. Ratios were then established between the number of people per household and the number of households in each of the four groupings (renters under 65, renters over 65; owners under 65, owners over 65). Using the ratios and population growth projections from the New Hampshire Office of Energy and Planning, an estimated number of needed owner and renter housing units in 2015, 2020, and 2025 were identified.

This section summarizes a projection of housing supply needs for the periods 2015 through 2040 in five-year increments. This forecast of housing needs is designed to inform the community about the expected demand for housing in the future. This section includes projections of the needs for both owner and renter housing. It should be noted that the further out the projections go, the less reliable they may be. Historical data for population projections by age were available from the NH Office of Energy and Planning.

The following housing forecast is based upon the Population Headship Tenure Model included in *The Evolving Environment and Housing's Future* produced by the NH Center for Public Policy Studies for NH Housing as part of the state's Housing Needs Assessment (2014). The model estimates the future need for housing using anticipated changes in household size, tenure, and age group. Headship is defined as the ratio of the number of household heads relative to the total population. For this model the headship ratio is computed for each population cohort and the total population. The projections are based upon headship rates by age group.

As mentioned earlier, the aging population has come to account for a greater share of all households in the region and state and a

resultant decrease in household sizes. Decreased fertility rates have further reduced household sizes with fewer children per household, and young families represent a smaller share of all households than they have historically. This model accounts for these trends in household formation and home ownership trends dependent on the age of the head of household and thus presents a more accurate reflection of future housing production needs to meet demand of a changing demographic. For the Central NH Region as a whole, there is a projected need for as many as an additional 6,280 units to meet demand by 2020 from the 2010 base year. However, it should be noted that new units do not necessarily equal new structures. For example, there could be the opportunity to add a small apartment or accessory unit with a single family home. Highlights of the HNA for the Region include: a need for about a 6% increase in housing every five years between 2010 and 2025; about a 70/30 split, respectively, between owner-occupied and rental housing in 2015; and, about 47% of the rental housing needed by 2015 would be for those under 35 years of age or over 74 years of age. For Allenstown, there is a projected need for 196 units (7 per year) to meet demand by 2020 from the 2010 base year (see below).

Population decline and a demolition of housing units over the past decade, along with reasonable rent and home ownership costs would suggest that, on the surface, the housing needs are generally being met. However, there are some present trends that point towards challenges in the housing supply:

- The availability of smaller dwelling units for seniors to downsize;
- Housing strategies that will expand Allenstown's employment base by attracting those entering the workforce.

INTERPRETING THE HOUSING NEEDS ASSESSMENT

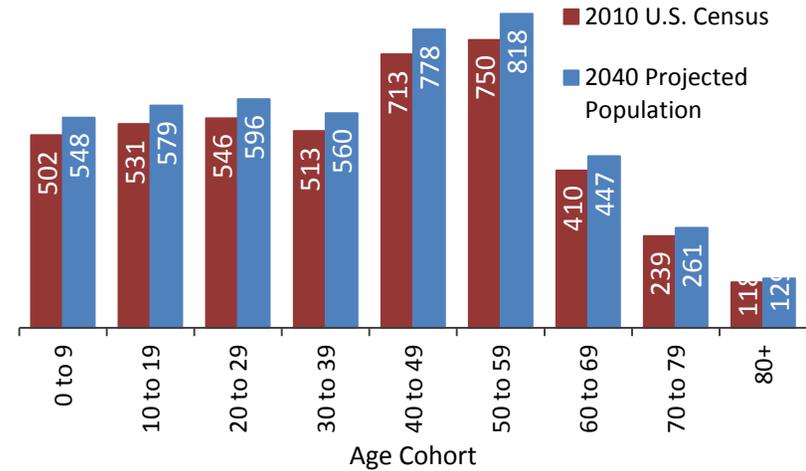
The Housing Needs Assessment can serve as the starting point for a dialogue in Allenstown on:

- Who can or cannot afford to live in our community?
- Can our children afford to stay or return to the community as they mature?
- Are populations with special housing needs given sufficient housing options?
- Do our elderly residents have sufficient alternatives to remain in the community if they chose to
- Does our existing housing stock currently attract economic development? Do we want it to?

- Broadband internet access;
- Transportation issues given the rural nature of the region and dependency upon the single occupancy vehicle; and
- The cost of housing for seniors on fixed incomes, disabled persons, those entering the workforce and single parents.

Shown below are the results for Allenstown, using the Housing Needs Assessment tool. As mentioned so many times in the master plan, the dominance of both a rural development pattern around Bear Brook, and a suburban pattern in Suncook Village influence the housing character of Allenstown. Coupled with population decline and housing unit demolition over the last decade and, the projected dwelling unit demand is not a large increase over the current supply of both renter and owner units, yet there should be opportunities to evaluate the existing housing supply and the emerging trends mentioned above, including workforce attraction. It's an obvious conclusion that people look for different housing types as they go through the life cycle. Downsizing seniors, along with those just entering the workforce are more likely to seek smaller housing. The group most likely to purchase larger homes, people aged 25-54, is declining and many communities are looking at ways to attract the younger workforce population. Given its location and current balance of housing, Allenstown is well positioned to pursue policies to meet future needs while attracting workforce. The challenge is looking at ways to encourage a mix of housing that continues to support the community character of the Town and maintaining balance, while introducing more housing choice for seniors and tomorrow's workforce. Strategies such as cluster housing could prove successful.

**Exhibit 16: Housing Needs Assessment Results - Allenstown
Population By Age**



**Exhibit 17: Housing Needs Assessment Results – Allenstown
Projected Dwelling Unit Demand**

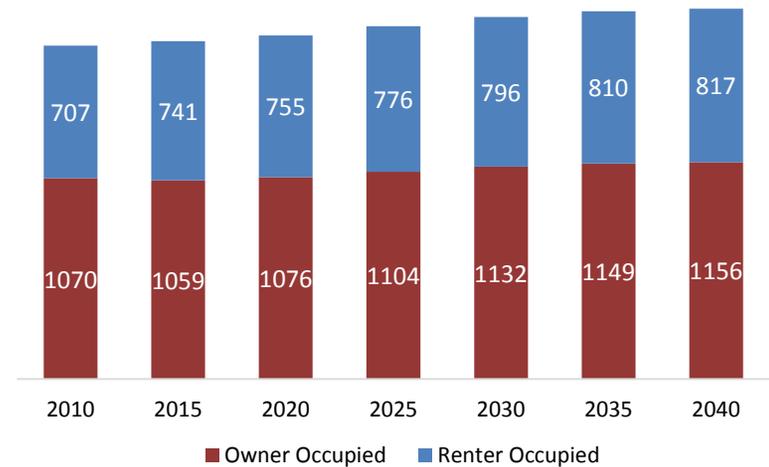
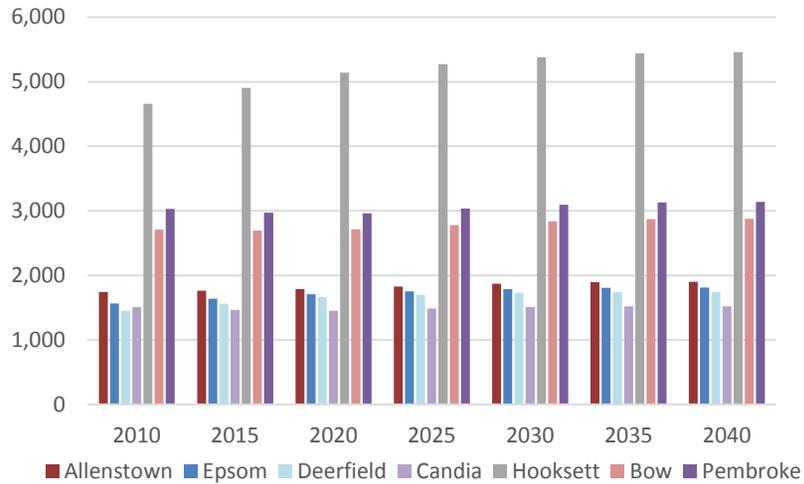


Exhibit 18: Housing Needs Assessment Results – Regional Housing Projections*



**Population Projection Note: the population projections used in the calculation of Allenstown’s housing needs was based on one of two scenarios run by the Office of Energy and Planning. The two scenarios, based upon the same county-based projection number, distributed the shares of the population into different ways. The scenario adopted in NHOEP’s final projection assumed Allenstown’s continued decline in population while the other scenario did not. The adopted projections suggested that Allenstown would have a population of 3,922 in 2015. Based on the fact that subsequent OEP population estimates saw Allenstown with a population 4,326 in 2013 and 4,312 in 2014, CNHRPC used the second population projection from the OEP projections as they were more reasonable with these estimates.*

Exhibit 19: Housing Needs Assessment Results

Housing Supply Available for Year-Round	Total Ownership Stock Except Sold, Not Occ. <i>Owner Occupied</i>	Total Rental Units Except Rented, Not Occ. <i>Renter Occupied</i>	Total Stock Occupied or Available
2010	1,070	707	1,777
2015	1,059	741	1,799
2020	1,076	755	1,831
2025	1,104	776	1,880
2030	1,132	796	1,928
2035	1,149	810	1,960
2040	1,156	817	1,973
Change (2010-2040)	86	110	196
Change	3	4	7

CHAPTER OBJECTIVES AND RECOMMENDATIONS

RELEVANT 2003 MASTER PLAN GOALS AND OBJECTIVES

OBJECTIVE 1 (2003)

To promote wise affordable single family housing growth in Allenstown and continually monitor development trends.

- Produce a buildout analysis to determine those parcels still available for development.
- Produce a Capital Improvements Program to adequately plan for future expenditures of Town equipment and projects to better serve Allenstown residents.
- Develop and adopt architectural design guidelines to ensure that new development fits the character of each neighborhood.

OBJECTIVE 2 (2003)

To encourage the development of elderly housing.

- Seek grants from Concord Area Trust for Community Housing (CATCH), Community Block Grants, (NHCLF), etc. to rehabilitate and maintain the homes of the elderly and disabled residents of Allenstown.
- Attract developments tailored to seniors to locate in Allenstown.
- Communicate regularly with Concord Area Transit (CAT) and Pembroke for updates on the status of bus service options to Allenstown.

OBJECTIVE 3 (2003)

To encourage new residential growth to locate to the Bear Brook State Park area.

- Revise the Zoning Ordinance to better emphasize cluster development provisions.
- Communicate regularly with Concord Area Transit (CAT) and Pembroke for updates on the status of bus service options to Allenstown.

2016 MASTER PLAN GOALS AND OBJECTIVES

OBJECTIVE 1 (2016)

Allenstown's land use regulations support development of a wide range of housing options to meet the needs of residents at all ages of the life cycle, including single residents, families and seniors.

- Audit housing regulations to be sure that housing options are available for residents of all ages, income and abilities.
- New development should model sustainable design and sensitively integrate into its natural setting.

OBJECTIVE 2 (2016)

Allenstown's senior citizens have housing options that allow them to continue to age in their community.

- Strengthen available programs to help seniors stay in their home as they age.

- Strengthen senior center programs, work with state programs, and provide coordinated information on community services, such as Concord Area Transit and the new Community Center.
- Ensure that the Zoning Ordinance maximizes the ability to develop accessory dwelling units, 55 and older housing, and assisted living facilities, especially near Suncook Village and Route 3.
- Work with realtors to develop additional strategies, including marketing.

OBJECTIVE 3 (2016)

Work to attract Allenstown's future workforce.

- Revise and enhance cluster ordinance provisions to make them easier for developers to use and provide greater density incentives than the current five acres. This, coupled with ensuring that there are no barriers to renovation homes across Town, also will keep costs down.
- Ensure that the Zoning Ordinance allows for townhouse-style development in and around Suncook Village and the Residential Zones.
- Work to ensure there is adequate infrastructure, including sewer, water, roads, and broadband internet access.
- Continue to support outdoor recreation efforts in Allenstown.
- Work with the Allenstown School District to ensure that the school system provides innovative curriculum to serve as an attraction.

- Work with realtors to develop additional strategies, including marketing.

OBJECTIVE 4 (2016)

Maintain balance between the housing stock and population while pursuing other opportunities such as strategies for aging in place and for workforce attraction.

- Maximize downtown development potential in terms of higher density, a mix of compatible uses, and infrastructure.
- Continue to manage the growth of the mobile home parks.
- Pursue demographic-specific housing strategies (seniors, workforce, etc).
- Institute phasing provisions in accordance with RSA 674:21.IV.c, for all major subdivisions and multi-family site plans.
- Consider historic preservation provisions for Suncook Village such as demolition delay bylaws and/or historic district designation.
- Track changes in building permit data, vacancy rates, household size, and the ratio of population to housing to determine if balance is maintained each year.
- Work with realtors to develop additional strategies, including marketing.