

# SRPC '23

REGIONAL HOUSING NEEDS ASSESSMENT

# DATA SNAPSHOT

**ACCEPTED:** March 17, 2023

This assessment was funded through the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Fund.



## THE ROLE OF THE COMMISSION

Strafford Regional Planning Commission works with municipalities, statewide organizations and other partners to provide technical assistance with planning documents, outreach, projects and regulations. We create a space for our stakeholders to connect and share information, and we provide information to the public, offering opportunities for engagement with important planning initiatives.

We serve our communities in two additional designated roles, as a Metropolitan Planning Organization, and as an Economic Development District. We work closely with the NH Department of Transportation to implement data collection programs, assist and advocate for local transit agencies and municipal projects, and create long-range plans which address safety and quality of life. With guidance from our partners, we maintain a regional economic development strategy that includes economic trends and local priority projects. We also assist local communities with economic development strategies and facilitate regional discussion.

## MUNICIPALITIES

Barrington, Brookfield, Dover, Durham, Farmington, Lee, Madbury, Middleton, Milton, New Durham, Newmarket, Northwood, Nottingham, Rochester, Rollinsford, Somersworth, Strafford, Wakefield

## STAFF

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Developable Land and Infrastructure

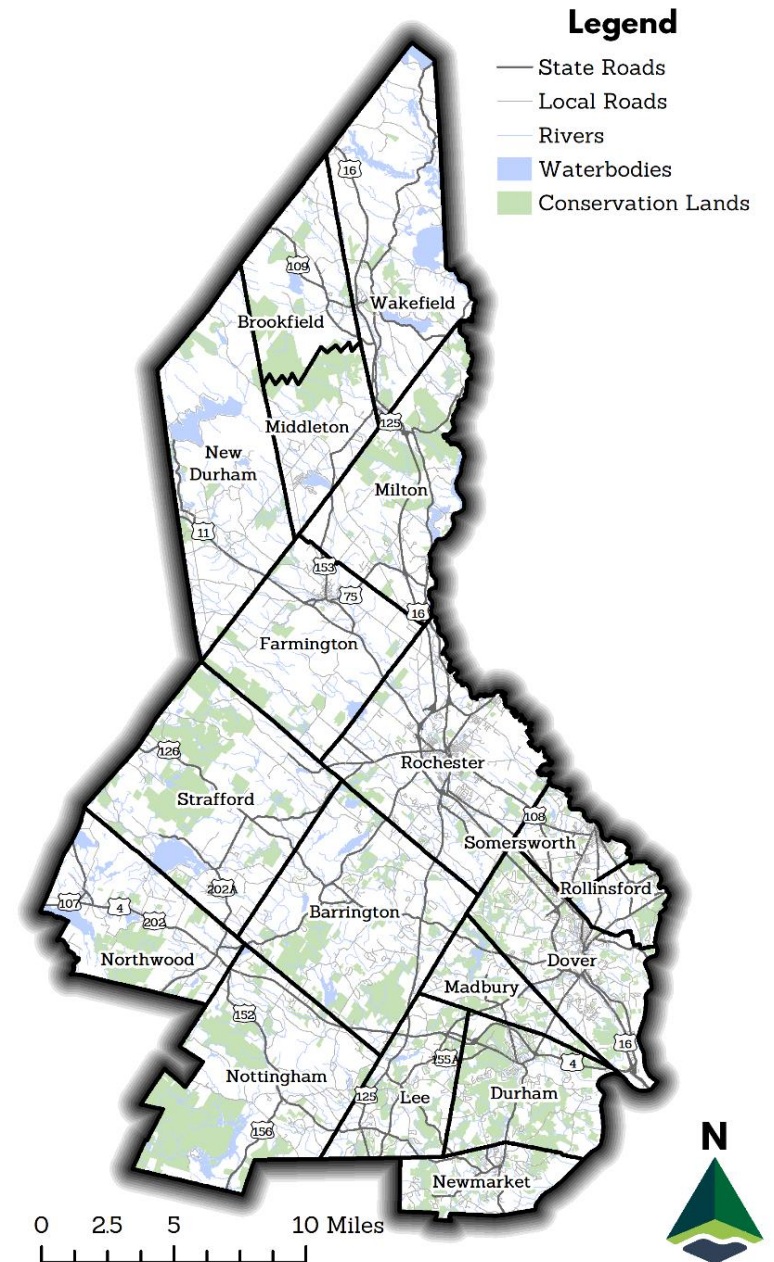
Opportunity Indices

Areas of Low Opportunity and Concentrations of Communities of Interest

# The SRPC Region

The Strafford Regional Planning Commission is responsible for one of the nine planning regions in the state. This region is comprised of eighteen municipalities, including all thirteen municipalities of Strafford County, two communities in Carroll County, and three communities in Rockingham County. The Strafford Region is in southeastern New Hampshire, with Maine to the northeast, Portsmouth and the Rockingham Region to the south, the Lakes Region to the north and northwest, and the outer reaches of the Concord and Manchester areas to the west.

It is one of the fastest growing in the state, attracting residents from diverse backgrounds to build vibrant and resilient communities. The region is home to many lakes, rivers, conservation areas, family-owned farms, and scenic surroundings. Many of the communities in the region have vibrant community centers, active art scenes, beautiful country sides, rich agricultural heritage, and a thriving economy with a longstanding tradition in manufacturing and higher education. The region is home to the state's only Tri-City area (Dover, Rochester, and Somersworth), the University of New Hampshire, and the two largest public transportation systems in the state as far as ridership goes, UNH's Wildcat Bus and COAST. In addition to these resources, the region benefits from its placement in New England, with Boston and Portland both within fifty miles at their closest points. Lake Winnepesaukee and the White Mountains are just to the north, and Portsmouth and NH's 13 miles of coastline are directly to the south. This creates a varied and diverse range of needs and expectations for housing, commuting, and amenities in a small geographic area.





Housing  
Units: 68,836



Population  
is aging



Population is  
156,145 & increasing



Projected job growth  
in all 18 communities



Units available for sale  
& rent are declining



Cost of housing  
is increasing



Average Household  
Size is Declining

Owner Occupied - 2.65  
Renter Occupied - 2.33

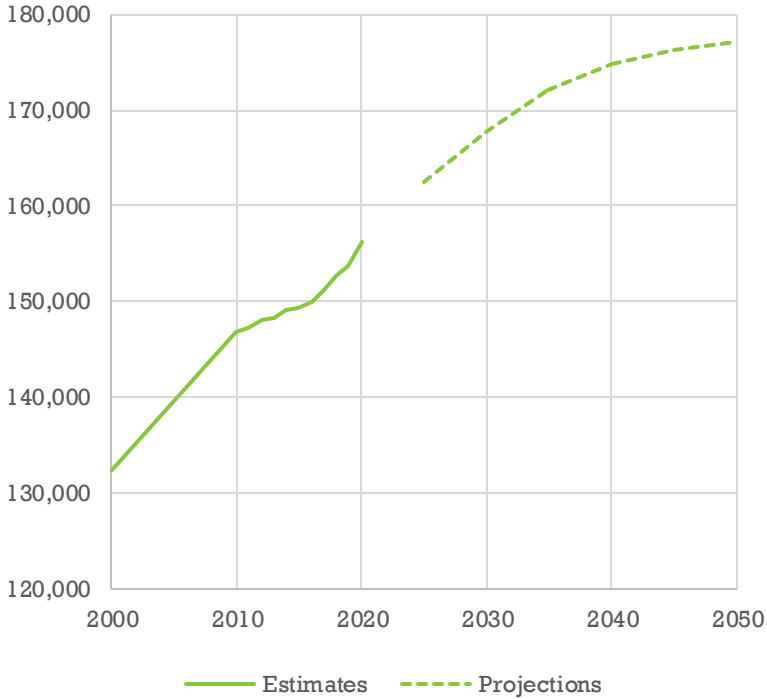


Vacancy rates are  
low and declining

# Population Estimates & Projections

Municipality	Census		OSI Projections			
	2000	2010	2020	2030	2040	2050
Barrington	7,475	8,576	9,326	10,015	10,461	10,647
Brookfield	604	712	755	814	828	803
Dover	26,884	29,987	32,741	35,190	36,772	37,436
Durham	12,664	14,638	15,490	16,635	17,375	17,685
Farmington	5,774	6,786	6,722	7,209	7,524	7,656
Lee	4,145	4,330	4,520	4,844	5,054	5,142
Madbury	1,509	1,771	1,918	2,060	2,151	2,190
Middleton	1,440	1,783	1,823	1,948	2,029	2,063
Milton	3,910	4,598	4,482	4,804	5,011	5,099
New Durham	2,220	2,638	2,693	2,882	3,005	3,056
Newmarket	8,027	8,936	9,430	10,183	10,522	10,448
Northwood	3,640	4,241	4,641	4,994	5,153	5,118
Nottingham	3,701	4,785	5,229	5,621	5,798	5,759
Rochester	28,461	29,752	32,492	34,894	36,445	37,096
Rollinsford	2,648	2,527	2,597	2,779	2,897	2,946
Somersworth	11,477	11,766	11,855	12,760	13,345	13,590
Strafford	3,626	3,991	4,230	4,543	4,745	4,829
Wakefield	4,252	5,078	5,201	5,607	5,702	5,532
<b>Total RPC</b>	<b>132,457</b>	<b>146,895</b>	<b>156,145</b>	<b>167,784</b>	<b>174,816</b>	<b>177,095</b>

**Total Population (2020):  
156,145**



# Net Migration

(Change in Population)

9,250

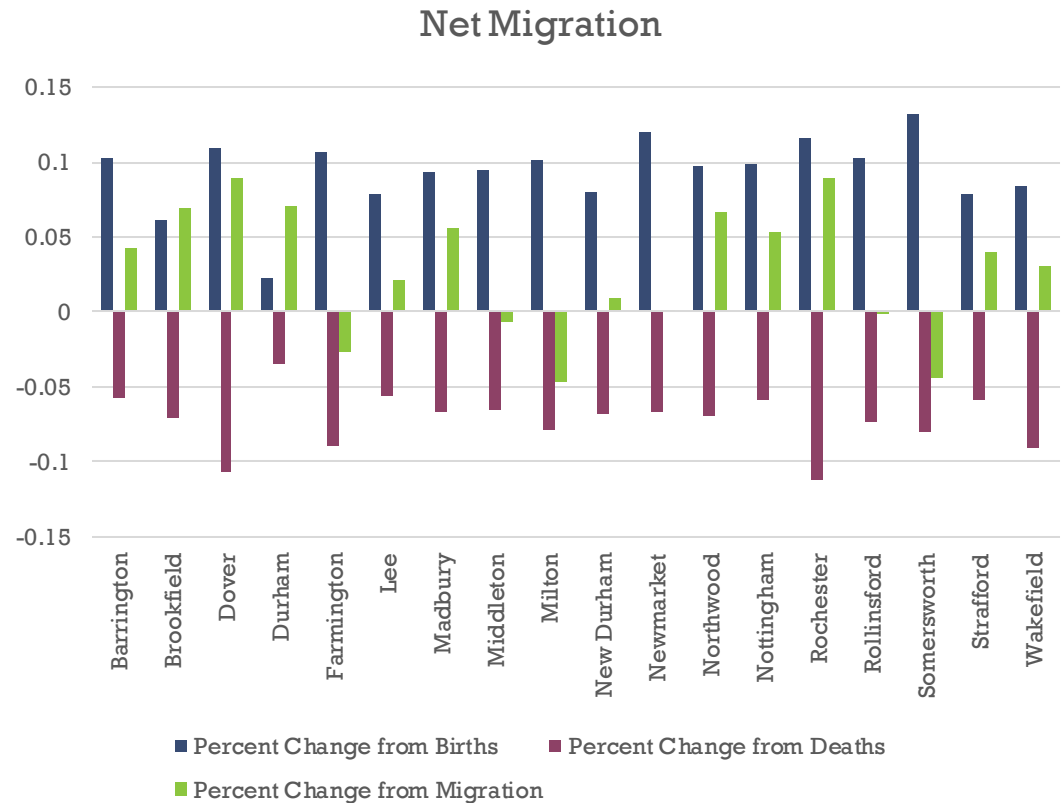
– (Births – Deaths) =

– (14,581 – 12,250)

**Net Migration 2010 to 2020**

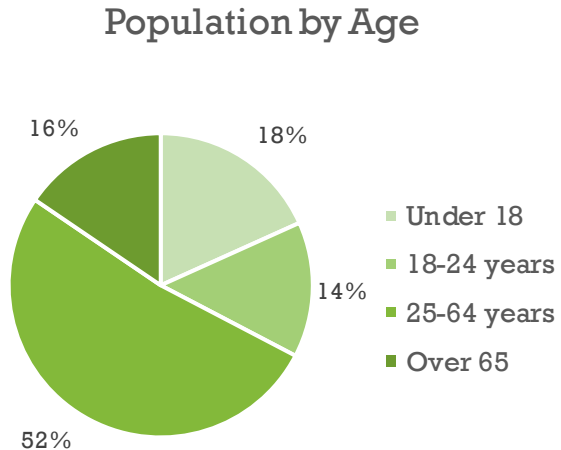
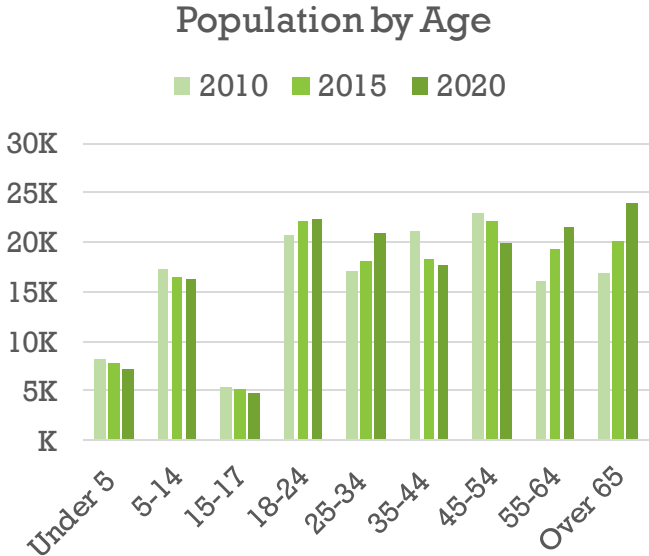
**6,919** new residents to the SRPC region

Municipality	Change in Population	Births	Deaths	Net Migration 2010 to 2020
Barrington	750	877	495	368
Brookfield	43	44	50	49
Dover	2,754	3,282	3,207	2,679
Durham	852	338	514	1,028
Farmington	-64	727	607	-184
Lee	190	341	245	94
Madbury	147	165	118	100
Middleton	40	170	117	-13
Milton	-116	464	363	-217
New Durham	55	211	179	23
Newmarket	494	1,078	598	14
Northwood	400	412	296	284
Nottingham	444	475	284	253
Rochester	2,740	3,442	3,348	2,646
Rollinsford	70	259	186	-3
Somersworth	89	1,556	947	-520
Strafford	239	314	234	159
Wakefield	123	426	462	159
<b>SRPC</b>	<b>9,250</b>	<b>14,581</b>	<b>12,250</b>	<b>6,919</b>



# Population by Age

Town/County	Median Age		
	2010	2020	Change
Barrington	37.0	39.2	2.2
Brookfield	51.4	47.9	(3.5)
Dover	36.6	35.7	(0.9)
Durham	20.7	20.8	0.1
Farmington	38.3	42.6	4.3
Lee	44.0	48.3	4.3
Madbury	34.6	37.8	3.2
Middleton	41.9	43.3	1.4
Milton	39.5	43.2	3.7
New Durham	42.8	41.4	(1.4)
Newmarket	35.2	38.1	2.9
Northwood	40.8	44.5	3.7
Nottingham	38.0	44.3	6.3
Rochester	41.5	43.3	1.8
Rollinsford	41.7	43.0	1.3
Somersworth	36.5	39.2	2.7
Strafford	38.7	48.7	10.0
Wakefield	44.1	50.3	6.2
Carroll County	46.8	53.4	6.6
Rockingham County	41.4	44.7	3.3
Strafford County	36.5	36.8	0.3

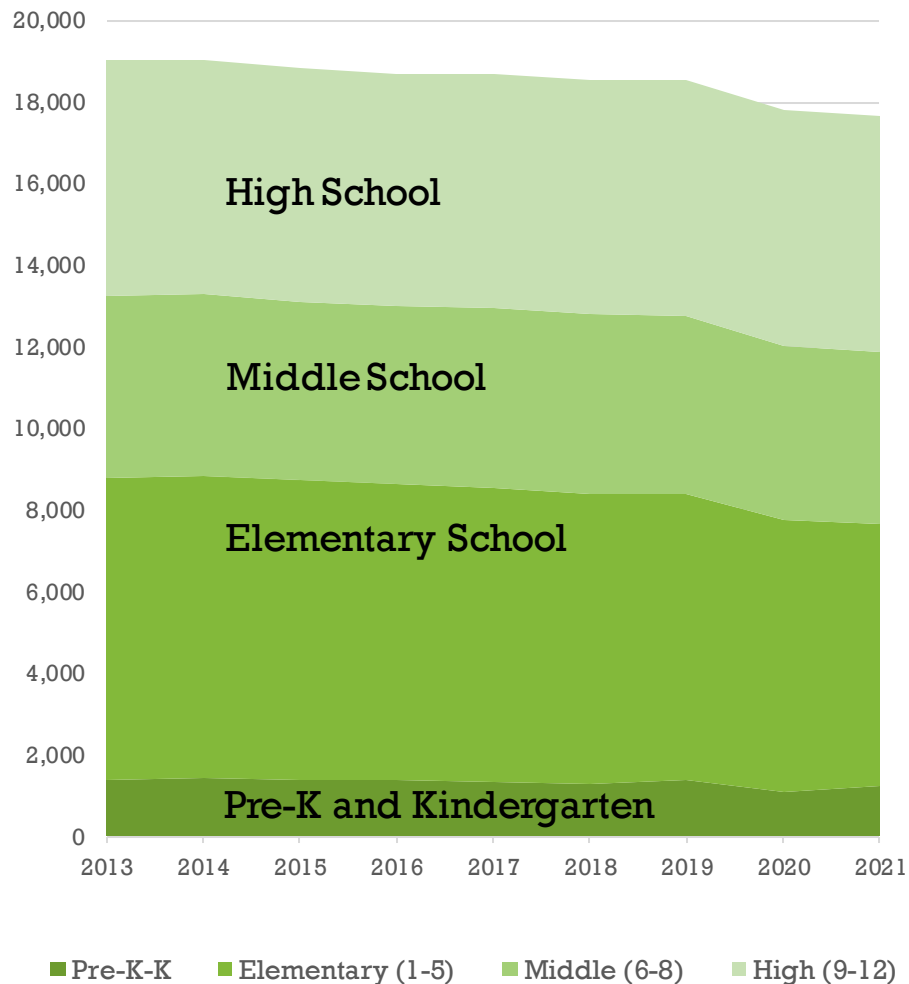


US Census Bureau ACS; 2020



# School Enrollment

SRPC School Enrollment by Grade Level

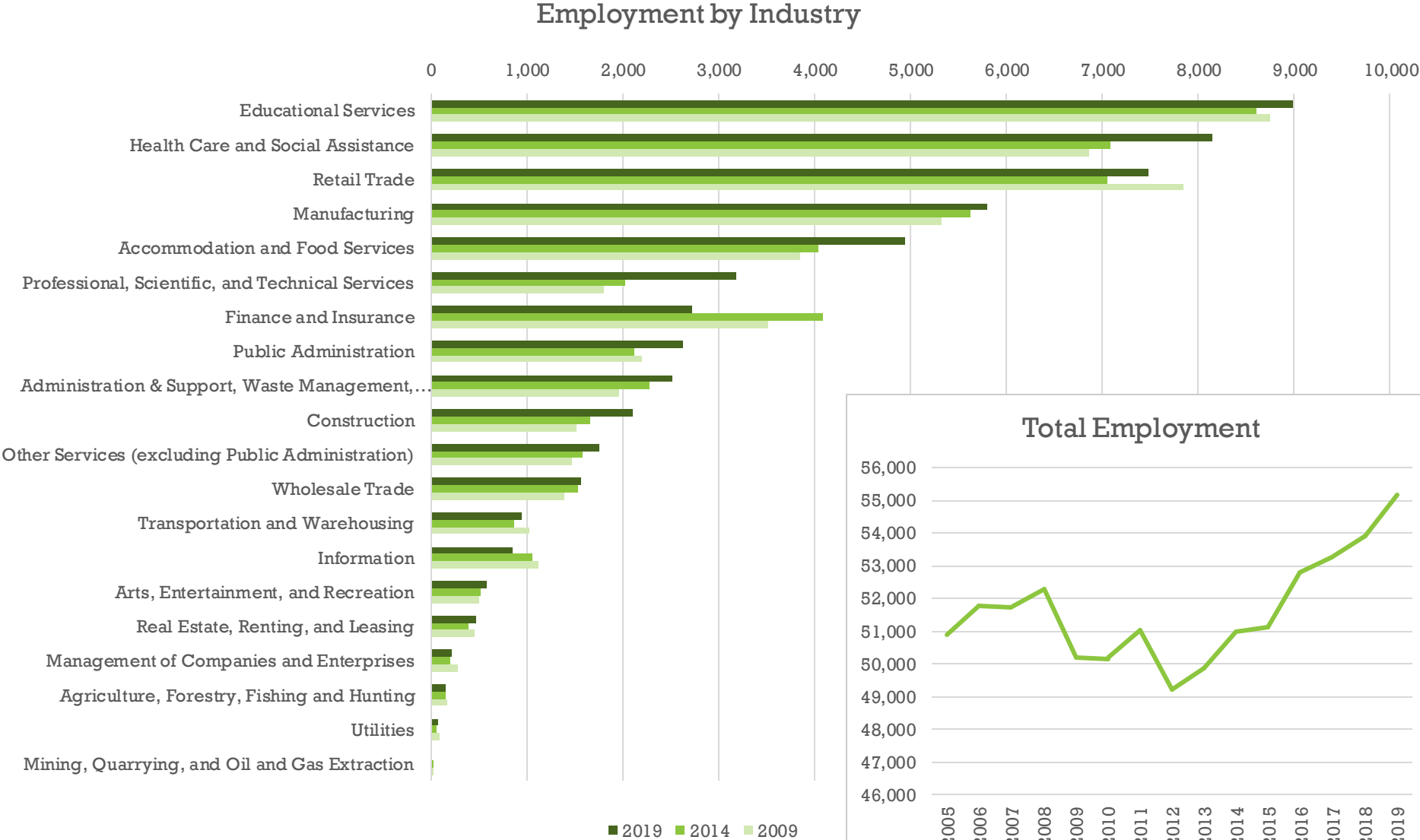


	Change (2013 to 2021)				
	Pre-K & K	Elementary	Middle	High	Total
Barrington	1	5	-10	73	69
Brookfield	-1	8	-8	-8	-9
Dover	-63	-272	18	214	-103
Durham	14	-56	-20	43	-19
Farmington	-9	-26	-43	-64	-142
Lee	15	-19	-7	5	-6
Madbury	-1	-52	0	26	-27
Middleton	13	-1	-4	-15	-7
Milton	-17	-22	-6	-36	-81
New Durham	7	-17	-23	-42	-75
Newmarket	-7	-93	40	25	-35
Northwood	8	-40	-27	-61	-120
Nottingham	-15	-64	22	60	3
Rochester	-68	-180	-59	-52	-359
Rollinsford	-3	-31	-47	-85	-166
Somersworth	-18	-139	-49	-80	-286
Strafford	-3	3	-31	11	-20
Wakefield	-8	25	20	-4	33
<b>SRPC</b>	<b>-155</b>	<b>-971</b>	<b>-234</b>	<b>10</b>	<b>-1350</b>

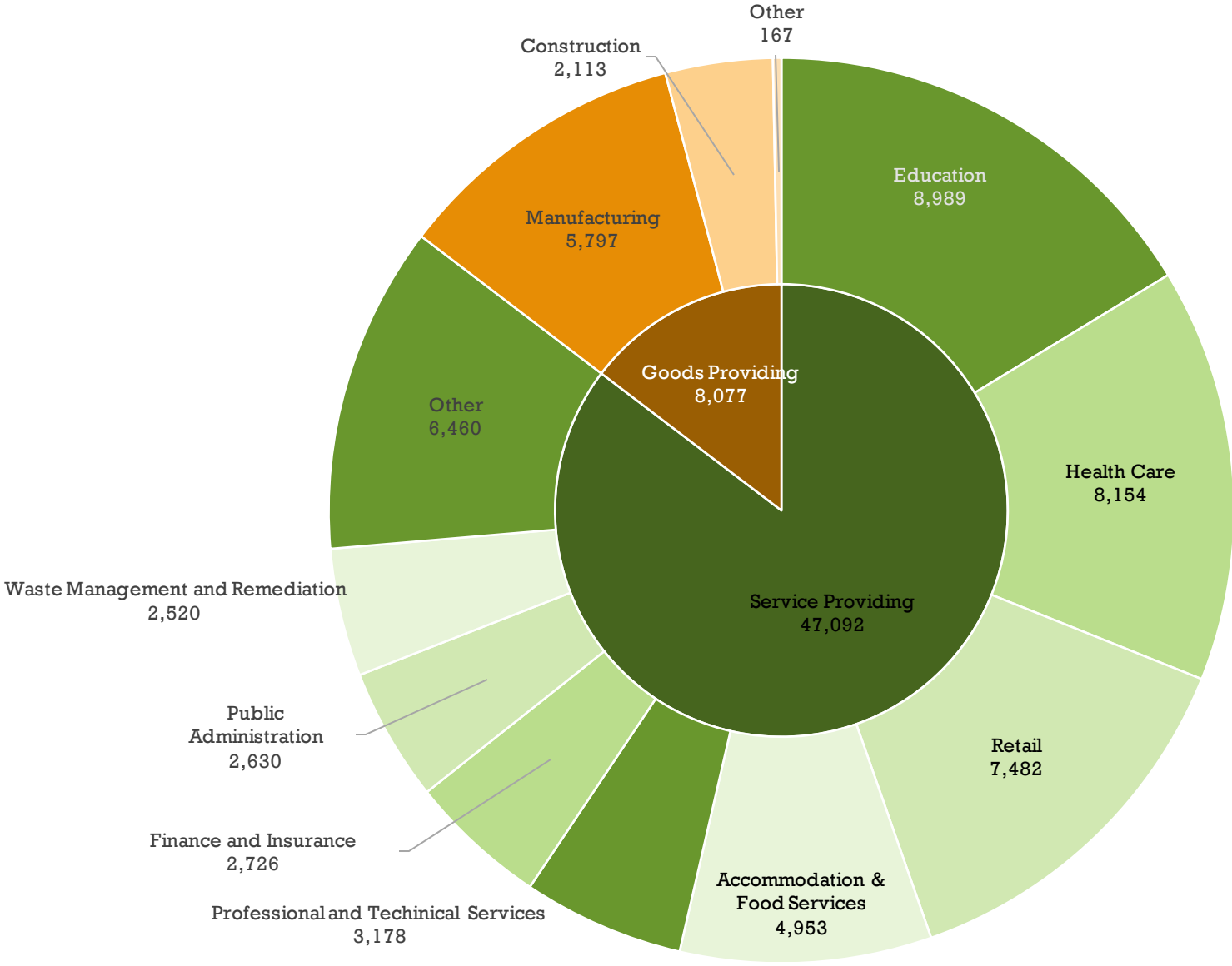
School Districts (if not the name of the community)

Oyster River
Governor Wentworth RSD
High School at Coe Brown
High School at Spaulding
School in Eliot, ME
High School at Dover

# Employment by Industry



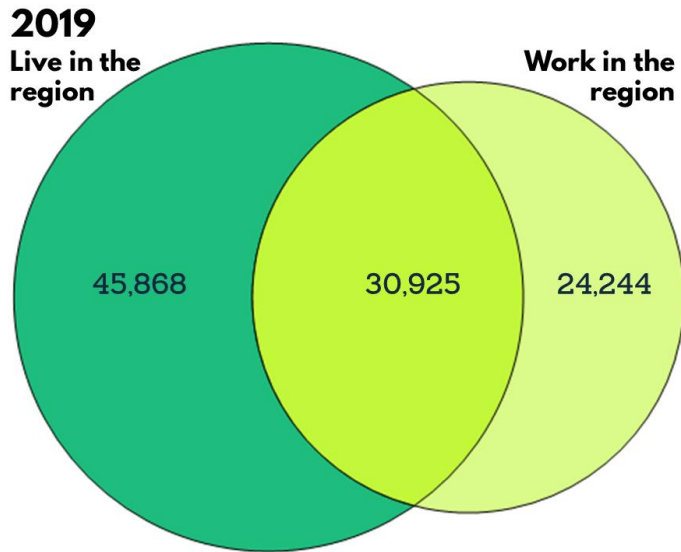
# Employment by Industry



OnTheMap (LODES); 2019

# Labor Force Efficiency

This data is based on jobs rather than workers, so the total labor force represented in this data may be larger than the labor force referenced in other metrics. One worker may hold multiple jobs at a time or within a reporting period such that the individual would be represented here more than once.



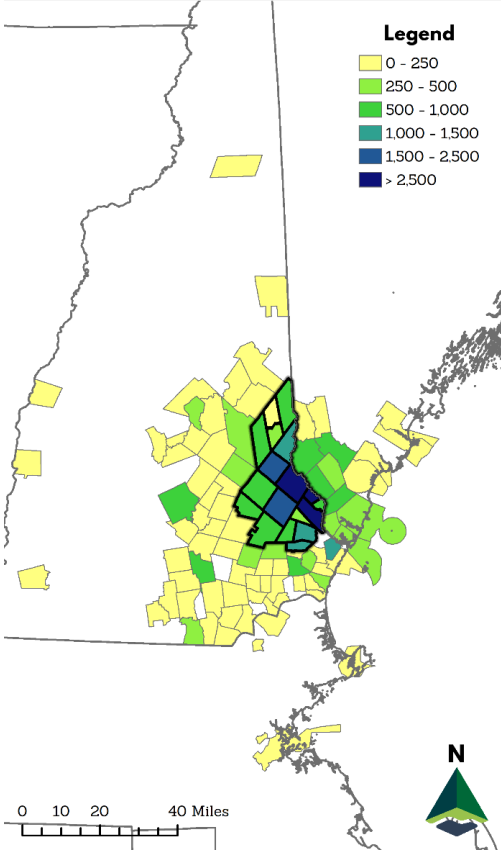
	2017	2018	2019
Living in the Region but Employed Outside	45,624	45,698	45,868
Living and Employed in the Region	29,572	29,937	30,925
Employed in the Region but Living Outside	23,710	23,995	24,244

	Lives... ...and works	here not here	here here	not here here
<b>Total</b>		<b>45,868</b>	<b>30,925</b>	<b>24,244</b>
Workers Aged 29 or younger		10,992	6,965	5,912
Workers Aged 30 to 54		23,304	15,545	11,795
Workers Aged 55 or older		11,572	8,415	6,537
Workers Earning \$1,250 per month or less		8,848	6,963	5,790
Workers Earning \$1,251 to \$3,333 per month		11,695	9,340	6,399
Workers Earning More than \$3,333 per month		25,325	14,622	12,055
Workers in the "Goods Producing" Industry Class		7,450	5,200	2,877
Workers in the "Trade, Transportation, and Utilities" Industry Class		10,114	4,411	5,664
Workers in the "All Other Services" Industry Class		28,304	21,314	15,703

# Labor Force Efficiency

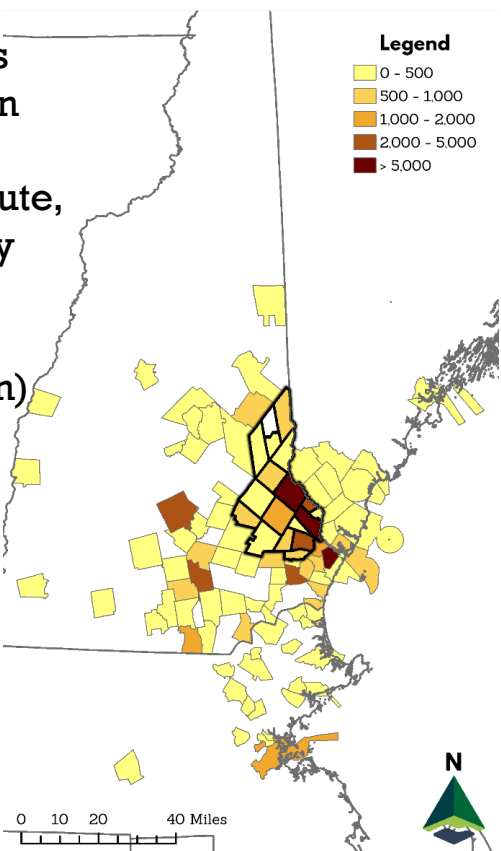
When workers commute in or to the Strafford Region, where are they coming from?

(Home location)



When workers who live within the Strafford Region commute, where are they going to?

(Work location)



# Commute Times

Municipality	2010 to 2020 net change in commutes that are...								Workforce Commuting (2020)
	< 5 min.	5 to 9 min.	10 to 14 min.	15 to 29 min.	30 to 44 min.	45 to 59 min.	60 to 89 min.	≥ 90 min.	
Barrington	-33	206	33	201	30	-60	56	-119	4,683
Brookfield	11	15	1	1	-32	42	9	7	370
Dover	-427	-24	1024	35	544	-58	166	-146	16,781
Durham	-37	0	-102	110	48	110	3	130	6,532
Farmington	61	162	55	22	-25	108	46	-48	3,437
Lee	-78	-88	-122	-223	535	-10	-9	93	2,213
Madbury	4	60	15	125	15	-6	-20	21	1,203
Middleton	-7	-36	-10	-29	46	-27	-3	14	733
Milton	-214	76	52	95	23	96	20	-7	2,261
New Durham	-15	-49	-17	-10	25	87	-140	59	1,290
Newmarket	-14	-38	99	47	109	-27	3	112	5,395
Northwood	-31	-33	78	-127	-110	102	84	-19	2,167
Nottingham	9	70	46	-332	315	-18	34	26	2,458
Rochester	-421	5	-503	493	278	113	304	40	15,019
Rollinsford	-84	-25	-102	-164	71	-6	54	25	1,141
Somersworth	-95	99	300	351	-203	119	130	3	6,649
Strafford	-2	-16	-107	-52	50	214	2	-1	1,876
Wakefield	-12	-175	120	14	-281	491	293	-60	2,713
<b>SRPC</b>	<b>-1385</b>	<b>209</b>	<b>860</b>	<b>557</b>	<b>1438</b>	<b>1270</b>	<b>1032</b>	<b>130</b>	<b>76,921</b>

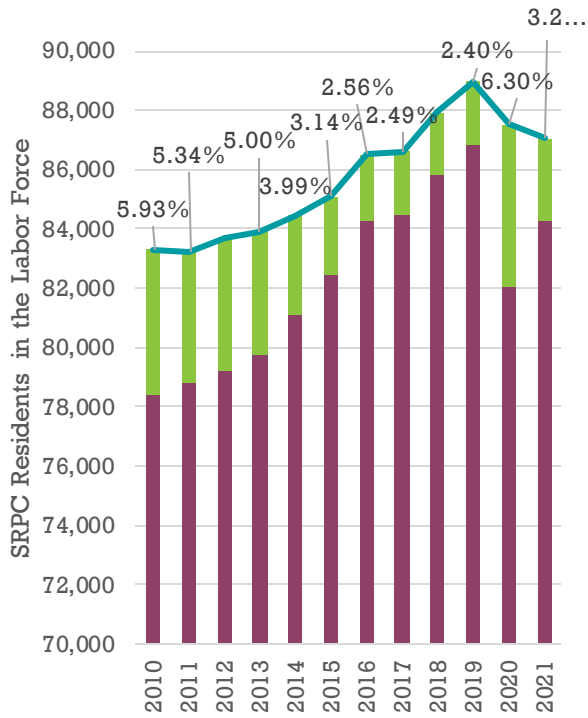
**Residents living closer to employment**, indicated by increases in short commutes (<10 min.) and decreases in long commutes (>45 min.)

**Residents living farther from employment**, indicated by decreases in short commutes (<10 min.) and increases in long commutes (>45 min.)

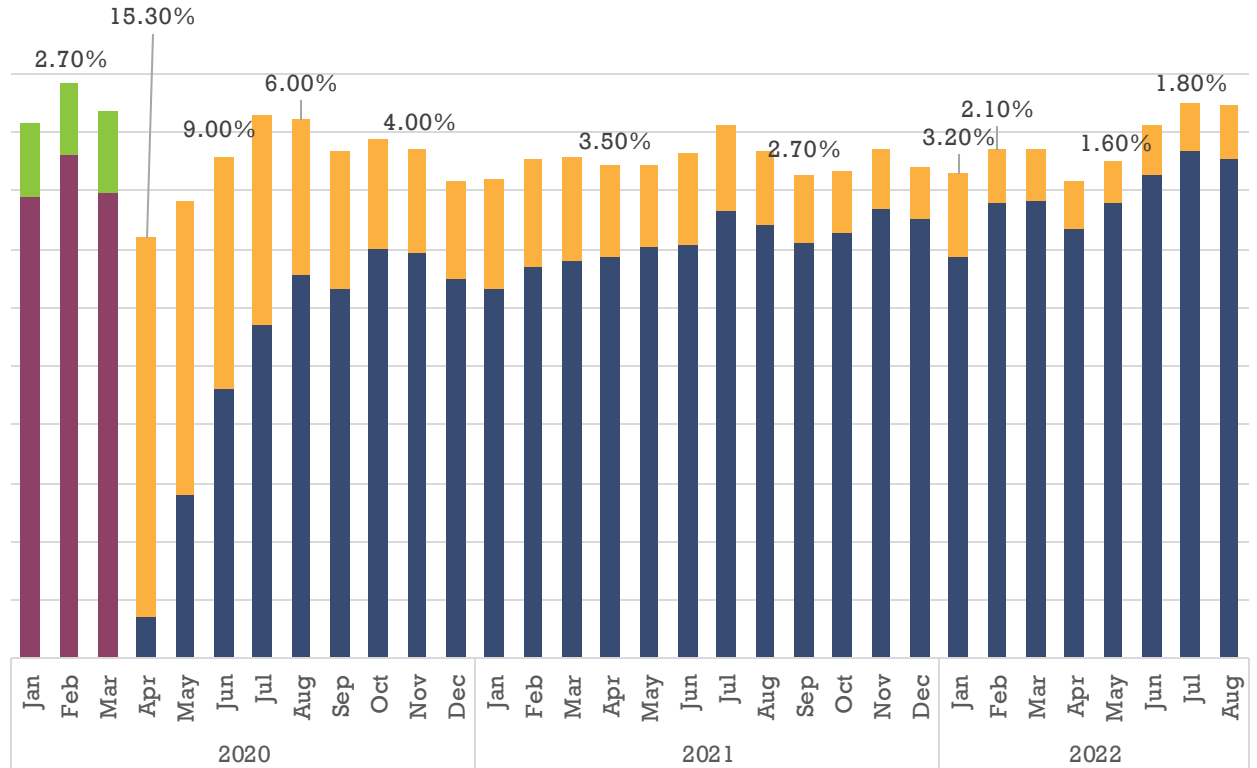
Nearly **10,000** Strafford Region residents commute to Portsmouth daily. Over **1,000** commute to Boston.

# Labor Force

SRPC Regional Employment 2015-2021



SRPC Regional Employment 2020 – 2022



■ Unemployed (Before; After March 2020)
 ■ Unemployed (Before; After March 2020)
 ■ Employed (Before; After March 2020)
 ■ Employed (Before; After March 2020)
 — Total labor force

# Housing Units

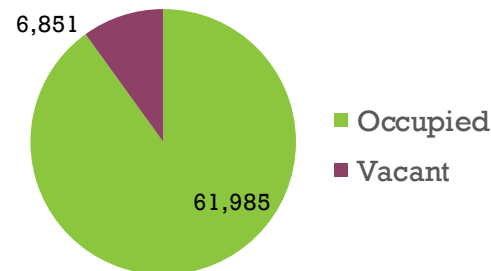
Geography	Total Housing Units		Occupied Housing Units		Vacant Housing Units		Total per Acre		Occupied per Acre		Vacant per Acre	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Barrington	3,661	3,830	3,229	3,500	432	330	0.118	0.123	0.104	0.112	0.014	0.011
Brookfield	338	365	292	316	46	49	0.023	0.025	0.020	0.021	0.003	0.003
Dover	13,685	15,166	12,827	14,431	858	735	0.736	0.816	0.690	0.776	0.046	0.040
Durham	3,092	3,763	2,960	3,154	132	609	0.195	0.237	0.187	0.199	0.008	0.038
Farmington	2,832	2,956	2,592	2,728	240	228	0.120	0.125	0.110	0.115	0.010	0.010
Lee	1,765	1,808	1,661	1,737	104	71	0.137	0.140	0.128	0.134	0.008	0.005
Madbury	653	710	626	679	27	31	0.084	0.091	0.080	0.087	0.003	0.004
Middleton	851	867	661	706	190	161	0.072	0.073	0.056	0.060	0.016	0.014
Milton	2,181	2,146	1,800	1,832	381	314	0.099	0.098	0.082	0.084	0.017	0.014
New Durham	1,523	1,581	1,014	1,097	509	484	0.054	0.056	0.036	0.039	0.018	0.017
Newmarket	4,139	4,398	3,857	4,249	282	149	0.456	0.484	0.425	0.468	0.031	0.016
Northwood	2,129	2,244	1,605	1,831	524	413	0.110	0.116	0.083	0.095	0.027	0.021
Nottingham	1,986	2,139	1,734	1,931	252	208	0.064	0.069	0.056	0.062	0.008	0.007
Rochester	13,372	14,582	12,378	13,839	994	743	0.460	0.501	0.426	0.476	0.034	0.026
Rollinsford	1,099	1,135	1,032	1,073	67	62	0.227	0.234	0.213	0.222	0.014	0.013
Somersworth	5,199	5,325	4,862	5,082	337	243	0.813	0.832	0.760	0.794	0.053	0.038
Strafford	1,784	1,837	1,458	1,596	326	241	0.054	0.056	0.044	0.049	0.010	0.007
Wakefield	3,832	3,984	2,098	2,204	1,734	1,780	0.133	0.139	0.073	0.077	0.060	0.062
<b>SRPC</b>	<b>64,121</b>	<b>68,836</b>	<b>56,686</b>	<b>61,985</b>	<b>7,435</b>	<b>6,851</b>	<b>0.054</b>	<b>0.056</b>	<b>0.044</b>	<b>0.049</b>	<b>0.010</b>	<b>0.007</b>

Most Vacant Housing	
Wakefield	45%
New Durham	30%
Middleton	18.6%
Northwood	18.4%

Least Vacant Housing	
Dover	3.4%
Lee	3.9%
Madbury	4.4%
Somersworth	4.6%

Housing Units by Occupancy





# Housing Density



10 acres at 10 units per acre  
(Dover and Rochester)



10 acres at 8 units per acre  
(Dover, Rochester, and Durham)



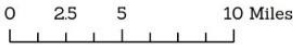
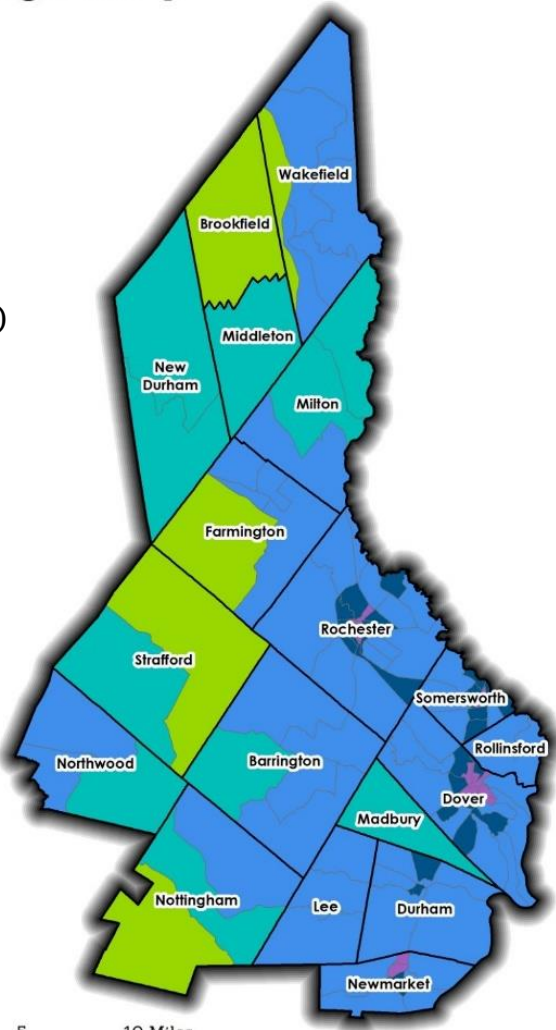
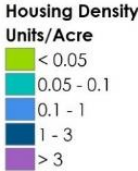
10 acres at 4 units per acre  
(Rochester, Farmington, Northwood, Durham)



31 acres at 31 acres per unit  
(Brookfield)

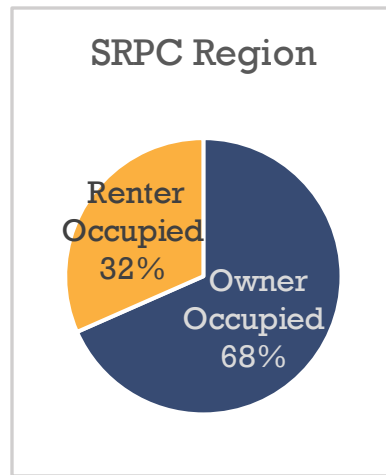
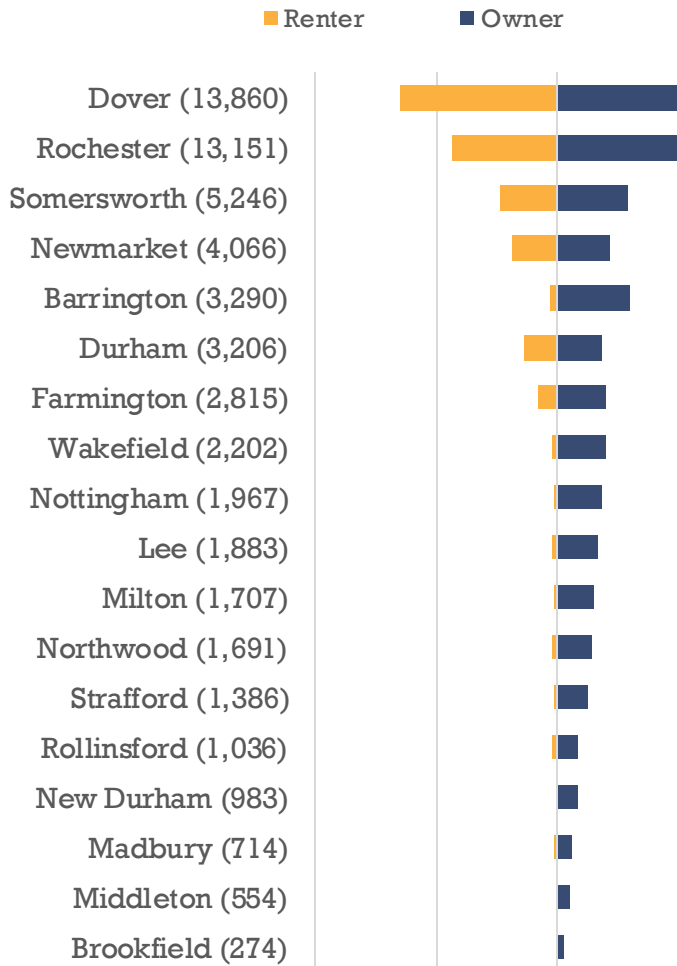
## Housing Density

### Legend

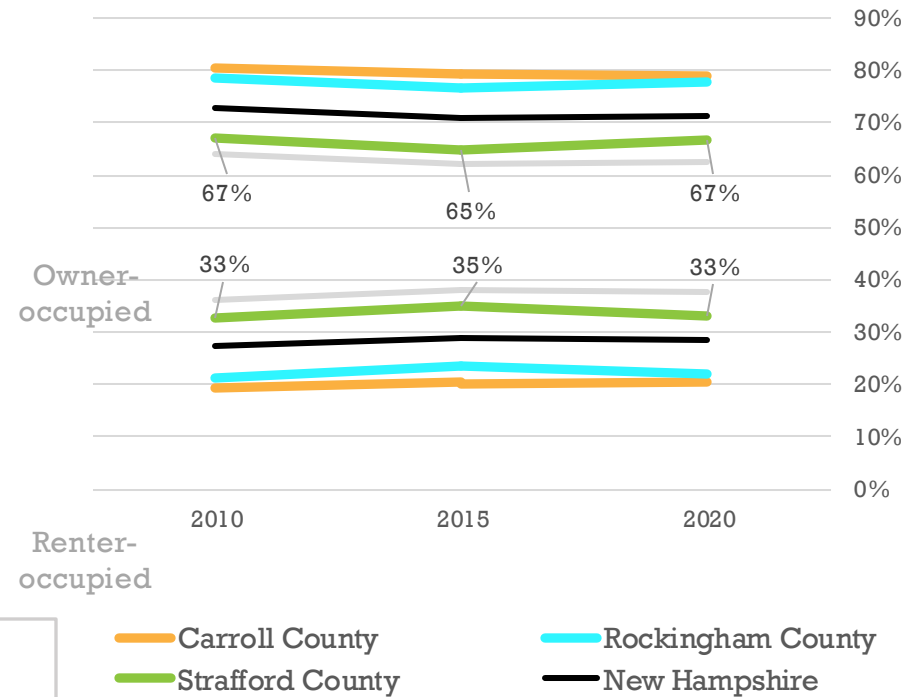


# Household Tenure

## SRPC Communities by 2020 Tenure (Total Households)

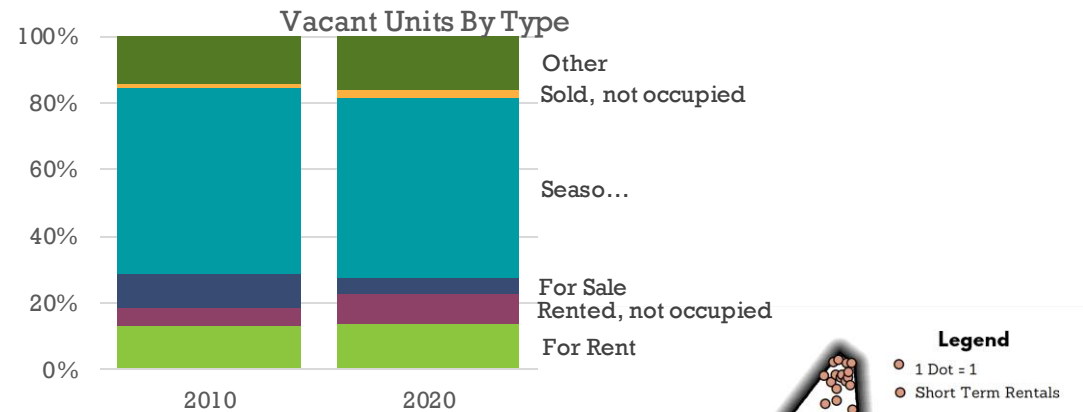


## Changes in Tenure

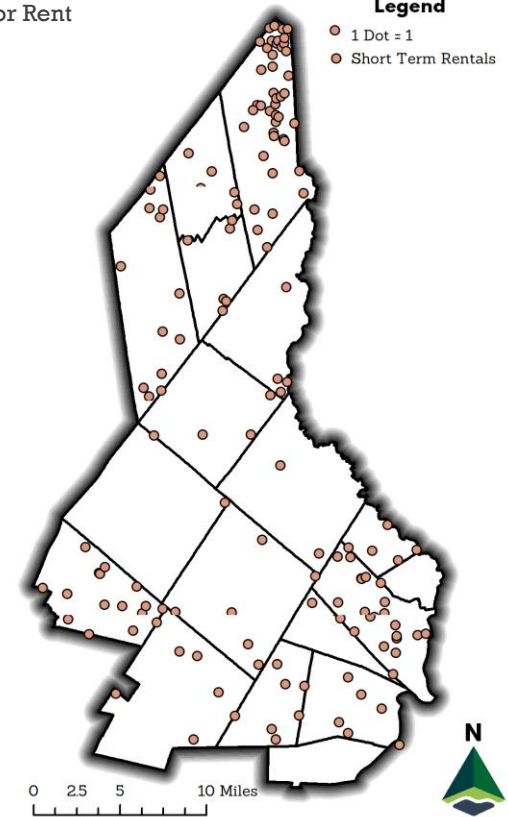
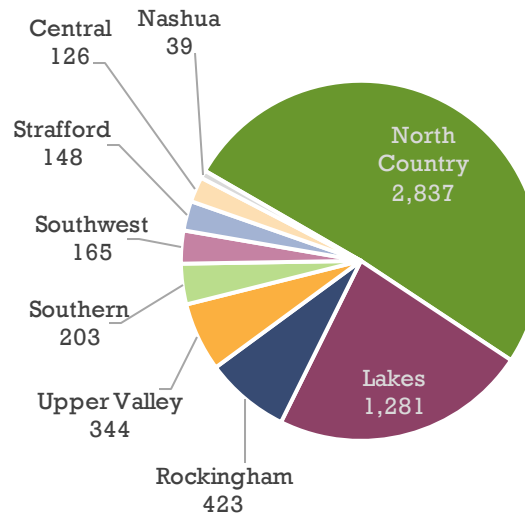


# Vacant and Seasonal Housing Units

Town	Total	Vacant Units			
		Rentals	For Sale or Sold	Seasonal	Other
Barrington	9.1%	0.0%	10.9%	89.1%	0.0%
Brookfield	21.3%	0.0%	36.5%	47.3%	16.2%
Dover	4.5%	57.8%	15.3%	2.4%	24.5%
Durham	16.2%	73.2%	0.0%	0.8%	26.0%
Farmington	6.1%	0.0%	0.0%	73.8%	26.2%
Lee	8.7%	30.6%	0.0%	43.3%	26.1%
Madbury	6.1%	0.0%	0.0%	23.9%	76.1%
Middleton	25.8%	0.0%	11.4%	87.0%	1.6%
Milton	11.9%	10.4%	0.0%	78.8%	10.8%
New Durham	37.8%	0.0%	2.3%	92.3%	5.4%
Newmarket	5.3%	55.5%	0.0%	20.3%	24.2%
Northwood	23.1%	0.0%	0.0%	87.2%	12.8%
Nottingham	7.6%	0.0%	0.0%	100.0%	0.0%
Rochester	4.6%	43.3%	26.6%	8.9%	21.3%
Rollinsford	8.7%	45.5%	23.2%	14.1%	17.2%
Somersworth	8.0%	46.4%	19.4%	0.0%	34.2%
Strafford	19.9%	9.9%	0.0%	83.5%	6.7%
Wakefield	41.4%	0.0%	5.0%	85.3%	9.7%
<b>SRPC</b>	<b>10.6%</b>	<b>22.6%</b>	<b>7.9%</b>	<b>53.7%</b>	<b>15.9%</b>
Carroll County	46.3%	1.1%	3.4%	89.4%	6.1%
Rockingham Co.	8.0%	11.5%	9.6%	53.5%	25.4%
Strafford County	8.4%	32.3%	9.9%	39.3%	18.4%

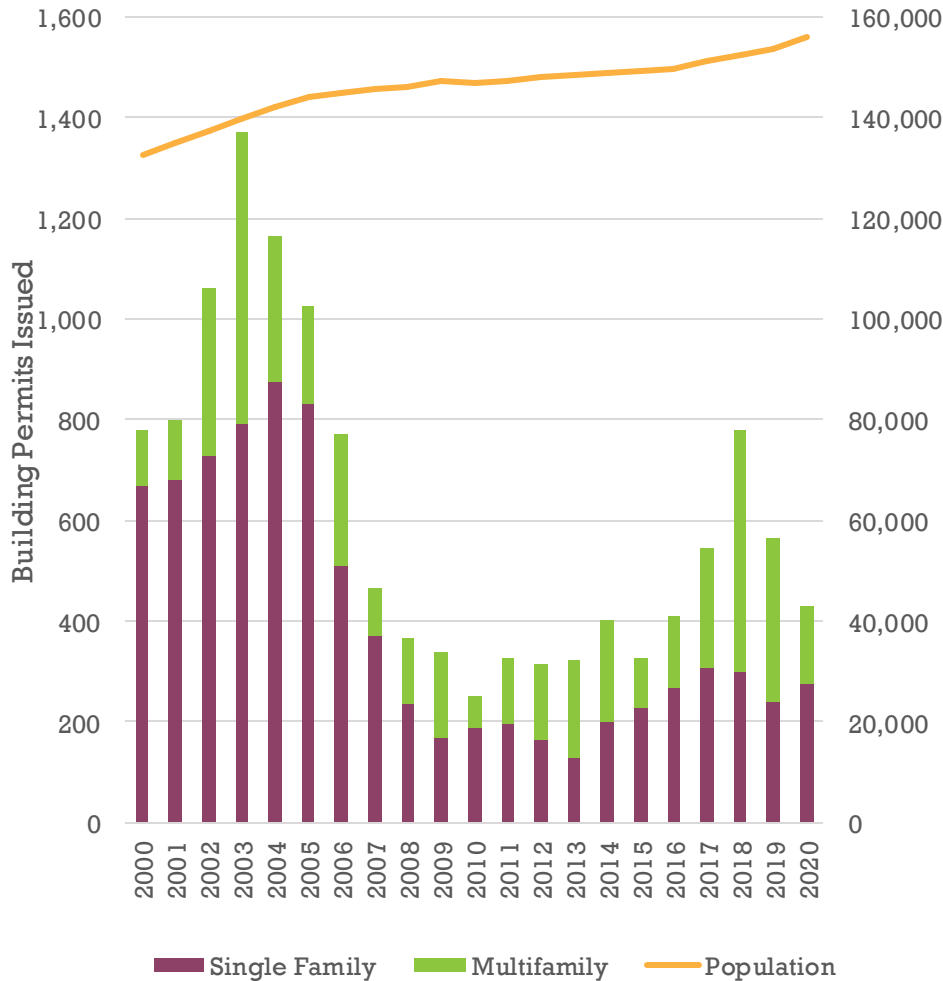


Short Term Rental Units (non-hotel) in New Hampshire

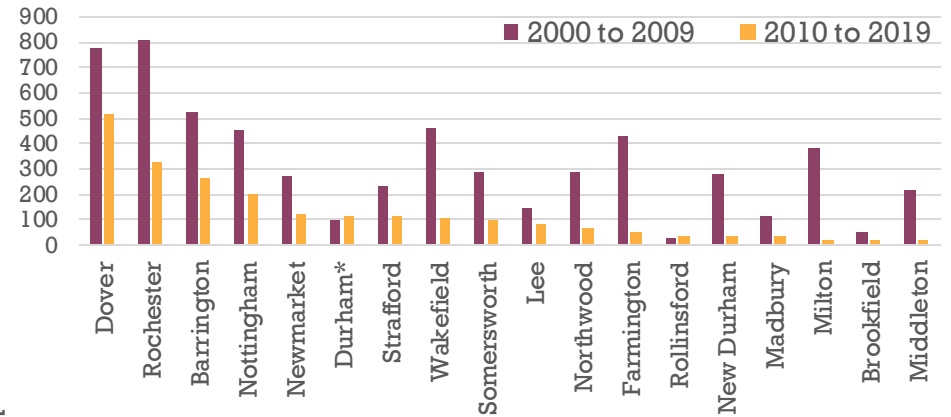


# Building Permits

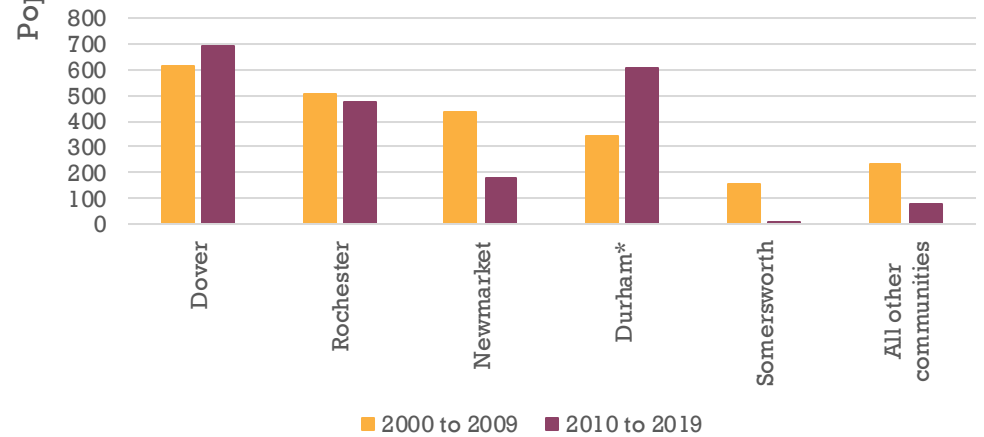
SRPC Single Family and Multifamily Structure  
Building Permits Issued 2000 to 2020



Single Family Home Permits by Municipality



Multifamily Home Permits by Municipality

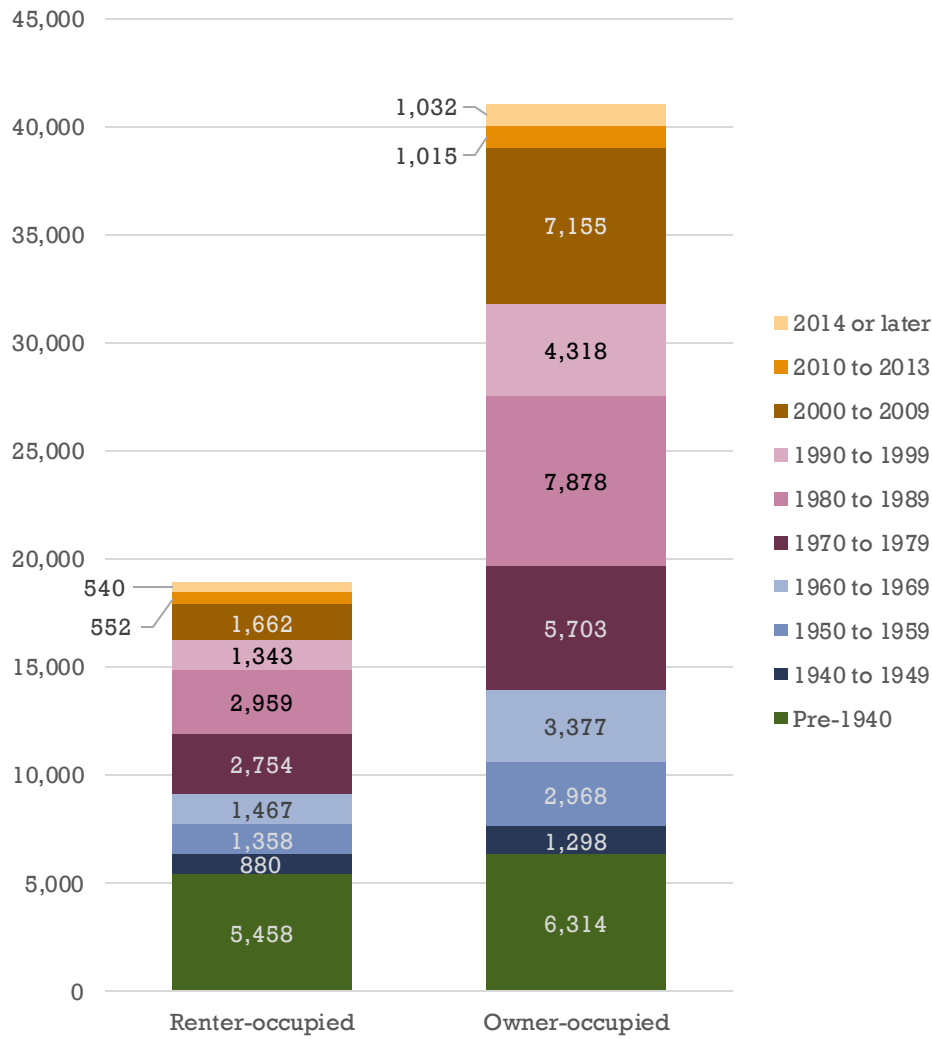


\*Multifamily homes in Durham are almost exclusively restricted to students or seniors. On-campus housing of UNH is not included here.

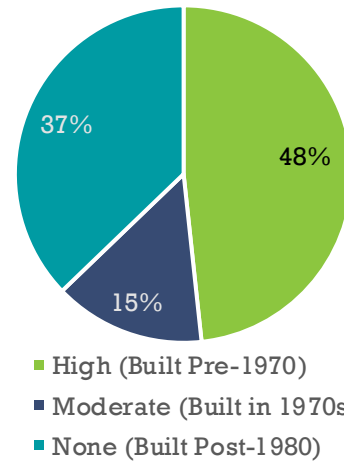
SRPC, OPD, various municipalities; 2022

# Age of Housing Stock

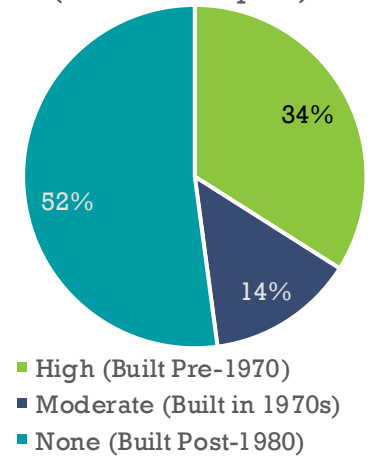
## Housing Units by Tenure and Year of Construction



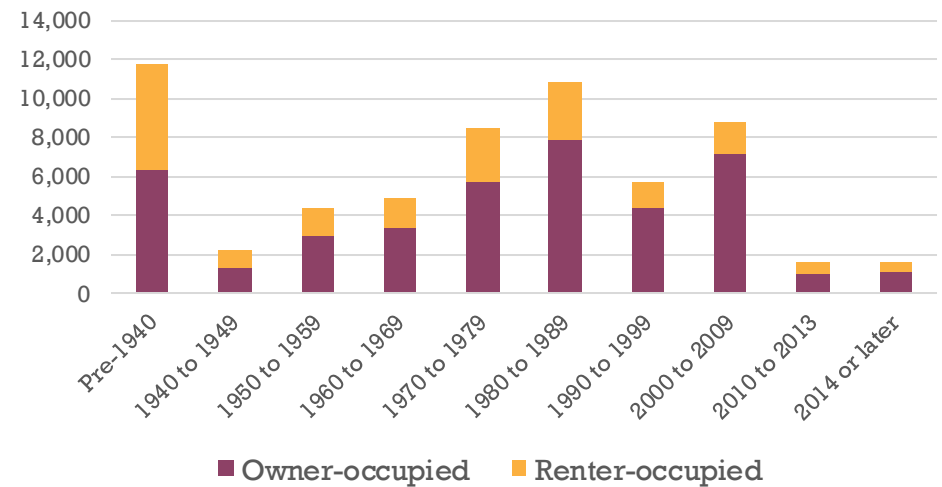
## Likelihood of Lead Paint (Renter Occupied)



## Likelihood of Lead Paint (Owner Occupied)

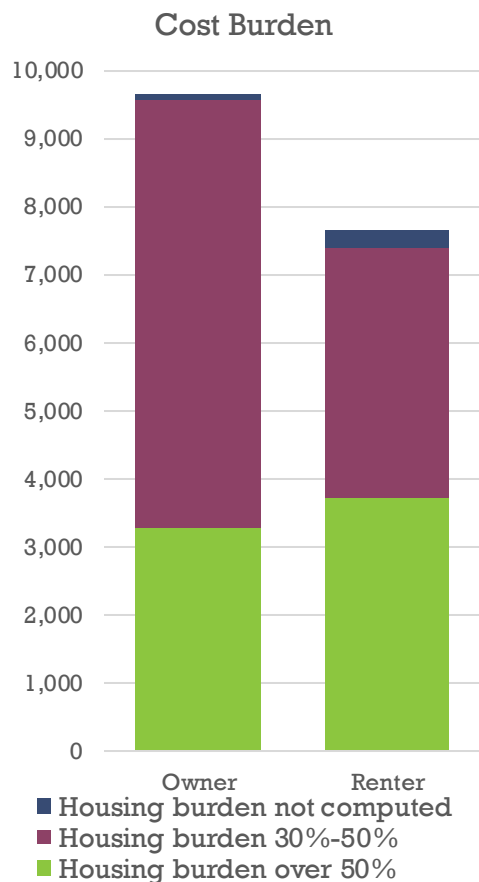
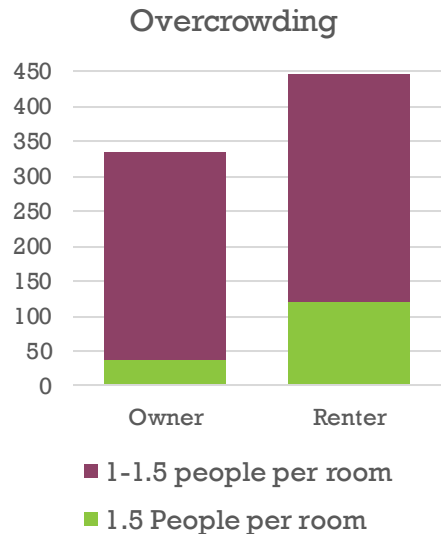
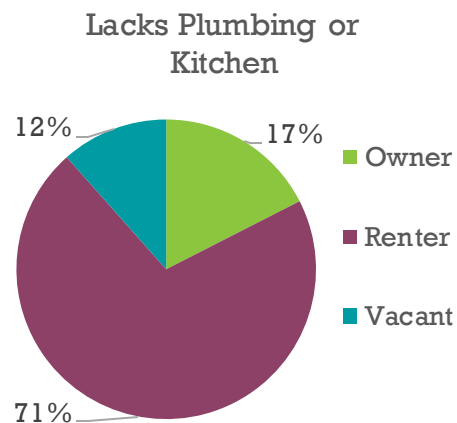


## Housing Units by Tenure and Year of Construction



US Census Bureau ACS; 2020

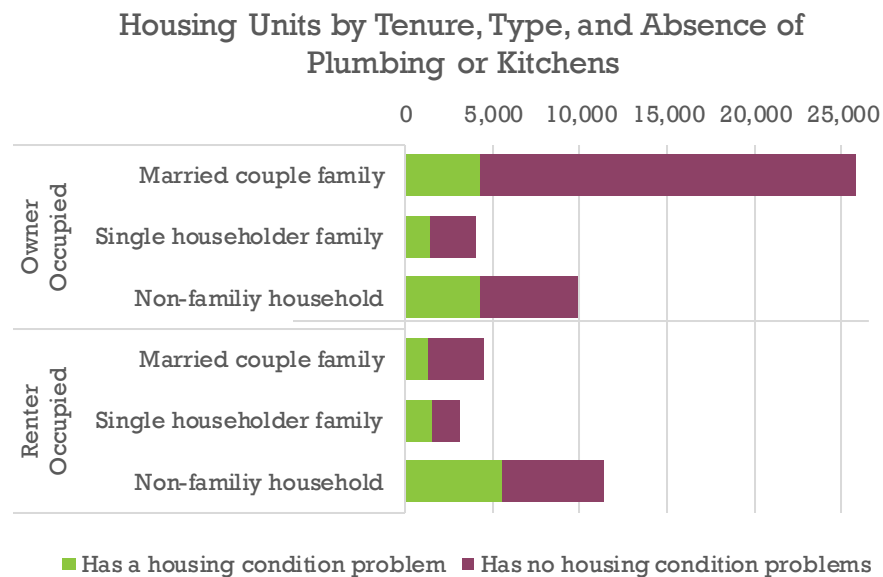
# Condition of Housing Units



## Housing Unit Condition

This data examines the condition of the occupied housing units. It is based on HUD's Comprehensive Housing Affordability Strategy (CHAS) data set and covers the condition of housing in 2019.

1. Lacks Plumbing or Kitchen
2. Overcrowding (More than 1 person per room)
3. Housing Cost Burden over 30%

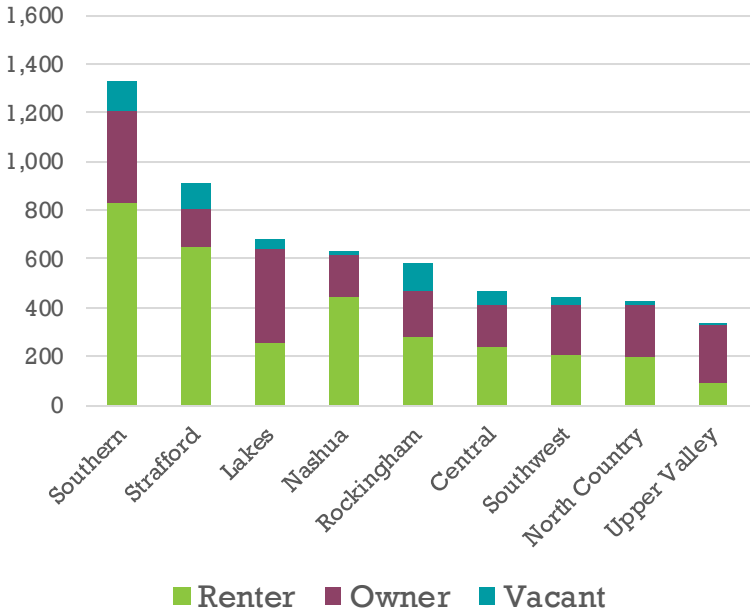


# Condition of Housing Units

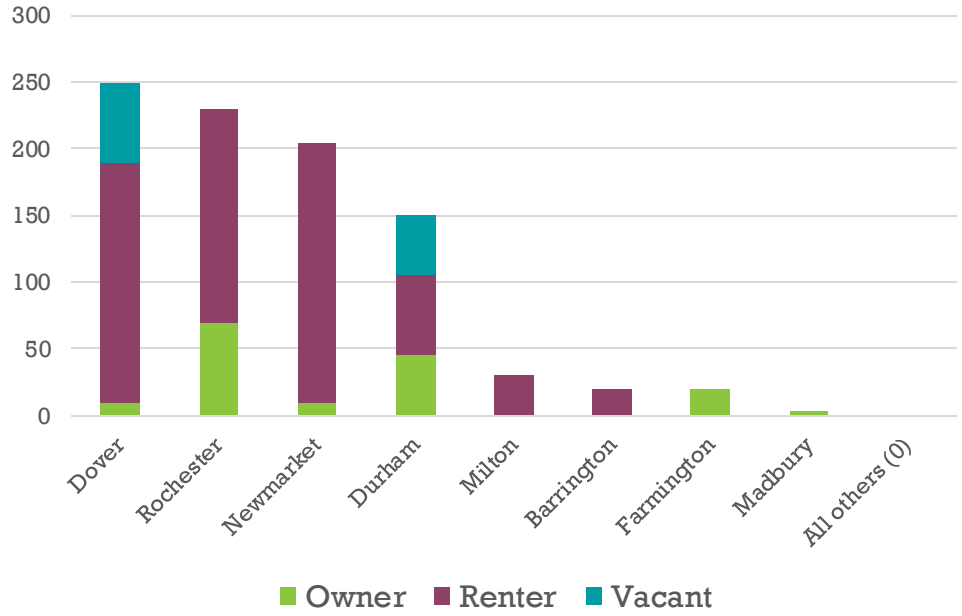
Housing units on this page are housing units that lack either plumbing or kitchens. The majority of these housing units are inhabited and are not units undergoing renovations. Housing units of this type are often renter occupied.

While some people may decide to live in a home without plumbing and kitchen or further utility connections, it may also be out of necessity due to a lack of affordable housing.

Units Lacking Plumbing/Kitchen by Tenure by RPC

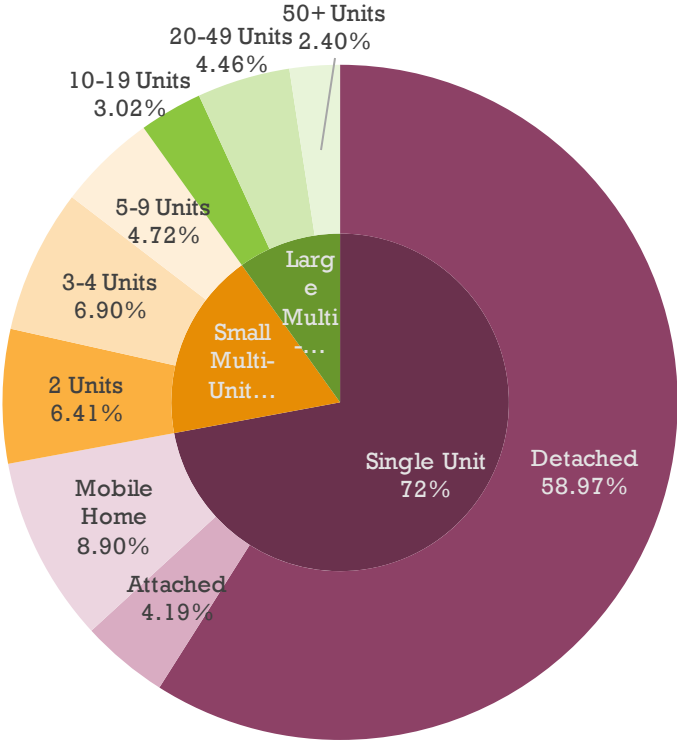


Units Lacking Plumbing and/or Kitchen by Tenure in the Strafford Region



# Units in Structure

Units in Structure



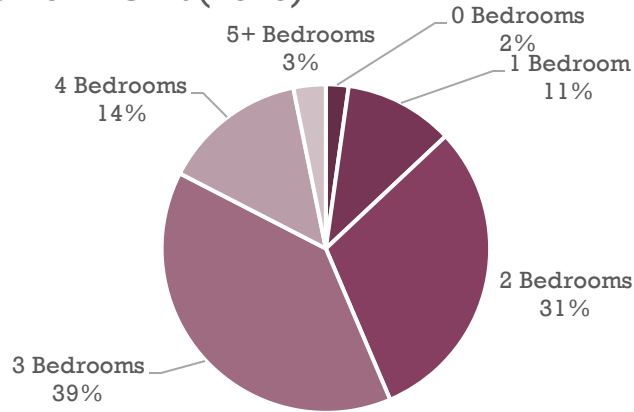
Communities	Total Units		Single Unit		Small Multifamily			Large Multifamily		
	Single Family	Multi Family	Single Family	Mobile Home	2	3 to 4	5 to 9	10 to 19	20 to 49	50+
<b>Barrington</b>	<b>3,377</b>	<b>244</b>	76%	17%	1%	3%	3%	0%	0%	0%
<b>Brookfield</b>	<b>348</b>	<b>0</b>	100%	0%	0%	0%	0%	0%	0%	0%
<b>Dover</b>	<b>7,723</b>	<b>6,791</b>	51%	3%	8%	12%	8%	4%	10%	5%
<b>Durham</b>	<b>2,381</b>	<b>1,438</b>	62%	0%	6%	5%	6%	8%	8%	5%
<b>Farmington</b>	<b>2,566</b>	<b>415</b>	69%	17%	4%	2%	5%	3%	0%	0%
<b>Lee</b>	<b>1,884</b>	<b>179</b>	77%	14%	4%	2%	3%	0%	0%	0%
<b>Madbury</b>	<b>707</b>	<b>53</b>	85%	8%	6%	1%	0%	0%	0%	0%
<b>Middleton</b>	<b>747</b>	<b>0</b>	91%	9%	0%	0%	0%	0%	0%	0%
<b>Milton</b>	<b>1,774</b>	<b>164</b>	78%	14%	1%	2%	5%	0%	0%	0%
<b>New Durham</b>	<b>1,569</b>	<b>11</b>	92%	7%	1%	0%	0%	0%	0%	0%
<b>Newmarket</b>	<b>2,324</b>	<b>1,969</b>	51%	3%	7%	10%	5%	6%	13%	5%
<b>Northwood</b>	<b>2,025</b>	<b>175</b>	80%	13%	5%	0%	3%	0%	0%	0%
<b>Nottingham</b>	<b>2,046</b>	<b>82</b>	93%	3%	2%	1%	0%	0%	0%	0%
<b>Rochester</b>	<b>9,802</b>	<b>3,989</b>	53%	18%	6%	10%	6%	3%	3%	2%
<b>Rollinsford</b>	<b>819</b>	<b>316</b>	71%	1%	6%	9%	10%	2%	0%	0%
<b>Somersworth</b>	<b>3,039</b>	<b>2,666</b>	47%	6%	19%	8%	4%	5%	6%	5%
<b>Strafford</b>	<b>1,679</b>	<b>52</b>	92%	5%	1%	2%	0%	0%	0%	0%
<b>Wakefield</b>	<b>3,566</b>	<b>190</b>	88%	7%	3%	0%	1%	0%	1%	0%
<b>SRPC</b>	<b>48,376</b>	<b>18,734</b>	63%	9%	6%	7%	5%	3%	4%	2%

US Census Bureau ACS; 2020



# Bedrooms in Housing Units

Bedrooms in Unit (2020)



Bedrooms in Units



Town	Percent of Housing Units by Number of Bedrooms (2020)					
	0	1	2	3	4	5+
Barrington	0%	3%	28%	52%	15%	3%
Brookfield	3%	2%	11%	55%	19%	11%
Dover	2%	16%	35%	31%	13%	3%
Durham	8%	9%	17%	32%	25%	9%
Farmington	1%	12%	23%	46%	17%	1%
Lee	2%	7%	18%	41%	24%	8%
Madbury	1%	3%	16%	40%	34%	5%
Middleton	1%	6%	32%	48%	10%	3%
Milton	3%	8%	23%	48%	16%	2%
New Durham	0%	7%	34%	45%	10%	4%
Newmarket	3%	13%	37%	33%	12%	1%
Northwood	2%	7%	29%	47%	12%	4%
Nottingham	0%	5%	21%	60%	12%	2%
Rochester	2%	12%	36%	36%	11%	2%
Rollinsford	3%	8%	27%	39%	17%	6%
Somersworth	3%	13%	32%	38%	11%	2%
Strafford	1%	3%	30%	44%	19%	4%
Wakefield	2%	4%	25%	50%	16%	2%
<b>SRPC</b>	<b>2%</b>	<b>11%</b>	<b>31%</b>	<b>39%</b>	<b>14%</b>	<b>3%</b>

US Census Bureau ACS; 2020

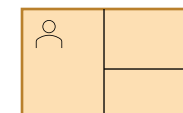
# Estimated Households by Size and Bedrooms (Crowding)

Renter-occupied households		Household size				
		1	2	3	4	5+
Bedrooms	0 or 1	2,457	1,954	815	594	394
	2	3,308	2,631	1,098	799	530
	3	1,167	928	387	282	187
	4	433	344	144	105	69
	5 or more	137	109	45	33	22

Owner-occupied households		Household size				
		1	2	3	4	5+
Bedrooms	0 or 1	236	520	206	175	88
	2	1,869	4,125	1,637	1,388	697
	3	4,029	8,895	3,529	2,992	1,502
	4	1,450	3,201	1,270	1,077	541
	5 or more	314	694	275	233	117



Over 7,300 households, or **17.5%** of renting households and 10% of owner-occupied households may be **overcrowded\***, where there are at least two more individuals than bedrooms available.



Up to 12,200 households, or **24%** of owner-occupied households and 12% of renting households may be **“overhoused,”** where there are at least two more bedrooms than residents.

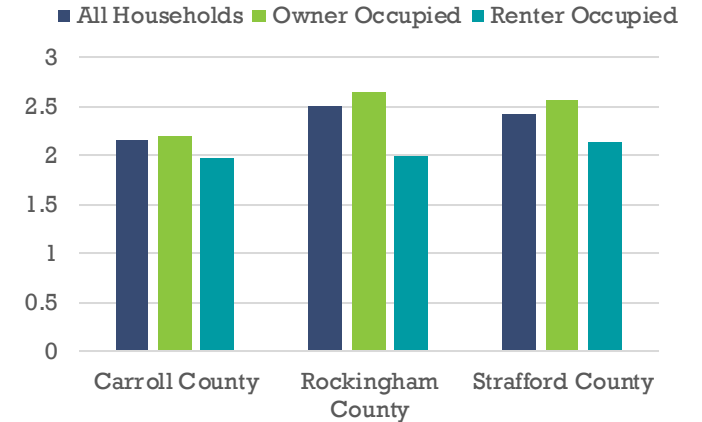
US Census Bureau ACS; 2020

\* This definition is slightly different than the Overcrowding discussed in housing conditions. This is a difference in definitions used in the two datasets.

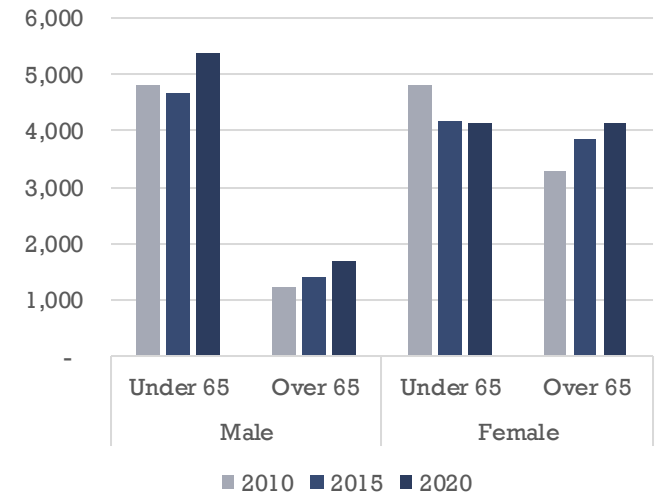
# Household Size

Town	Total Households	Household Size (People)						
		1	2	3	4	5	6	7 or more
Barrington	3,290	17.6%	38.1%	15.0%	20.2%	6.7%	0.0%	2.4%
Brookfield	274	18.3%	46.4%	16.8%	10.6%	5.1%	2.6%	0.4%
Dover	13,860	30.1%	37.7%	15.1%	12.2%	4.4%	0.6%	0.0%
Durham	3,206	24.6%	31.3%	16.1%	21.2%	5.4%	1.4%	0.2%
Farmington	2,815	19.8%	45.4%	18.3%	11.7%	4.3%	0.6%	0.0%
Lee	1,883	28.4%	34.9%	13.8%	21.4%	0.0%	1.5%	0.0%
Madbury	714	6.9%	31.4%	20.7%	29.8%	5.6%	3.6%	2.0%
Middleton	554	17.9%	40.1%	18.6%	15.2%	4.5%	2.7%	1.1%
Milton	1,707	21.2%	36.0%	17.0%	14.2%	6.3%	4.9%	0.5%
New Durham	983	16.3%	38.6%	17.5%	13.2%	10.5%	4.0%	0.0%
Newmarket	4,066	30.0%	39.7%	17.3%	9.8%	0.8%	2.5%	0.0%
Northwood	1,691	15.4%	51.7%	14.3%	7.3%	8.2%	0.4%	2.7%
Nottingham	1,967	18.2%	38.5%	23.3%	13.8%	4.6%	1.2%	0.4%
Rochester	13,151	28.7%	41.2%	12.3%	8.4%	5.6%	2.8%	1.0%
Rollinsford	1,036	27.3%	34.3%	17.2%	17.7%	2.6%	0.0%	1.0%
Somersworth	5,246	30.4%	30.1%	22.6%	11.3%	4.6%	0.7%	0.3%
Strafford	1,386	8.2%	49.1%	14.3%	16.0%	8.4%	1.3%	2.7%
Wakefield	2,202	20.3%	52.0%	8.9%	14.8%	3.7%	0.2%	0.2%
<b>SRPC</b>	<b>60,031</b>	<b>25.7%</b>	<b>39.0%</b>	<b>15.7%</b>	<b>12.8%</b>	<b>4.8%</b>	<b>1.5%</b>	<b>0.6%</b>

### Average Household Size



### People Living Alone



# Number of Units by Age of Structure and Tenure

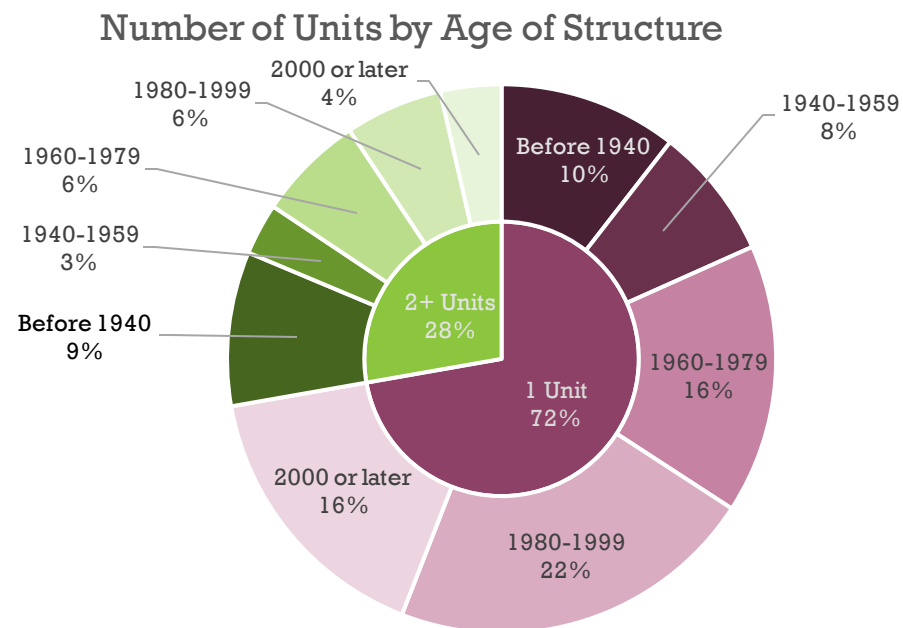
Structure built...	Owner Occupied Units							Renter Occupied Units						
	Total	in structures with....					Mobile Homes, Boats, Other	Total	in structures with....					Mobile Homes, Boats, Other
		1 Unit	2-4 Units	5-19 Units	20-49 Units	50+ Units		1 Unit	2-4 Units	5-19 Units	20-49 Units	50+ Units		
Before 1940	6,314	5,307	894	52	17	29	15	5,458	969	2,521	1,097	172	675	24
1940-1959	4,266	4,153	95	12	0	0	6	2,238	457	1,184	403	74	57	63
1960-1979	9,080	7,632	151	63	8	0	1,226	4,221	360	1,393	1,142	712	309	305
1980-1999	12,196	9,500	198	116	28	0	2,354	4,302	825	984	1,053	927	143	370
2000-2009	7,155	6,157	142	0	22	0	834	1,662	446	314	184	469	199	50
2010 or later	2,047	1,756	10	18	0	0	263	1,092	274	124	438	175	64	17
<b>Total</b>	<b>41,058</b>	<b>34,505</b>	<b>1,490</b>	<b>261</b>	<b>75</b>	<b>29</b>	<b>4,698</b>	<b>18,973</b>	<b>3,331</b>	<b>6,520</b>	<b>4,317</b>	<b>2,529</b>	<b>1,447</b>	<b>829</b>

**46.4%**  
of housing units built before 1940 are in structures with more than one unit

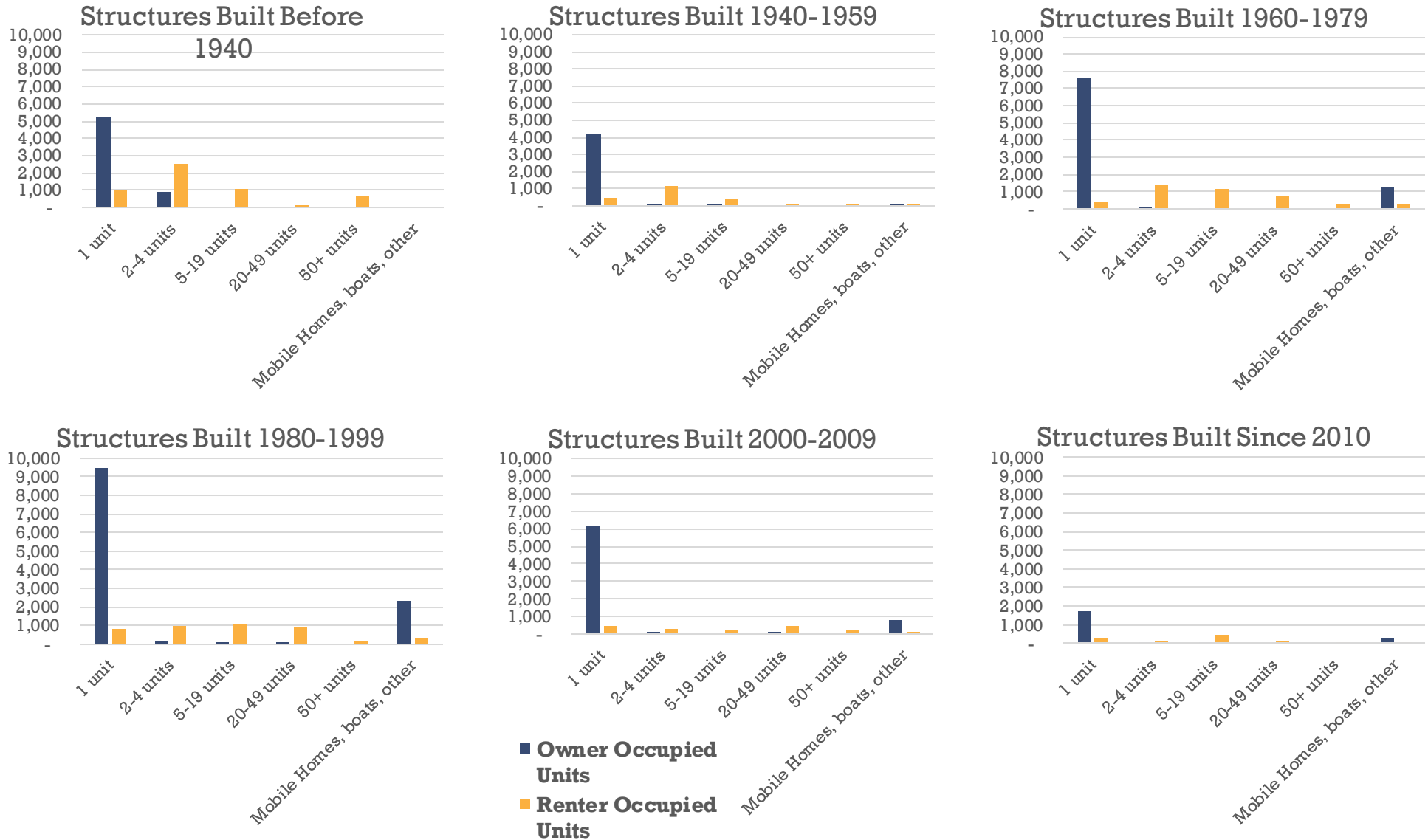
**30%**  
of single unit structures were built in the 1980s and 1990s and **80%** of them are owner occupied

**22%**  
of single unit structures were built since 2000

**13%**  
of multi-unit structures were built since 2000



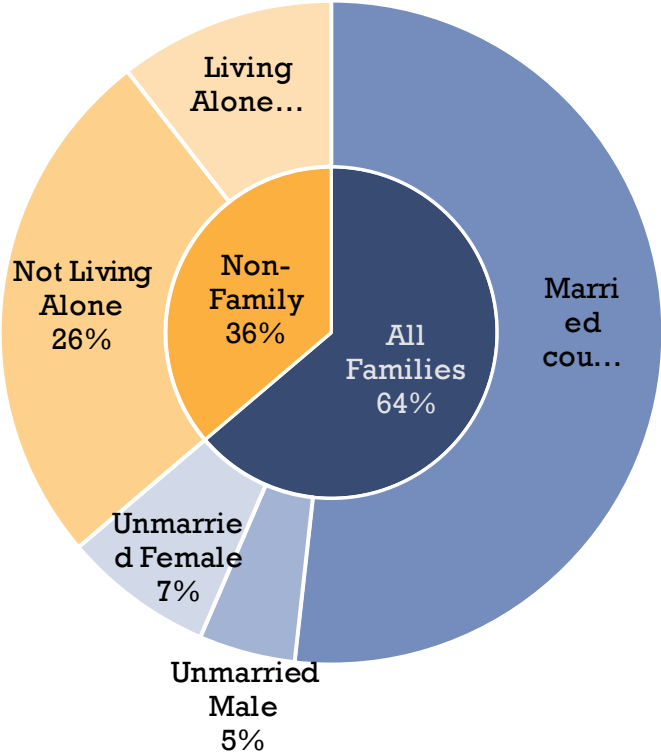
# Number of Units by Age of Structure and Tenure



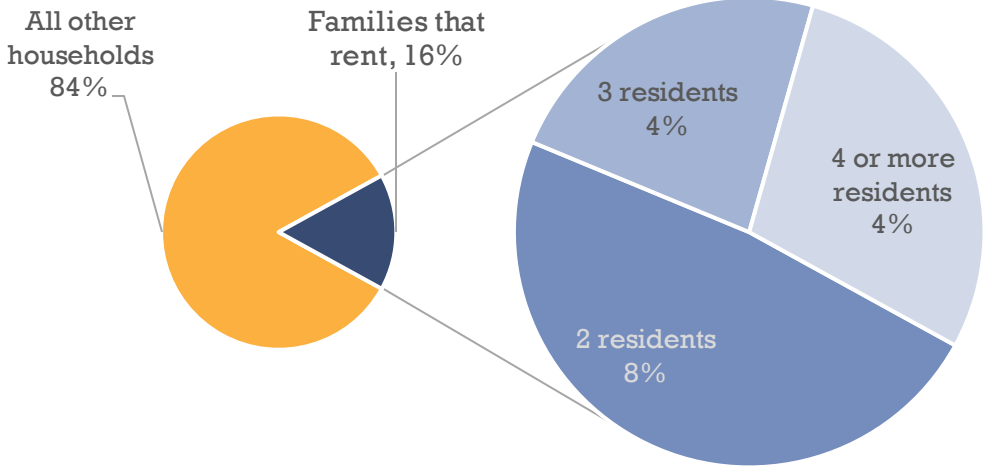
US Census Bureau ACS; 2020

# Households by Type

Households by Family Type



Families that Rent



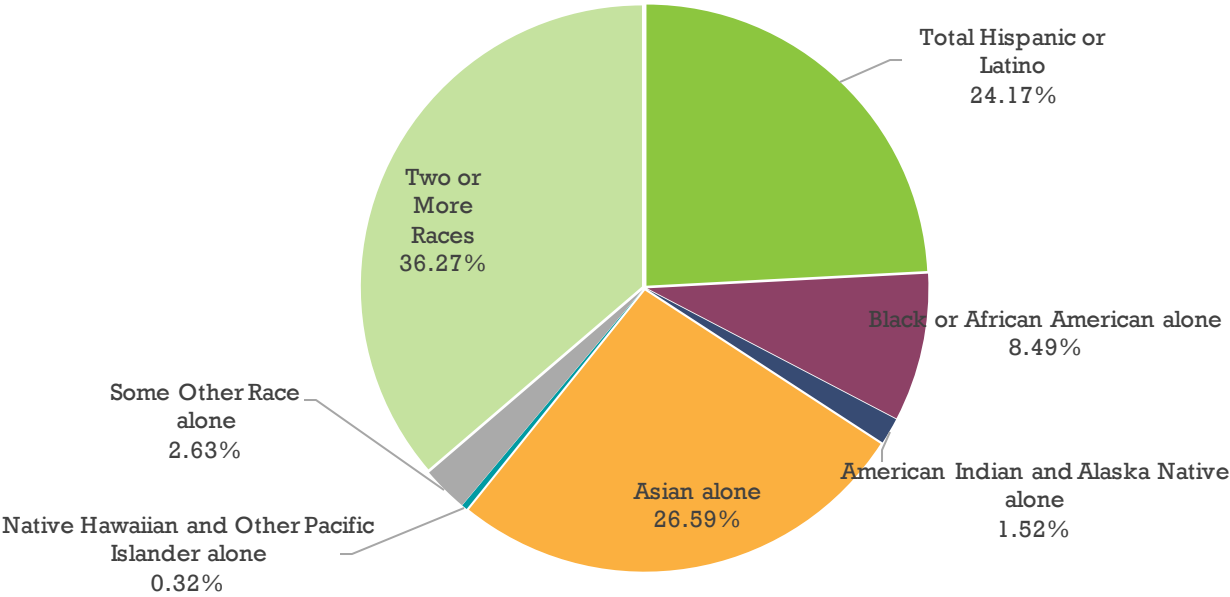
Top Communities for Renting Families (all as % of all households)			
Families of any size	2-person families	3-person families	Families of 4 or more
<b>Somersworth, 24%</b>	<b>Newmarket, 12%</b>	<b>Somersworth, 9%</b>	<b>Durham, 7%</b>
<b>Dover, 22%</b>	<b>Dover, 11%</b>	<b>Newmarket, 6%</b>	<b>Dover, 7%</b>
<b>Newmarket, 21%</b>	<b>Somersworth, 9%</b>	<b>Farmington, 6%</b>	<b>Somersworth, 6%</b>

US Census Bureau ACS; 2020

# Population by Race and Ethnicity

Geography	Total Pop.	White Alone	Total Non-White Alone
Barrington	9,326	91.86%	8.14%
Brookfield	755	95.76%	4.24%
Dover	32,741	84.86%	15.14%
Durham	15,490	84.22%	15.78%
Farmington	6,722	90.94%	9.06%
Lee	4,520	88.23%	11.77%
Madbury	1,918	90.62%	9.38%
Middleton	1,823	94.02%	5.98%
Milton	4,482	92.32%	7.68%
New Durham	2,693	94.06%	5.94%
Newmarket	9,430	88.11%	11.89%
Northwood	4,641	92.70%	7.30%
Nottingham	5,229	91.99%	8.01%
Rochester	32,492	89.27%	10.73%
Rollinsford	2,597	92.11%	7.89%
Somersworth	11,855	81.24%	18.76%
Strafford	4,230	93.43%	6.57%
Wakefield	5,201	93.85%	6.15%
<b>SRPC</b>	<b>156,145</b>	<b>88.1%</b>	<b>11.9%</b>

Race and Ethnicity of the Non-White Population



US Census Bureau; 2020

# Dissimilarity Index

The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. It is calculated as:

$$D_j^{WB} = 100 * \frac{1}{2} \sum_{i=1}^N \left| \frac{W_i}{W_j} - \frac{B_i}{B_j} \right|$$

Where indexes census block groups or tracts, j is the j<sup>th</sup> jurisdiction, W is group one and B is group two, and N is the number of block groups or tracts in jurisdiction j.

**Interpretation:** The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing complete or total segregation between the racial groups. The following is one way to understand these values:

- Low Segregation: Index of <40
- Moderate Segregation: Index of 40-54
- High Segregation: Index of >55

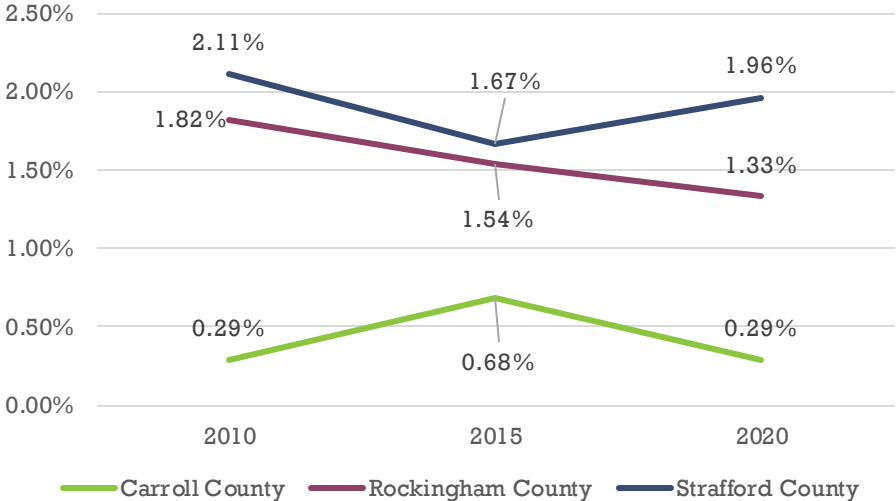
**Dissimilarity Index: Comparison Between the Concentrations of Two Populations**

		Not Hispanic or Latino							
		Minority: White Not Hispanic or Latino (NHW)	Hispanic or Latino of Any Race: NHW	Black or African American: White	Asian: White	American Indian or Alaska Native: White	Native Hawaiian or Other Pacific Islander: White	Some Other Race: White	Multiracial: White
SRPC	Dissimilarity Index	26.0	33.0	49.6	45.6	83.5	96.9	90.4	23.9
	Level of Segregation	Low	Low	Moderate	Moderate	High	High	High	Low
	Population In Question => 1% of Total Population	Yes	Yes	No	Yes	No	No	No	Yes
NH	Dissimilarity Index	32.0	41.5	51.7	46.8	69.5	82.5	73.3	30.4
	Level of Segregation	Low	Moderate	Moderate	Moderate	High	High	High	Low
	Population In Question => 1% of Total Population	Yes	Yes	Yes	Yes	No	No	No	Yes

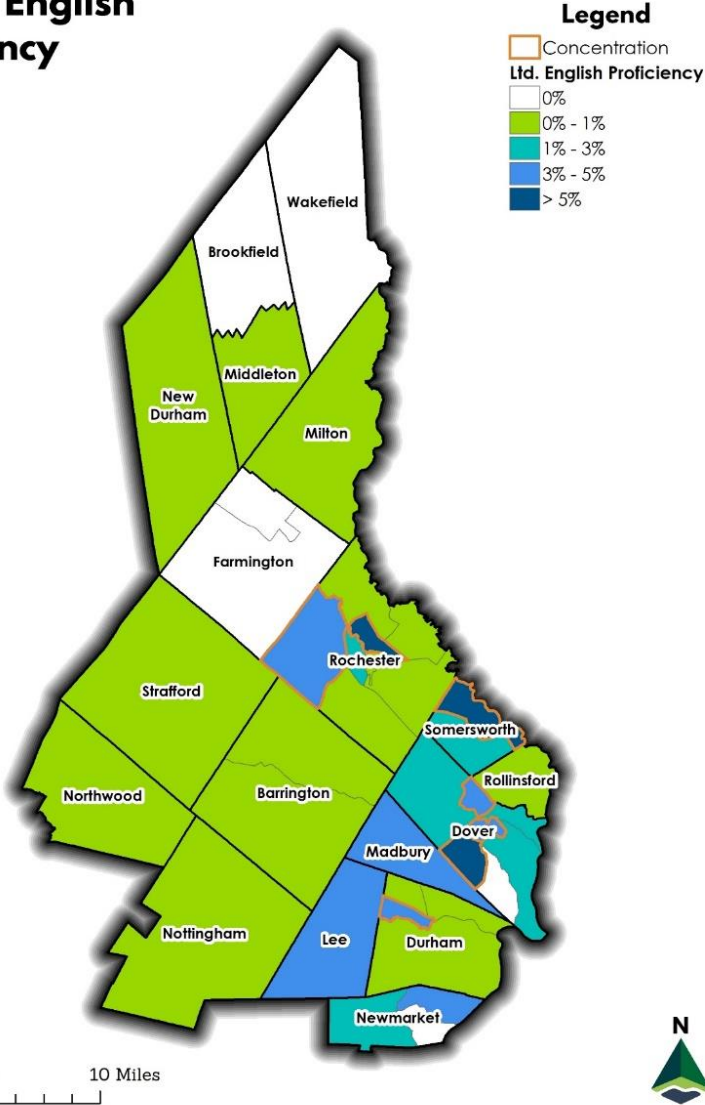


# Limited English Proficiency

**Individuals with Limited English Proficiency**



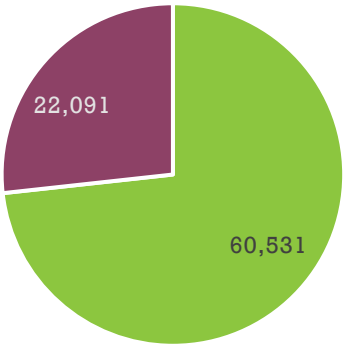
**Limited English Proficiency**



US Census Bureau; 2020

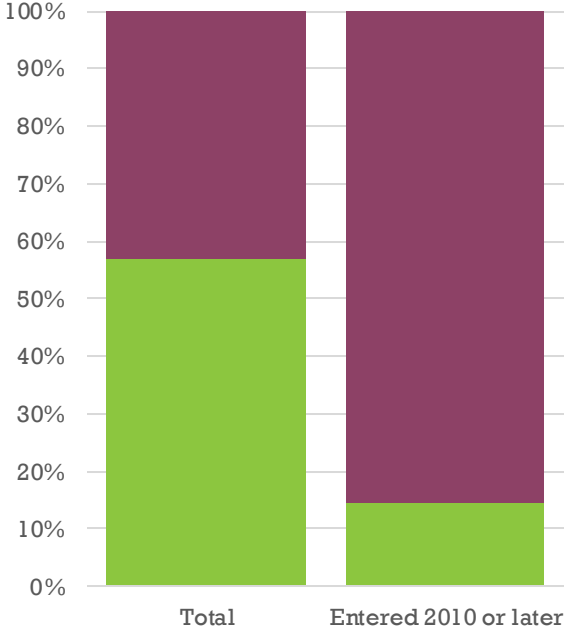
# Immigrants in New Hampshire

Immigrants in New Hampshire



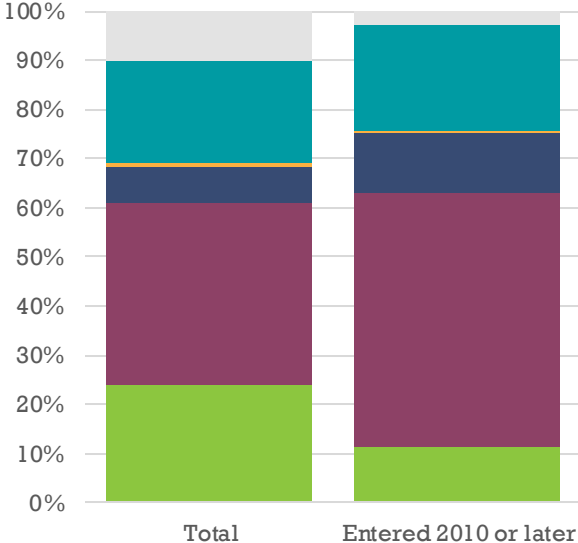
Other Entered 2010 or later

Immigrants in NH by Citizenship Status



Naturalized citizen Not a citizen

Immigrants in NH by World Region of Birth



Europe Asia  
Africa Oceania  
Latin America Northern America

# Poverty

Income Relative to Poverty Threshold	SRPC		
	2010	2015	2020
Under 50% of Poverty Limit	5.14%	4.70%	4.12%
50% to 99% of Poverty Limit	4.77%	5.11%	3.82%
100% - 124% of Poverty Limit	2.62%	3.09%	2.48%
125% - 149% of Poverty Limit	2.62%	3.84%	3.15%
150% - 184% of Poverty Limit	5.19%	5.88%	3.46%
185% - 199% of Poverty Limit	2.61%	2.27%	1.85%
<b>Under 200% of Poverty Limit</b>	<b>22.9%</b>	<b>24.9%</b>	<b>18.9%</b>
<b>Over 200% of Poverty Limit</b>	<b>72.1%</b>	<b>69.2%</b>	<b>74.6%</b>
<b>Poverty Status Not Computed</b>	<b>5.0%</b>	<b>5.9%</b>	<b>6.5%</b>

The federal poverty threshold for a single person under age 65 in 2022 is

**\$14,097**

and increases for each additional person in the household

In 2022, a living wage in Strafford County is considered

**\$37,253**

for a single childless adult working full-time (2080 hours)

Household Type		Poverty Wage	Poverty Salary	Poverty Salary (per mo.)	Living Wage	Living Salary	Living Salary (per mo.)
1 Adult	0 Children	\$6.19	\$12,875	\$1,073	\$17.39	\$36,171	\$3,014
	1 Child	\$8.38	\$17,430	\$1,453	\$33.27	\$69,202	\$5,767
	2 Children	\$10.56	\$21,965	\$1,830	\$41.50	\$86,320	\$7,193
	3 Children	\$12.74	\$26,499	\$2,208	\$55.57	\$115,586	\$9,632
2 Adults (1 Working)	0 Children	\$8.38	\$17,430	\$1,453	\$25.69	\$53,435	\$4,453
	1 Child	\$10.56	\$21,965	\$1,830	\$31.16	\$64,813	\$5,401
	2 Children	\$12.74	\$26,499	\$2,208	\$36.64	\$76,211	\$6,351
	3 Children	\$14.92	\$31,034	\$2,586	\$40.51	\$84,261	\$7,022
2 Adults (both working)	0 Children	\$4.19	\$8,715	\$726	\$12.85	\$26,728	\$2,227
	1 Child	\$5.28	\$10,982	\$915	\$18.19	\$37,835	\$3,153
	2 Children	\$6.37	\$13,250	\$1,104	\$23.54	\$48,963	\$4,080
	3 Children	\$7.46	\$15,517	\$1,293	\$28.08	\$58,406	\$4,867

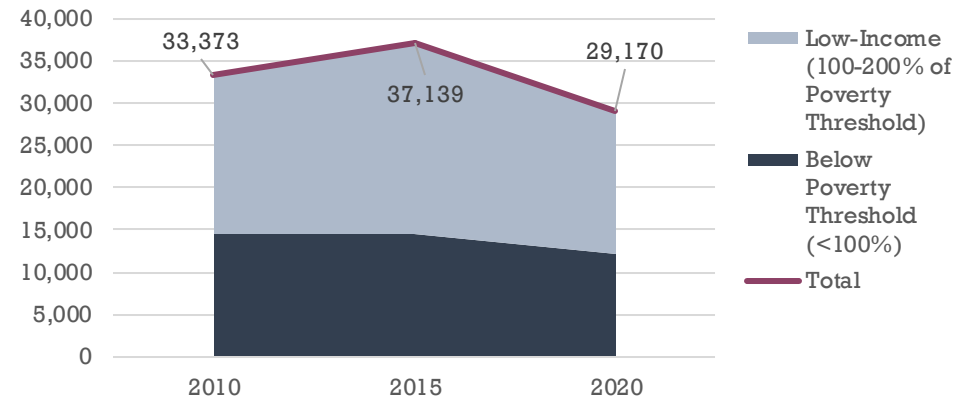
US Census Bureau ACS, MIT Living Wage Calculator; 2020-2022

# Population below Poverty Level

Community	Below Poverty Threshold (<100%)	Low Income (100-200% Poverty Threshold)	Total
Barrington	4.6%	4.8%	9.4%
Brookfield	4.0%	6.1%	10.1%
Dover	8.2%	10.4%	18.6%
Durham	13.3%	3.5%	16.9%
Farmington	10.4%	15.6%	26.0%
Lee	1.2%	9.7%	10.9%
Madbury	2.3%	3.8%	6.1%
Middleton	7.3%	11.3%	18.6%
Milton	4.9%	13.0%	17.9%
New Durham	7.1%	6.5%	13.6%
Newmarket	6.7%	10.4%	17.1%
Northwood	7.0%	6.6%	13.6%
Nottingham	5.1%	5.2%	10.3%
Rochester	8.8%	17.9%	26.7%
Rollinsford	6.0%	8.9%	14.9%
Somersworth	8.1%	10.7%	18.8%
Strafford	7.7%	12.4%	20.2%
Wakefield	5.5%	16.3%	21.8%
<b>SRPC</b>	<b>7.9%</b>	<b>10.9%</b>	<b>18.9%</b>

US Census Bureau ACS; 2020

Strafford Region Change in Poverty

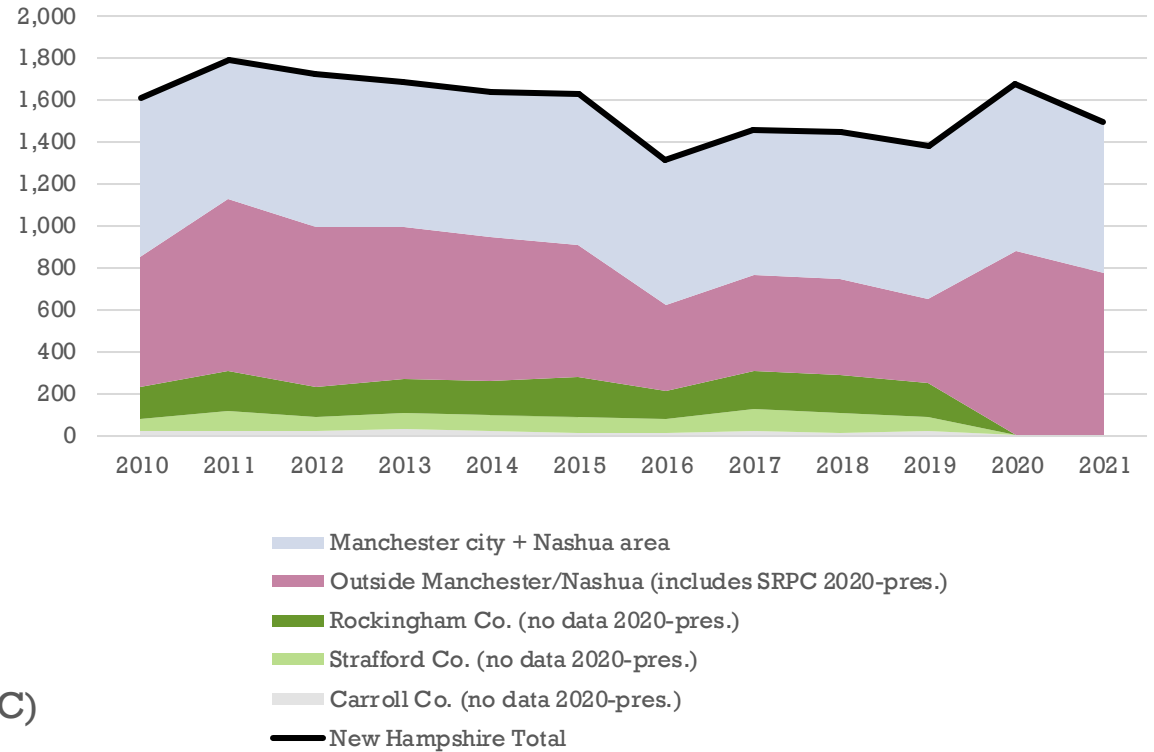


Racial Diversity of People Living in Poverty					
Selected city/ Race or ethnicity	Dover	Durham	Rochester	Somersworth	SRPC (all communities)
White	87%	91%	94%	99%	91%
Black/AA	0%	1%	3%	0%	1%
Native American	0%	0%	0%	1%	0%
Asian	8%	7%	1%	0%	6%
Hawaiian & Pac. Is.	0%	0%	0%	0%	0%
Other	0%	0%	0%	0%	0%
Two or More Races	5%	1%	1%	0%	2%
Hispanic or Latino	8%	1%	4%	3%	3%
White Non-Hispanic	79%	91%	91%	96%	88%

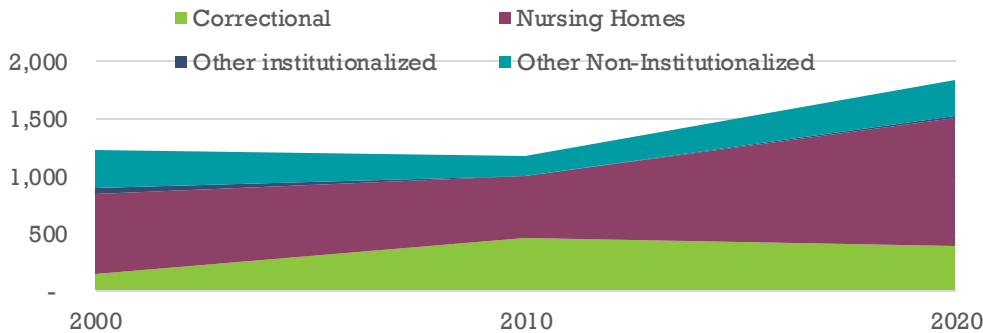
# People Not Living in Traditional Housing (Group Quarters, Unhoused)

Geography	Group Quarters Population		
	2000	2010	2020
Barrington	0	0	8
Brookfield	0	0	0
Dover	874	896	757
Durham	7,153	7,266	4,616
Farmington	38	0	27
Lee	0	0	19
Madbury	20	0	0
Middleton	0	0	2
Milton	47	1	0
New Durham	0	0	1
Newmarket	48	4	34
Northwood	0	0	3
Nottingham	5	8	0
Rochester	413	240	293
Rollinsford	0	0	0
Somersworth	21	12	33
Strafford	8	6	9
Wakefield	0	0	0
<b>SRPC</b>	<b>8,627</b>	<b>8,433</b>	<b>8,627</b>

Estimated Homelessness in New Hampshire



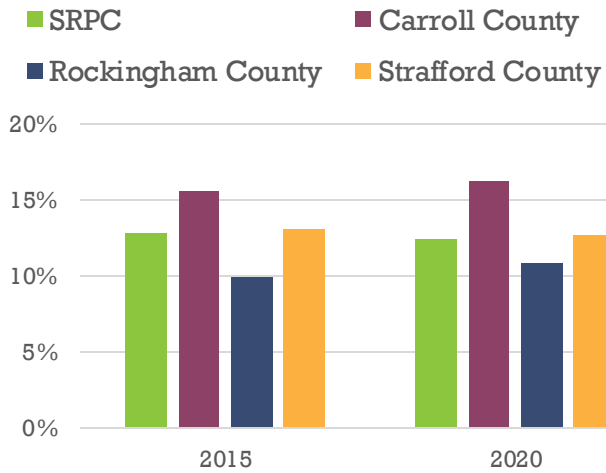
Non-UNH Group Quarters (SRPC)



US Census Bureau ACS; 2020. HUD Point in Time Counts; 2010-2022. NH Coalition to End Homelessness; 2010-2022.

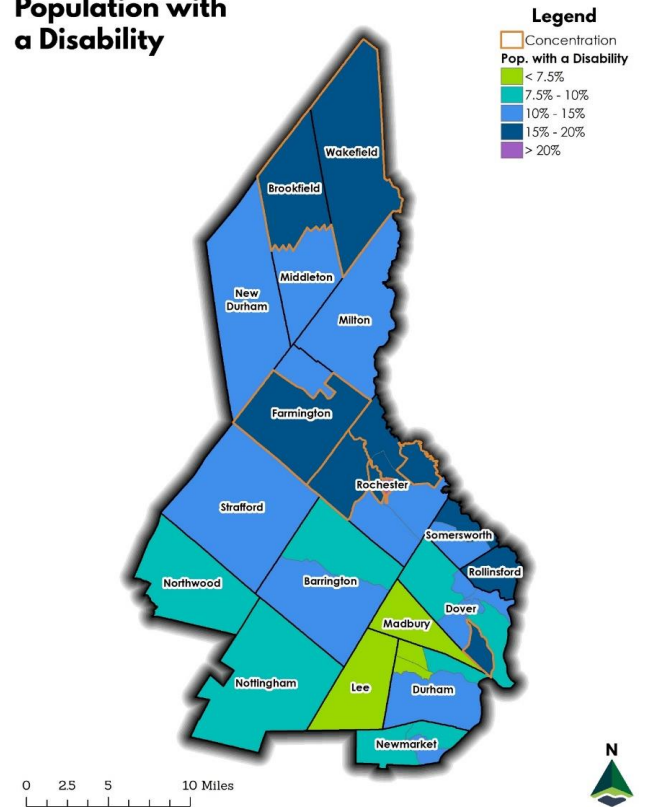
# Disability Status

Population Reporting a Disability



Town	Disabled Population	
	2015	2020
Barrington	10.98%	12.62%
Brookfield	8.56%	9.07%
Dover	11.79%	11.97%
Durham	6.85%	6.93%
Farmington	20.30%	15.41%
Lee	8.14%	6.23%
Madbury	7.94%	5.52%
Middleton	12.91%	11.65%
Milton	17.39%	12.64%
New Durham	9.80%	13.02%
Newmarket	11.13%	9.85%
Northwood	8.27%	9.90%
Nottingham	8.57%	7.64%
Rochester	17.73%	16.56%
Rollinsford	8.51%	16.43%
Somersworth	13.83%	14.41%
Strafford	11.62%	13.95%
Wakefield	21.65%	19.63%
<b>SRPC</b>	<b>12.85%</b>	<b>12.43%</b>

Population with a Disability



# Substance Abuse & Mental Health

## Substance Abuse

Region (New Hampshire counties) 2016 to 2018 only	Adults experiencing....							
	prescription drug abuse		illicit drug abuse		alcohol abuse		substance abuse	
Central I (Strafford, Belknap)	0.68%		3.7%		7.4%		9.6%	
South I (Rockingham)	0.64%		3.0%		7.1%		9.7%	
North (Carroll, Coos, Grafton)	0.77%		3.4%		7.0%		10%	
State/National	2016-18	2020	2016-18	2020	2016-18	2020	2016-18	2020
<b>State of New Hampshire</b>	<b>0.69%</b>	<b>1.1%</b>	<b>3.1%</b>	<b>7.4%</b>	<b>6.7%</b>	<b>12%</b>	<b>8.9%</b>	<b>17%</b>
United States	0.64%	0.89%	2.8%	6.8%	5.8%	11%	7.7%	15%

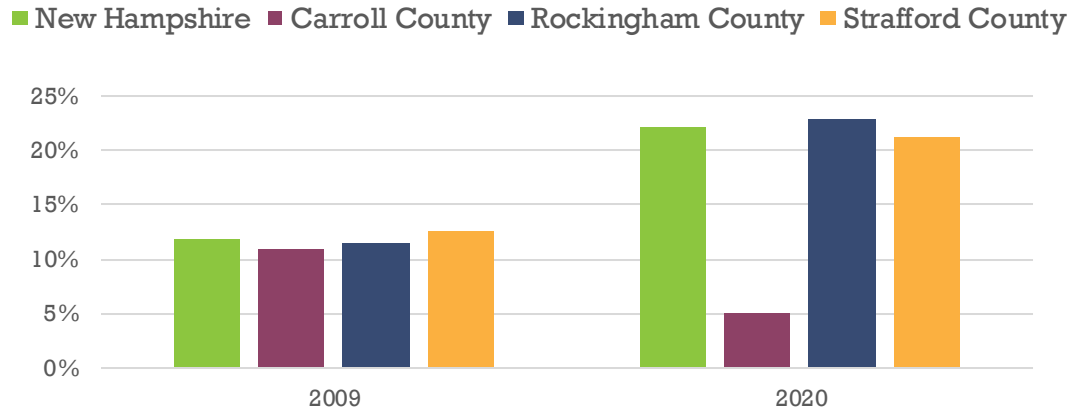
## Mental Health

Geography	Adults reporting ....					
	any mental illness		serious mental illness		receiving mental health services	
	2014-16	2018-20	2014-16	2018-20	2014-16	2018-20
Central I (Strafford, Belknap)	22%	24%	6.2%	5.8%	22%	21%
South I (Rockingham)	21%	22%	4.7%	4.6%	21%	20%
North (Carroll, Coos, Grafton)	21%	24%	5.4%	5.2%	21%	20%
<b>State of New Hampshire</b>	<b>21%</b>	<b>24%</b>	<b>5.5%</b>	<b>5.1%</b>	<b>21%</b>	<b>20%</b>
United States	18%	20%	4.1%	5.2%	15%	16%

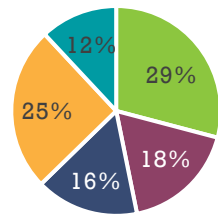
# Veterans

Town	Veterans		
	2010	2015	2020
Barrington	7.49%	8.81%	6.92%
Brookfield	11.81%	8.72%	9.63%
Dover	8.87%	7.57%	5.35%
Durham	4.45%	2.97%	2.28%
Farmington	10.65%	7.94%	8.49%
Lee	10.44%	4.54%	9.35%
Madbury	7.45%	7.97%	4.59%
Middleton	11.49%	5.69%	9.01%
Milton	7.64%	10.44%	7.91%
New Durham	13.16%	9.16%	8.02%
Newmarket	8.34%	6.87%	6.78%
Northwood	12.76%	8.76%	9.13%
Nottingham	10.44%	9.20%	7.96%
Rochester	10.38%	10.40%	8.81%
Rollinsford	9.97%	9.66%	8.97%
Somersworth	9.21%	6.72%	7.14%
Strafford	10.04%	11.42%	6.67%
Wakefield	10.32%	15.56%	6.90%
<b>SRPC</b>	<b>9.11%</b>	<b>8.15%</b>	<b>6.80%</b>

## Veterans Receiving Disability Compensation

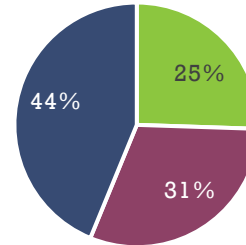


Veteran's Disability Severity  
Strafford County, 2020



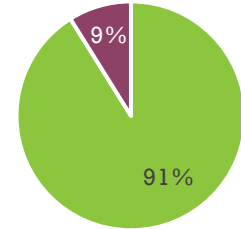
- 0% - 20%
- 21% - 40%
- 41% - 60%
- 61% - 90%
- 91% - 100%

Age of Veterans  
Strafford County, 2020



- 17-44
- 45-64
- Over 65

Sex of Veterans  
Strafford County, 2020



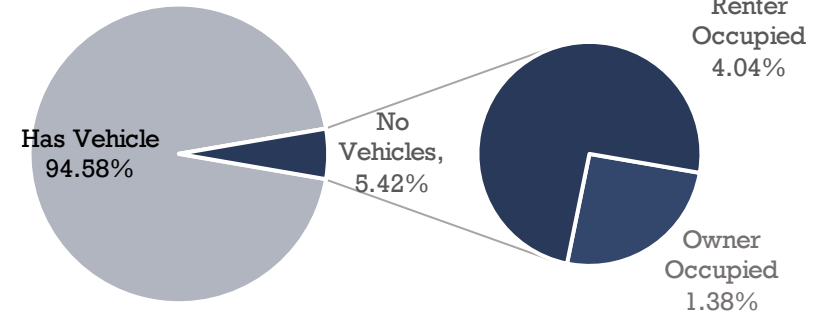
- Male
- Female



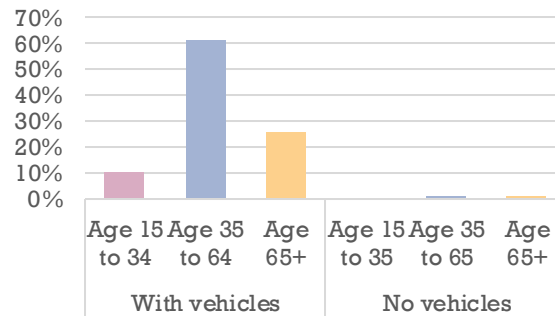
# Households by Vehicle Access

Town/Totals	Households	Households with No Vehicles
Barrington	3,290	4.95%
Brookfield	274	1.82%
Dover	13,860	6.22%
Durham	3,206	6.92%
Farmington	2,815	4.69%
Lee	1,883	0.85%
Madbury	714	0.00%
Middleton	554	5.60%
Milton	1,707	4.04%
New Durham	983	1.93%
Newmarket	4,066	4.13%
Northwood	1,691	2.42%
Nottingham	1,967	1.93%
Rochester	13,151	6.36%
Rollinsford	1,036	10.14%
Somersworth	5,246	9.80%
Strafford	1,386	0.51%
Wakefield	2,202	1.23%
SRPC	60,031	5.42%
Carroll County	22,235	3.84%
Rockingham County	122,520	2.96%
Strafford County	49,831	5.97%

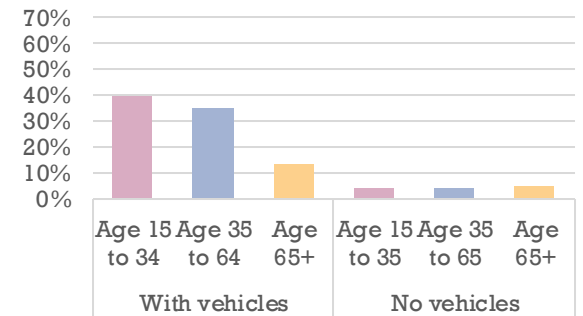
Households by Presence of Vehicles and Tenure



% Owner Occupied Households by Vehicle Access and Age

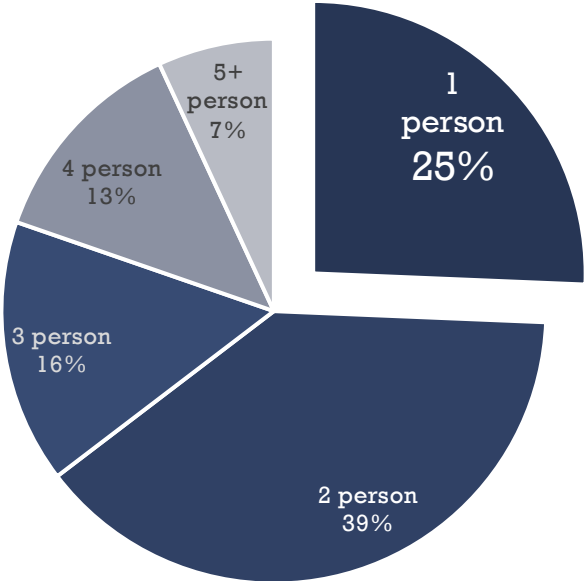


% Renter Occupied Households by Vehicle Access and Age

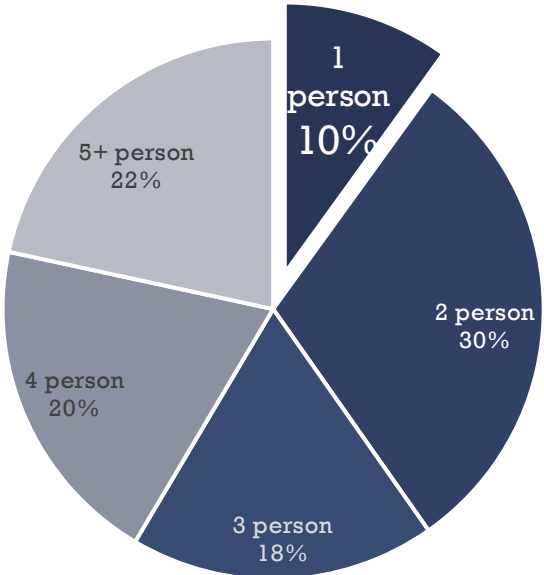


# Living Alone

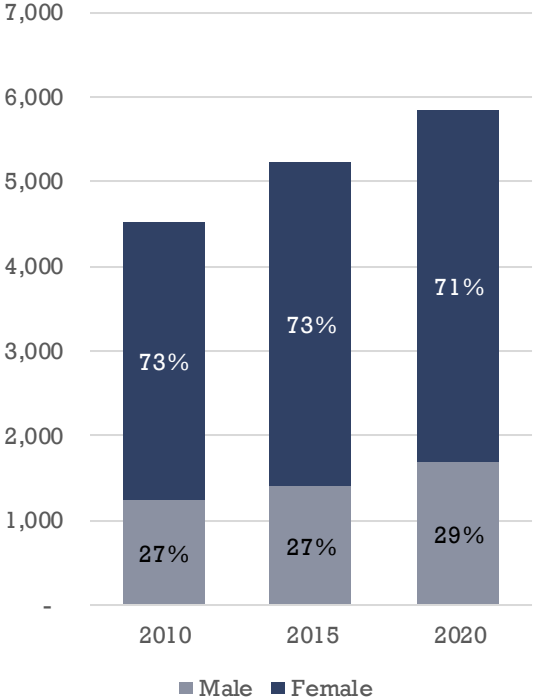
Households by Size



Population by the Size of the Household They Live In

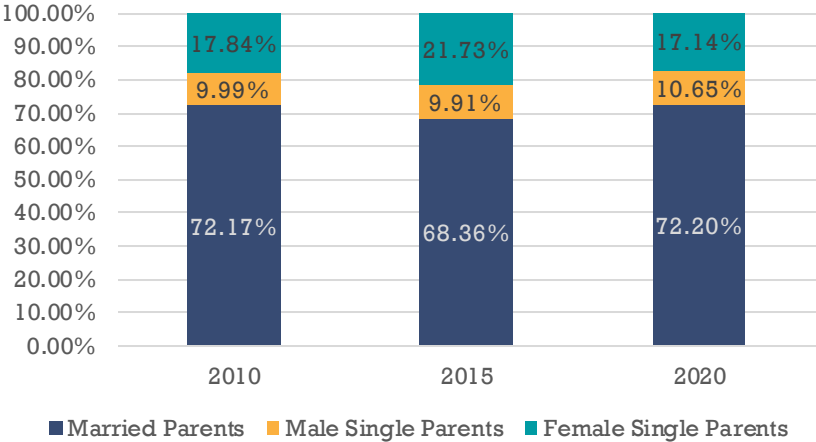


People Over 65 Who Live Alone

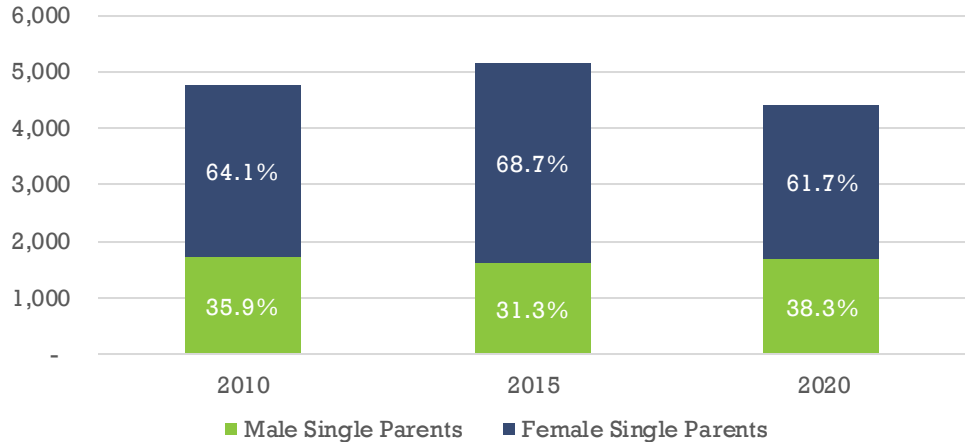


# Households with Children

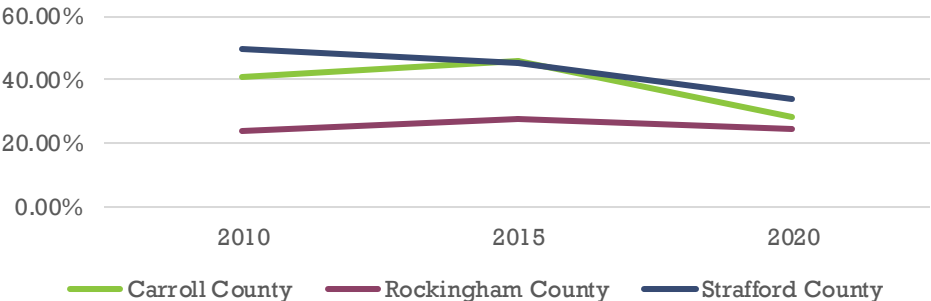
Households With Children By Marital Status of Parents



Single Parent Households by Sex of the Parent



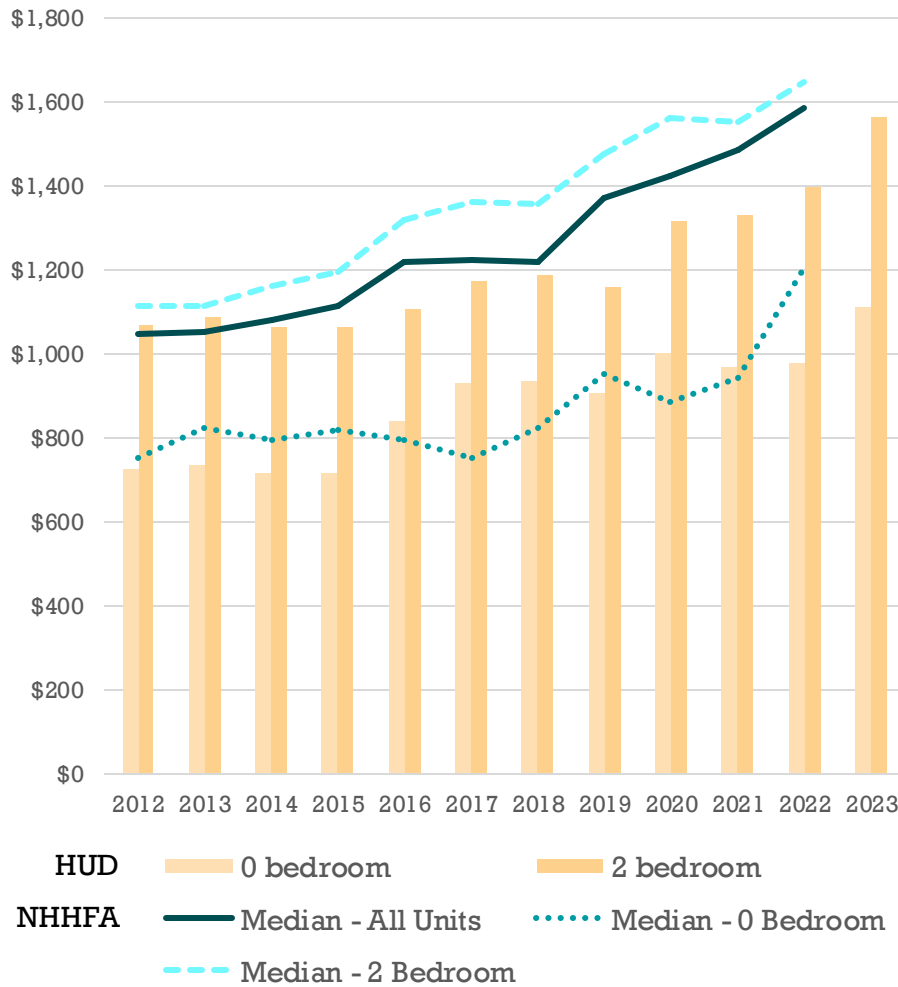
Grandparents Responsible for Grandchildren



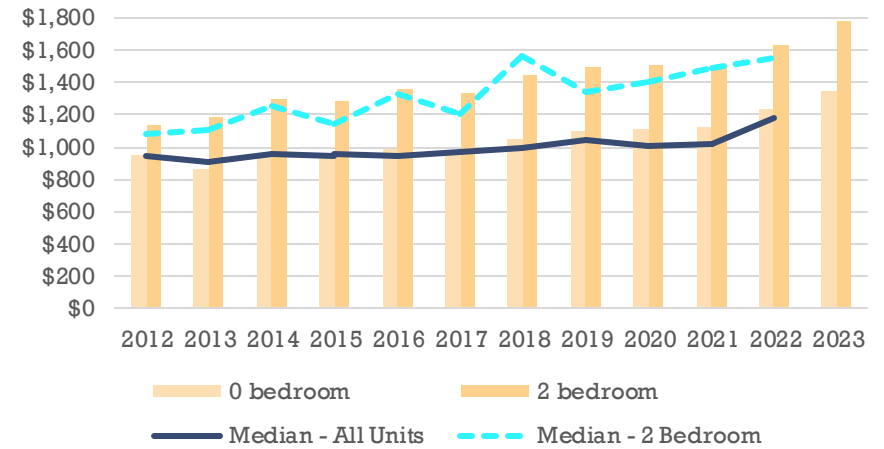
US Census Bureau ACS; 2020

# HUD Fair Market Rent vs. NHHFA Observed Median Rent

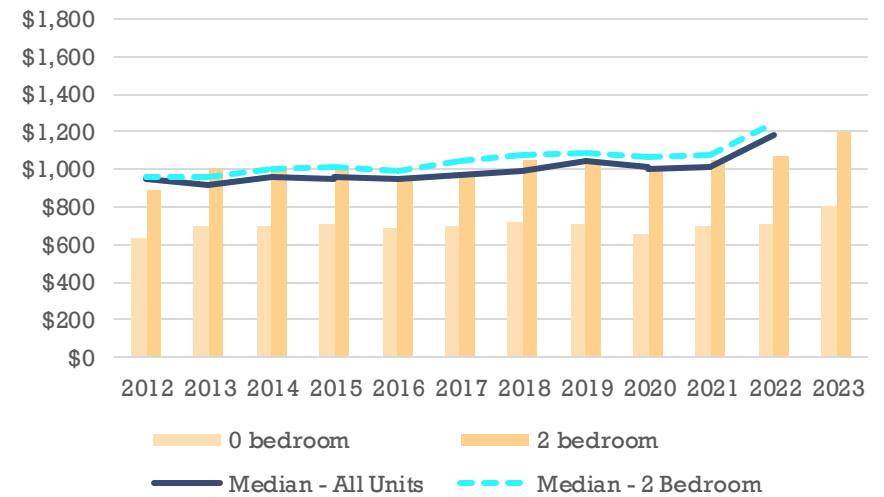
Portsmouth-Rochester Fair Market Rent  
(Strafford County + Newmarket)



Western Rockingham County Fair Market Market Rent



Carroll County Fair Market Rent



HUD, NHHFA; 2022

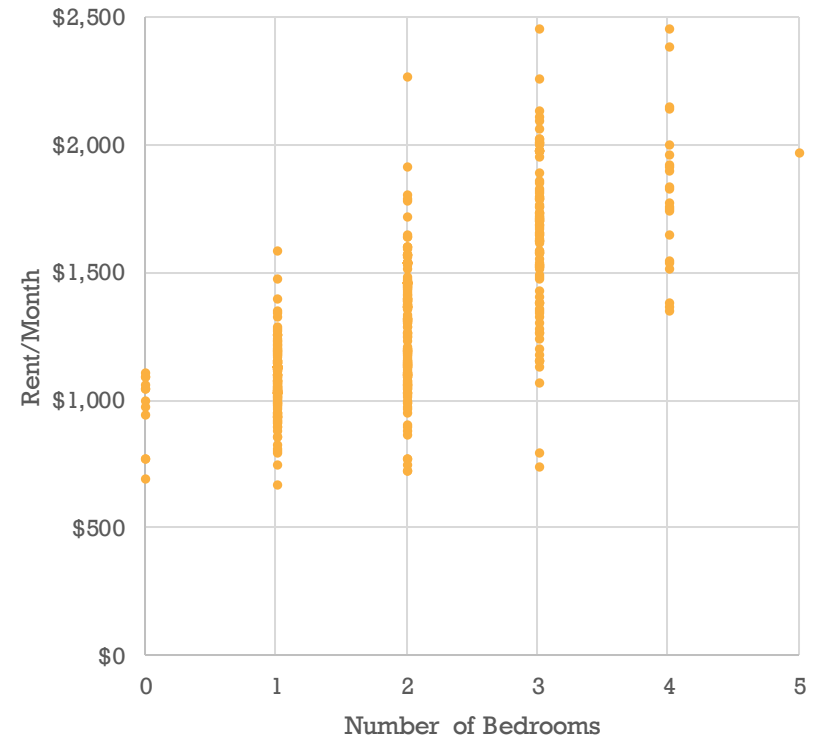
# LIHTC and Other Subsidized Units

Community	LIHTC units?	Special needs units?	Age-restricted units?	% age-restricted units	% units within ½ -mile of transit	Total subsidized units
Dover	Yes	No	Yes	41%	100%	<b>1,148</b>
Durham	No	No	Yes	100%	100%	<b>76</b>
Farmington	Yes	No	Yes	38%	100%	<b>131</b>
Newmarket	Yes	No	Yes	63%	62%	<b>134</b>
Northwood	Yes	No	Yes	100%	0%	<b>31</b>
Rochester	Yes	Yes	Yes	64%	64%	<b>695</b>
Rollinsford	Yes	No	No	0%	0%	<b>12</b>
Somersworth	Yes	No	Yes	57%	78%	<b>374</b>
Wakefield	Yes	No	Yes	57%	0%	<b>18</b>
SRPC				<b>52%</b>	<b>82%</b>	<b>2,643</b>

# Housing Choice Vouchers

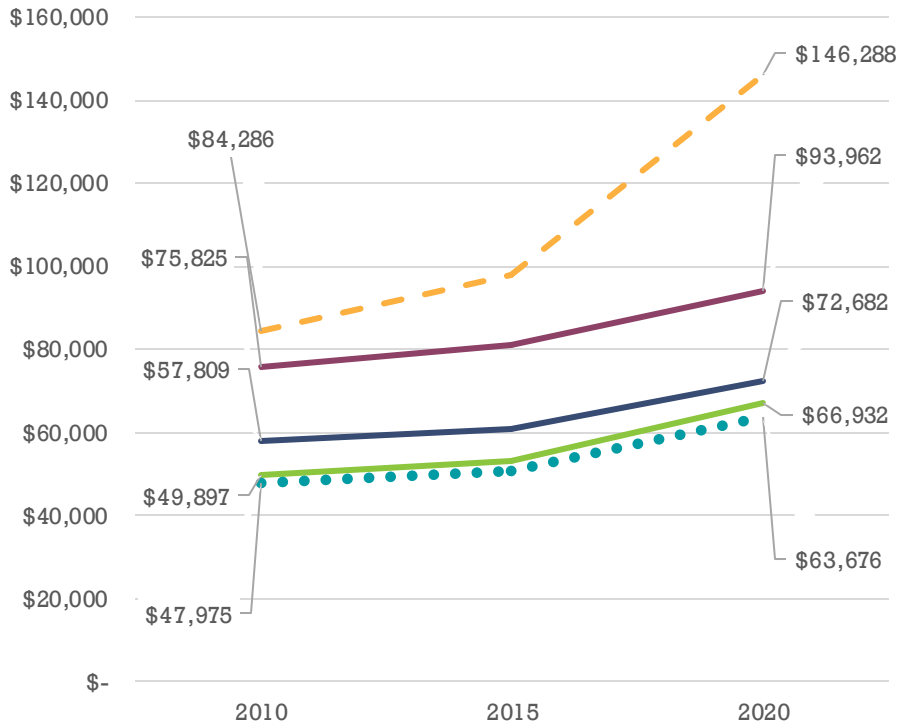
Town	Applicants	Voucher Participants
Barrington	22	9
Brookfield	1	1
Dover	87	95
Durham	8	1
Farmington	48	50
Lee	10	5
Madbury	1	0
Middleton	5	3
Milton	22	20
New Durham	4	3
Newmarket	23	13
Northwood	14	5
Nottingham	9	2
Rochester	187	244
Rollinsford	9	2
Somersworth	61	81
Strafford	8	0
Wakefield	8	6
<b>SRPC</b>	<b>527</b>	<b>540</b>

Gross Rent Paid for Voucher Holders



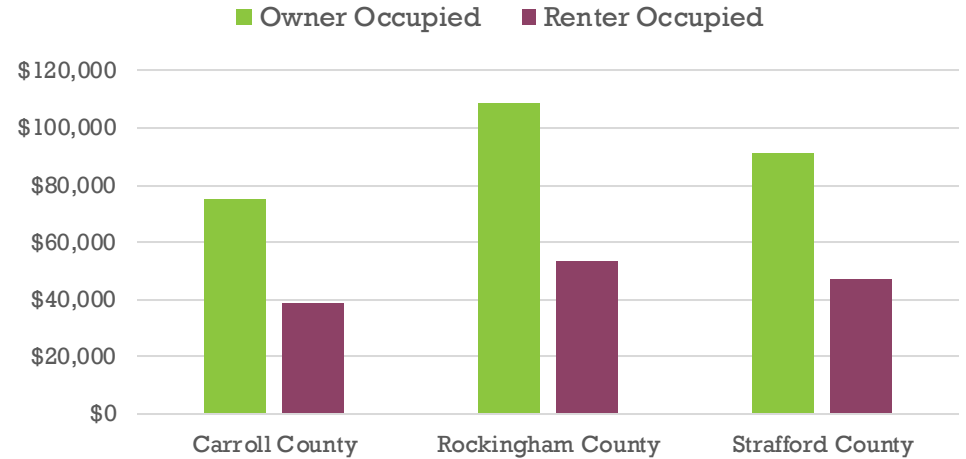
# Median Household Income

## Median Household Income

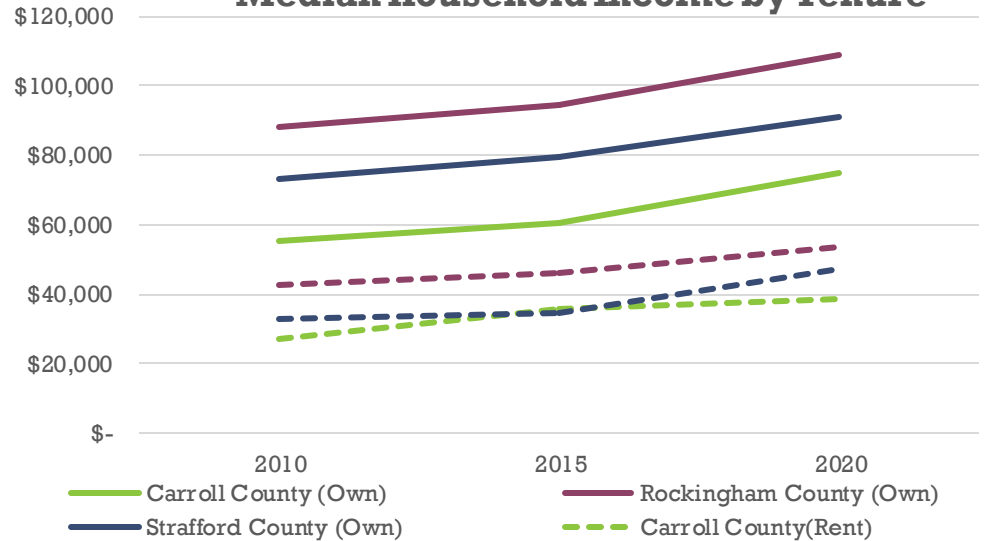


- Carroll County
- Rockingham County
- Strafford County
- - - Madbury (Highest)
- Farmington (Lowest)

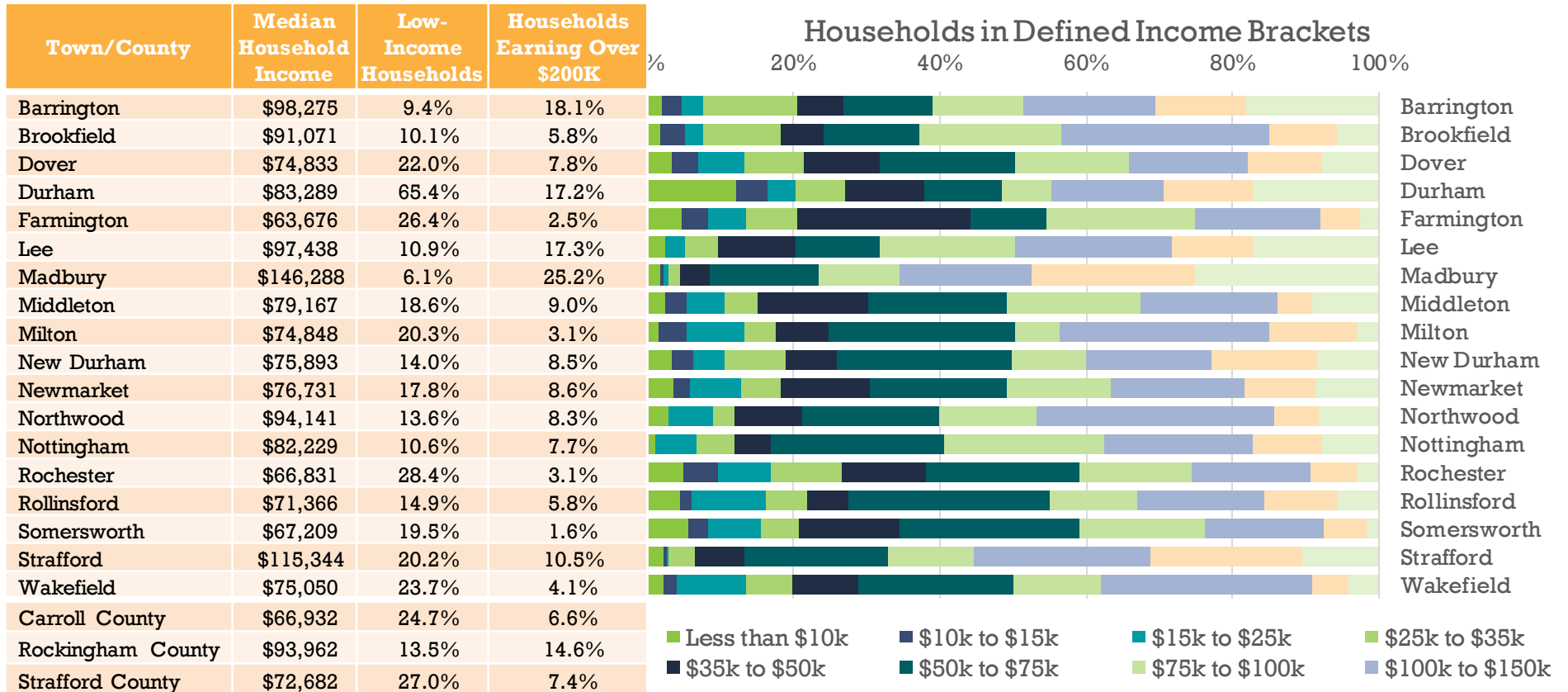
## Median Household Income (2020)



## Median Household Income by Tenure



# Household Income





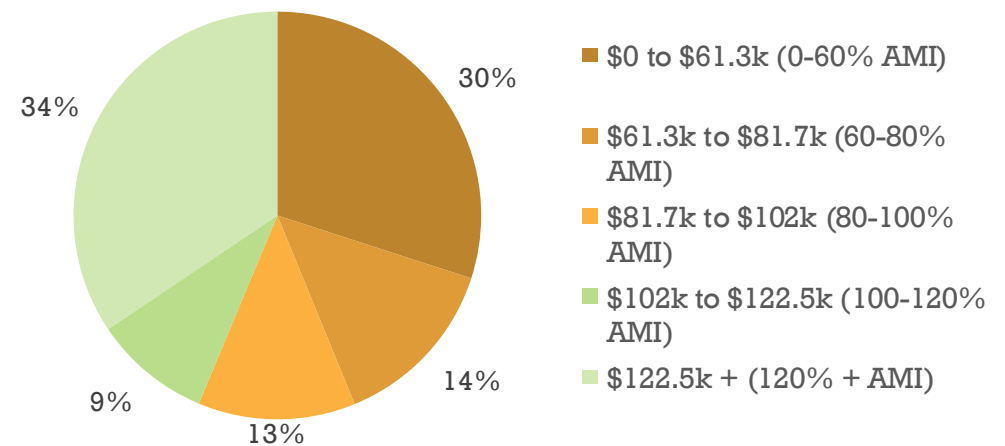
# Household Incomes VS Area Median Income (Owner-Occupied)

Households by Town	Does my community have homeownership opportunities for these households?				
	0-60% AMI	60-80% AMI	80-100% AMI	100-120% AMI	120% + AMI
	(\$0 to \$61.3k)	(\$61.3k to \$81.7k)	(\$81.7k to \$102k)	(\$102k to \$122.5k)	(\$122.5k +)
Barrington	917	279	276	241	1,317
Brookfield	82	32	37	32	84
Dover	1,936	922	1,013	668	2,830
Durham	263	148	126	178	1,118
Farmington	802	267	347	162	442
Lee	361	177	216	165	755
Madbury	75	43	52	47	398
Middleton	189	73	67	42	134
Milton	499	246	91	187	507
New Durham	313	127	77	68	312
Newmarket	515	263	288	208	926
Northwood	364	172	170	222	530
Nottingham	490	332	322	163	545
Rochester	3,306	1,439	1,278	717	2,079
Rollinsford	268	159	81	67	247
Somersworth	1,010	544	331	258	748
Strafford	243	152	132	137	618
Wakefield	681	299	222	253	542
<b>SRPC</b>	<b>12,313</b>	<b>5,674</b>	<b>5,126</b>	<b>3,815</b>	<b>14,131</b>

**Area Median Income (AMI) = \$102,114**  
**For a 4-Person household per RSA 674:58-61**

RSA 674:58-61 is New Hampshire's Workforce Housing statute. It is meant to ensure every municipality provides reasonable and realistic homeownership opportunities for a family of four earning the median income (above) or less.

Household Income as Percent of AMI (Owner AMI: \$102K)



US Census Bureau ACS; 2020. Root Policy Research & New Hampshire RPCs; 2022.

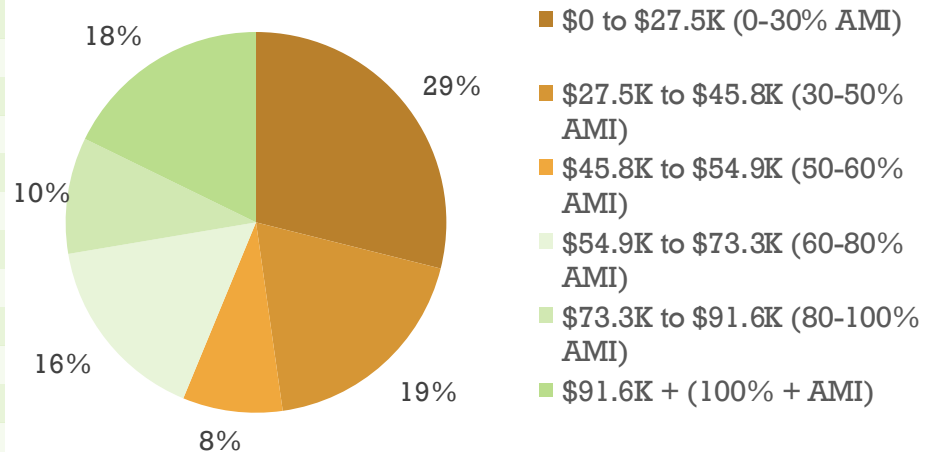
# Household Incomes VS Area Median Income (Renter-Occupied)

Households by Town	Does my community have homeownership opportunities for these households?					
	0-30% AMI	30-50% AMI	50-60% AMI	60-80% AMI	80-100% AMI	100% + AMI
	\$0 to \$27.5K	\$27.5K to \$45.8K	\$45.8K to \$54.9K	\$54.9K to \$73.3K	\$73.3K to \$91.6K	\$91.6K +
Barrington	38	79	13	48	48	35
Brookfield	0	0	0	0	5	2
Dover	1,540	1,141	552	1,094	685	1,479
Durham	630	326	115	103	56	144
Farmington	243	259	67	18	83	126
Lee	57	45	10	22	51	25
Madbury	6	1	12	44	13	22
Middleton	6	11	5	10	12	5
Milton	72	28	9	26	8	35
New Durham	25	0	10	36	7	8
Newmarket	478	302	169	343	173	400
Northwood	54	32	26	73	23	26
Nottingham	23	0	13	48	15	16
Rochester	1,443	890	361	700	313	625
Rollinsford	75	45	16	32	18	28
Somersworth	732	335	184	369	357	380
Strafford	5	21	18	56	5	0
Wakefield	56	64	30	38	4	14
<b>SRPC</b>	<b>5,483</b>	<b>3,578</b>	<b>1,609</b>	<b>3,057</b>	<b>1,875</b>	<b>3,372</b>

**Area Median Income (AMI) = \$91,569**  
**For a 3-Person household per RSA 674:58-61**

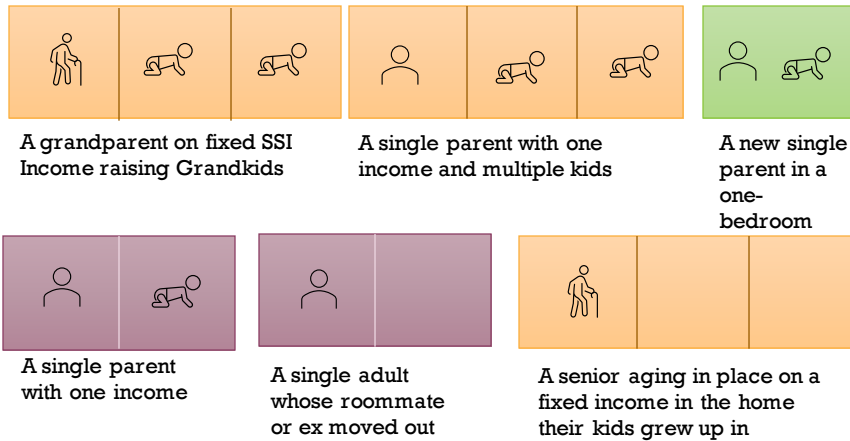
RSA 674:58-61 is New Hampshire's Workforce Housing statute. It is meant to ensure every municipality provides reasonable and realistic homeownership opportunities for a renting household of three earning 60% or less of the median income above.

Household Income as Percent of AMI (Renter AMI: \$91.6K)

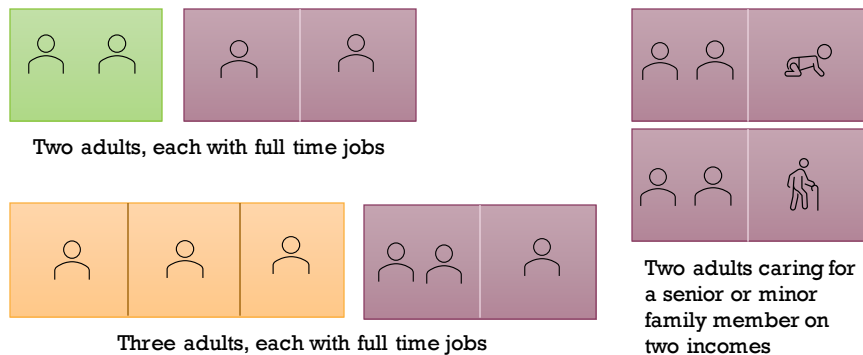


US Census Bureau ACS; 2020. Root Policy Research & New Hampshire RPCs; 2022.

## Reasons a Household May Struggle

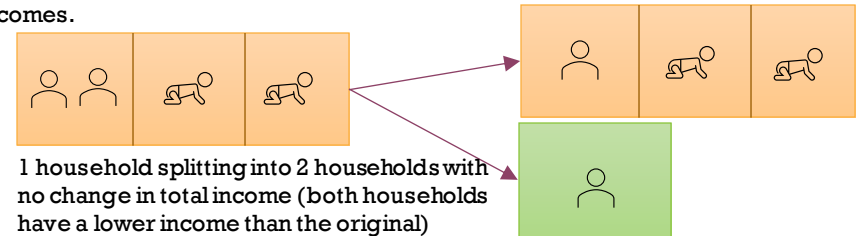


## Reasons a Household May not Struggle

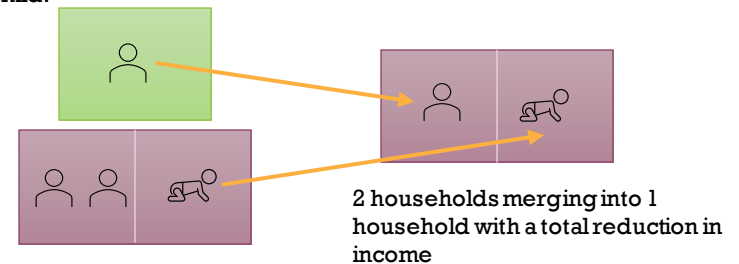


## Changes in life situations may suddenly shift a household from affording housing to struggling

A married couple with children is going through a divorce. One parent moved into an apartment. Both households are now struggling to afford their housing on single incomes.



A single adult's sibling and their spouse have just lost their lives, and the single adult must now raise their sibling's young child. They were able to live on their own, but now are struggling to afford a larger home and the additional costs of raising a child.

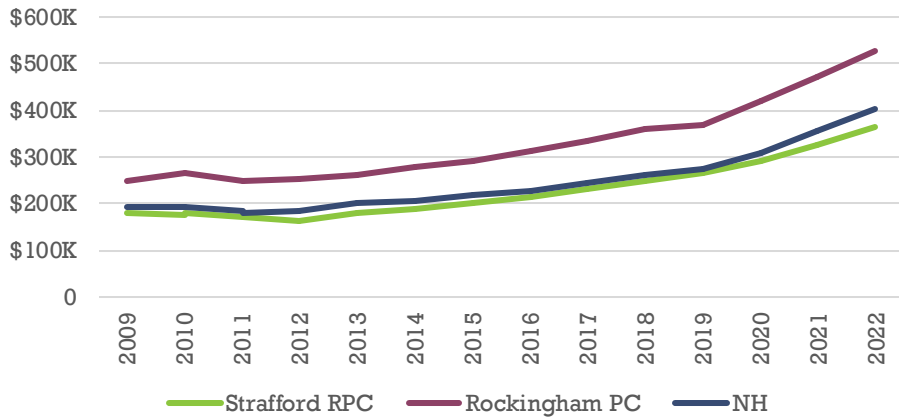


A single adult living in a second-story apartment has just become wheelchair bound and can no longer stay in their home. The only first floor unit they can find is double their old rent and not near transit.



# Purchase Price Trends

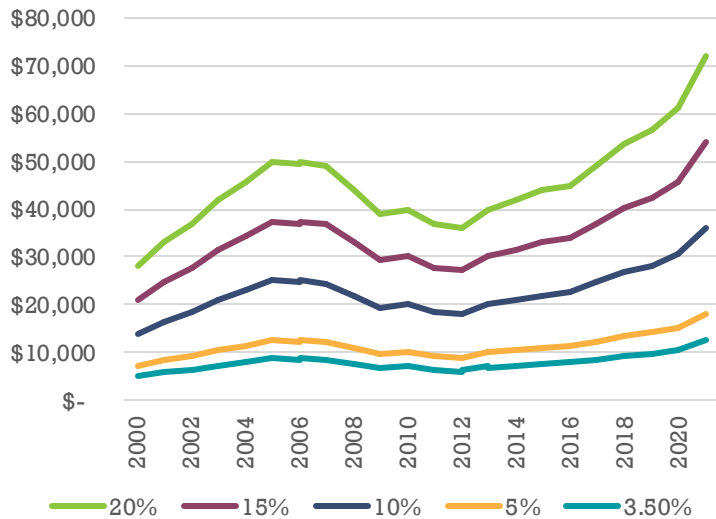
## Annual Median Purchase Price



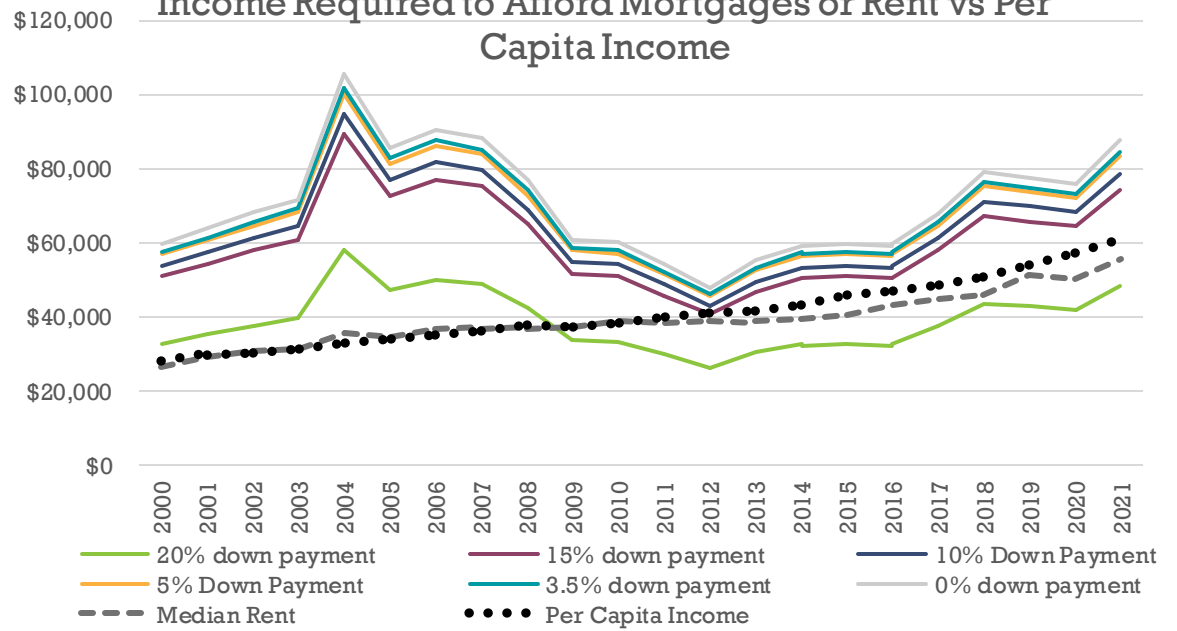
Down payments are a significant component of what makes a mortgage “affordable.” The Down Payment Amounts chart shows the amount needed for different down payment amounts for the Strafford County median purchase prices. 20% is a common down payment because it is the threshold at which PMI fees are dropped, and 3.5% is the minimum down payment required for FHA loans.

A lower down payment is a lower barrier to entry but results in higher monthly mortgage amounts. Various mortgages are compared to median rents in the chart below.

## Down Payment Needed for Median Purchase

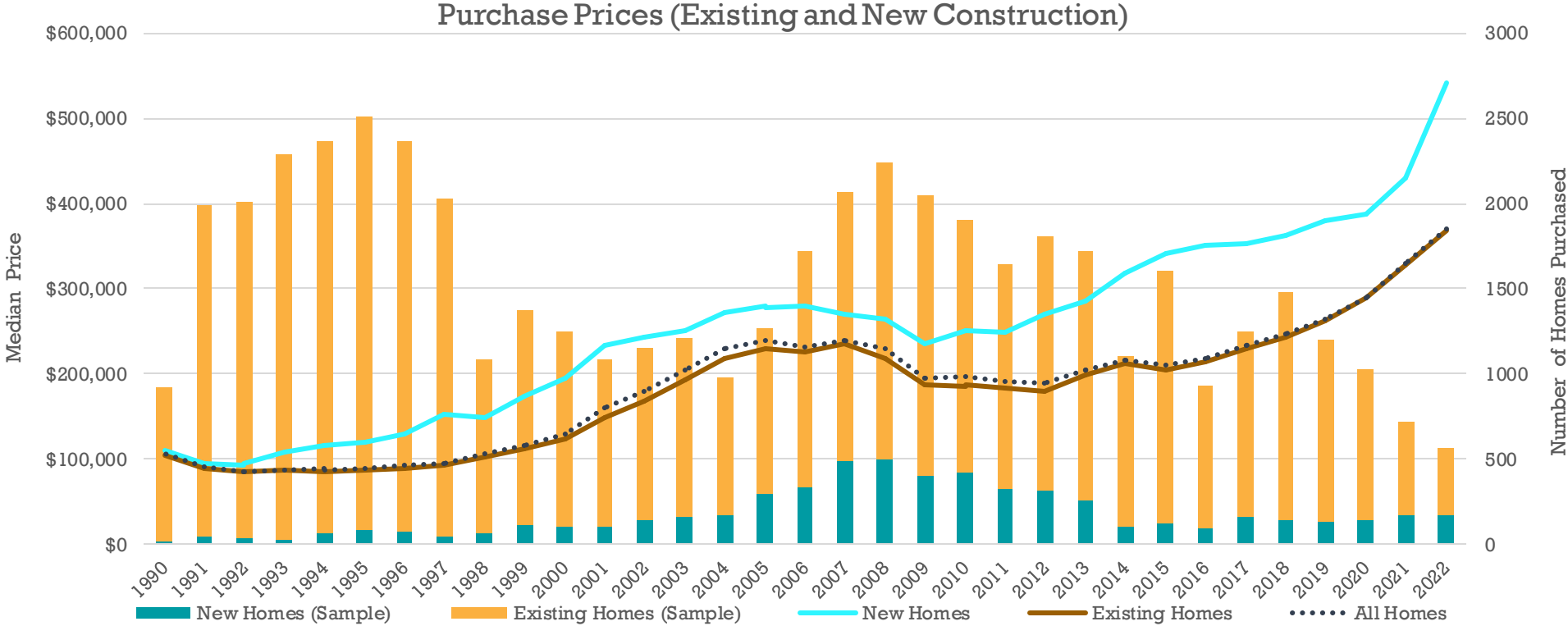


## Income Required to Afford Mortgages or Rent vs Per Capita Income

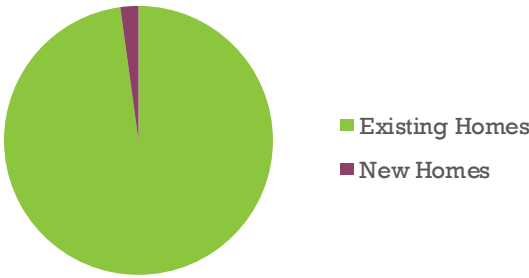


NHHFA, SRPC; 2000-2022.

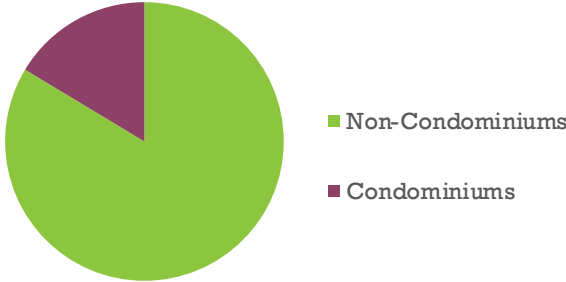
# Purchase Price Trends



Existing vs New Homes Purchased



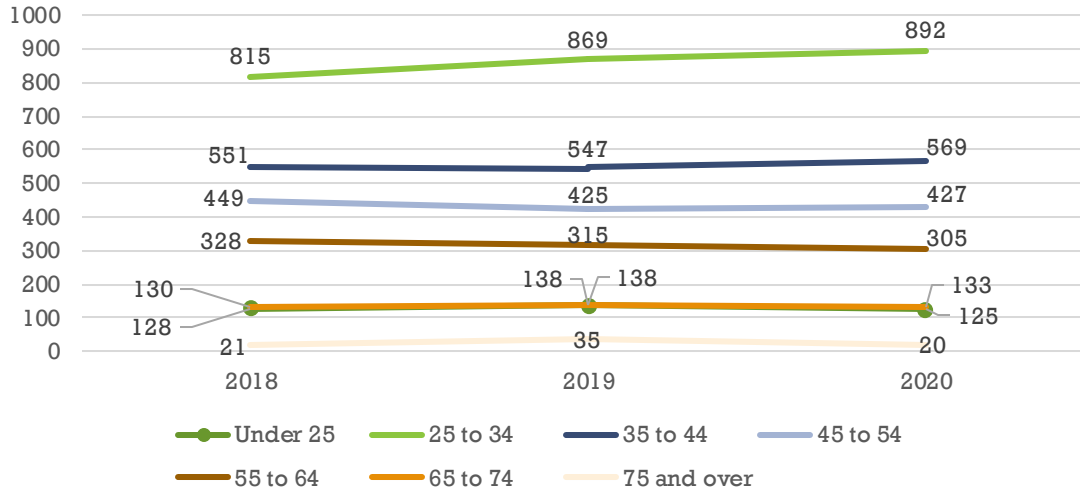
Condo vs Non-Condos Purchased



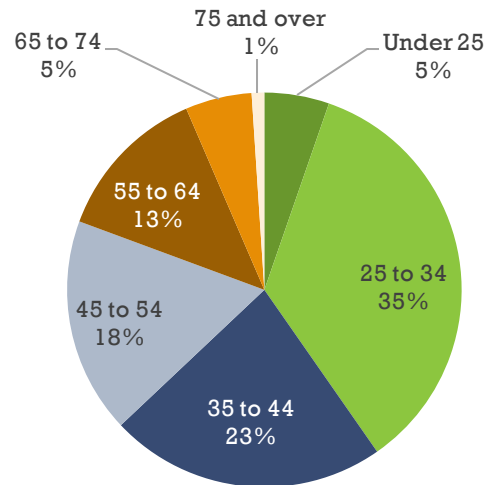
NHHFA, SRPC; 2000-2022.

# Mortgages by Age of Buyer

Number of Mortgages Issued by Age Group



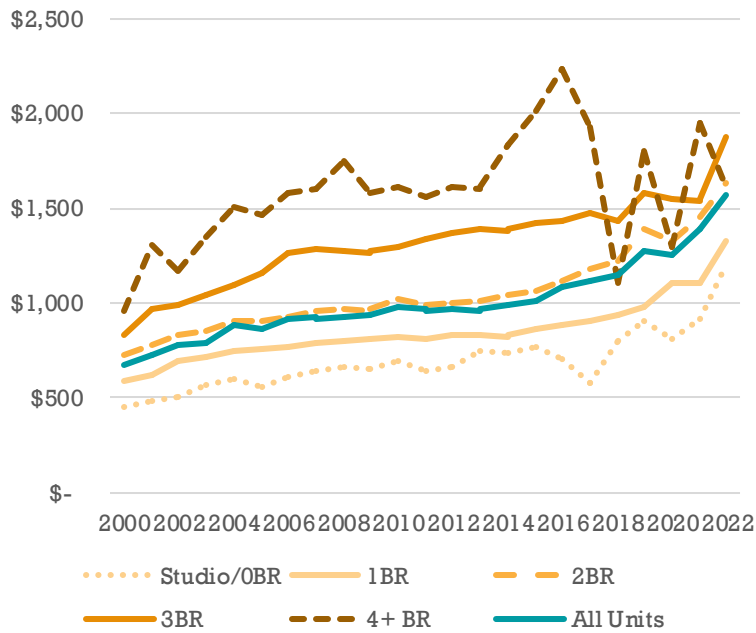
Age Distribution of Mortgages Issued (2018-2020)



Community of purchase of all SRPC buyers under age 35 2018-2020	Change in purchases by buyers under 35 2018-2020
Rochester	22.6% -6%
Dover	20.9% 18%
Somersworth	9.0% 23%
Barrington	6.2% -23%
Newmarket-Newfields	6.0% 3%
Farmington	5.2% -13%
Nottingham	4.6% 32%
Brookfield-Wakefield	4.2% 12%
Northwood	3.7% 15%
Milton	3.6% 23%
Lee-Madbury	3.5% -3%
Middleton-New Durham	3.3% 6%
Durham	2.9% 112%
Strafford	2.7% 13%
Rollinsford	1.8% 29%
<b>SRPC (% of New Hampshire buyers under age 35)</b>	<b>13.2% 7%</b>

# Rent

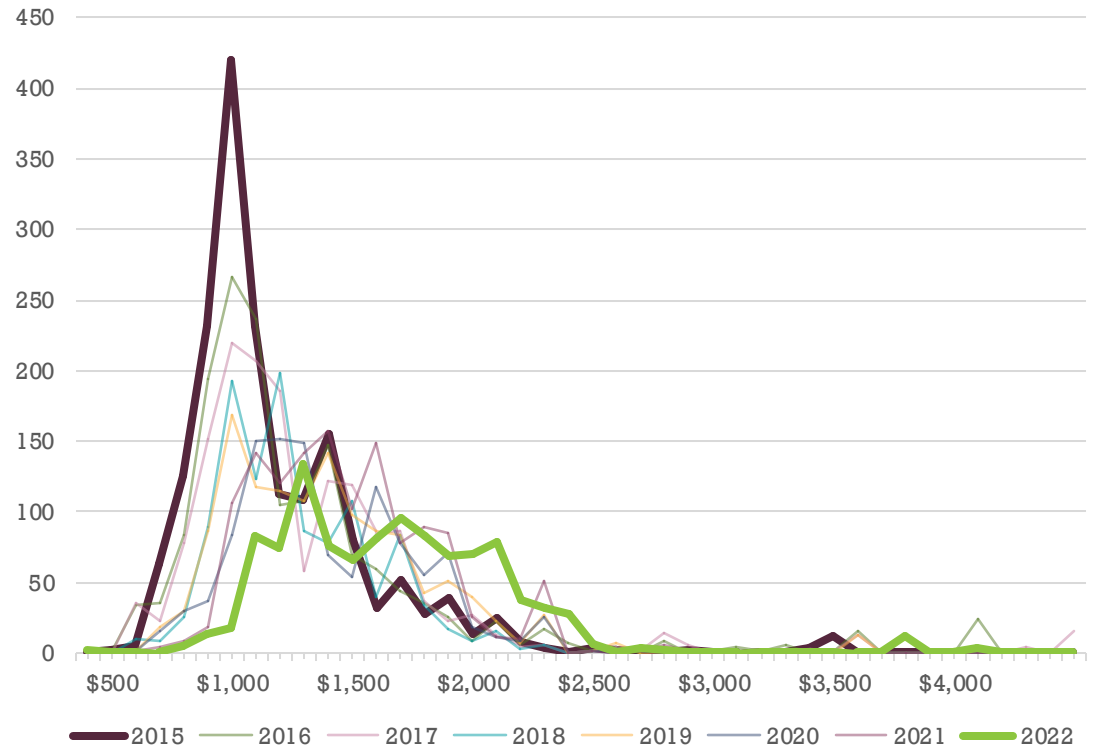
## Median Rent by Number of Bedrooms



More detailed charts of the 6 communities with the largest rental markets can be found on the next two pages.

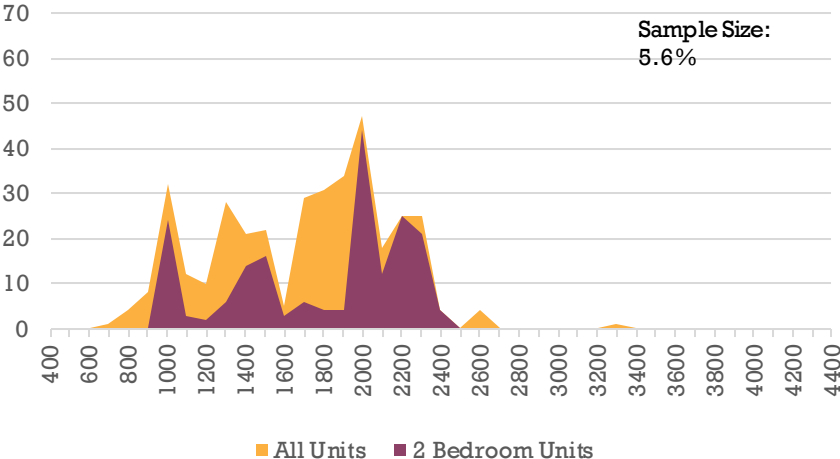
NHHFA, SRPC; 2000-2022.

## Frequency of Rent Amounts (2015-2022)

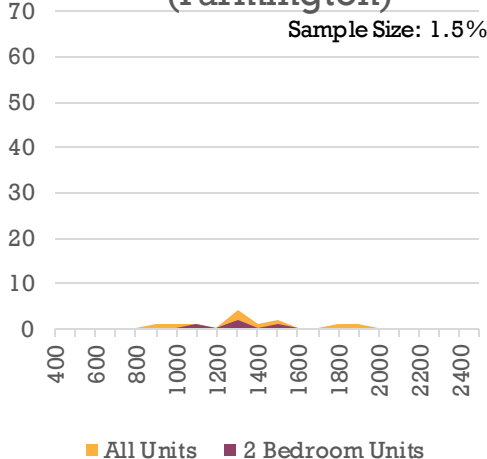


# Median Rent in Select Communities 2022

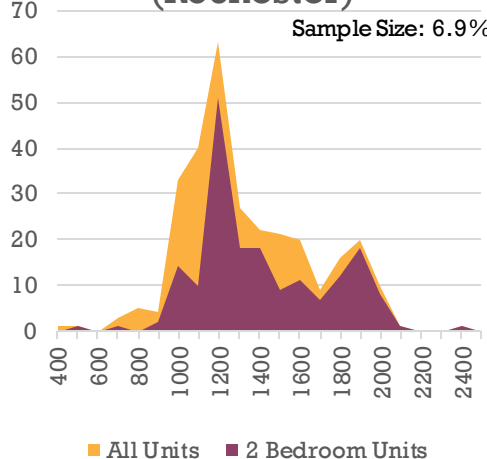
Frequency of Rents (Dover)



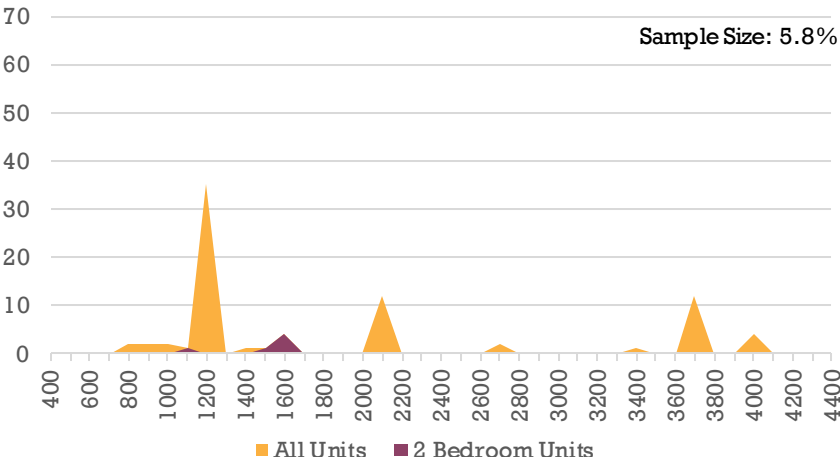
Frequency of Rents (Farmington)



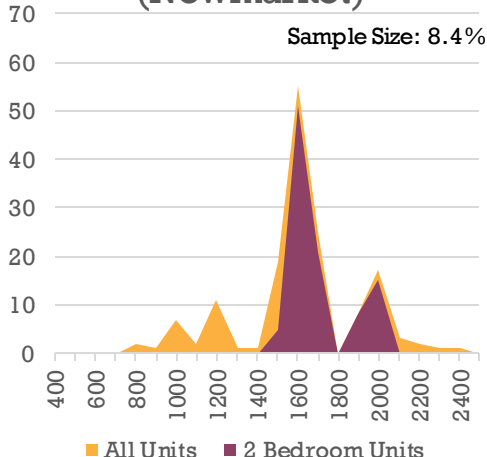
Frequency of Rents (Rochester)



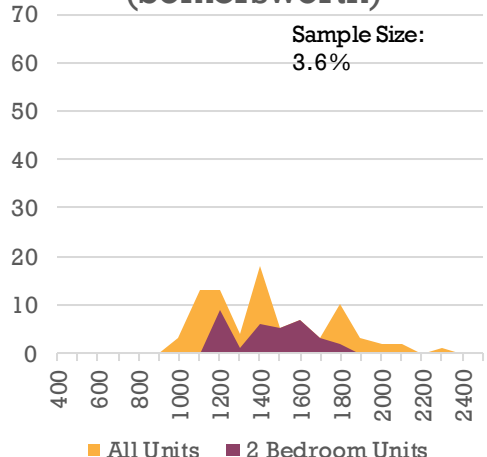
Frequency of Rents (Durham)



Frequency of Rents (Newmarket)



Frequency of Rents (Somersworth)

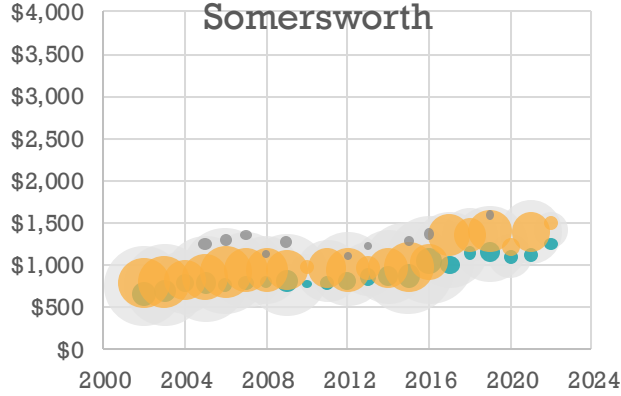
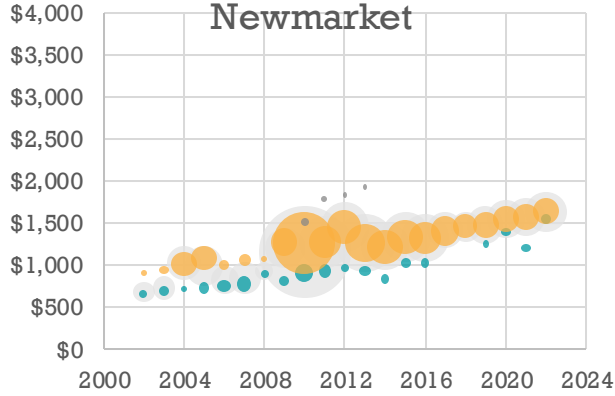
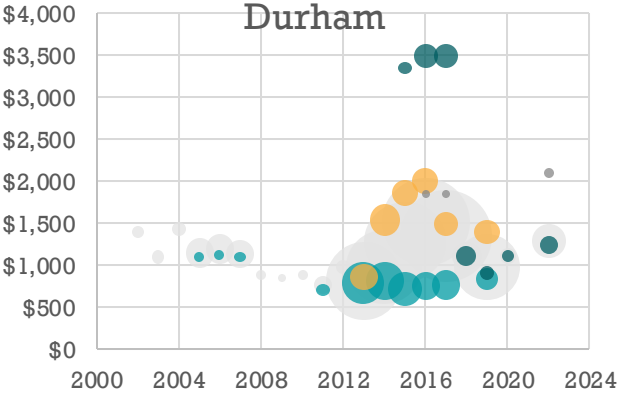
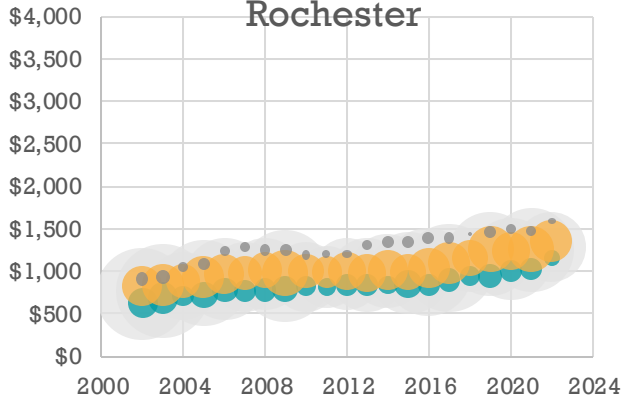
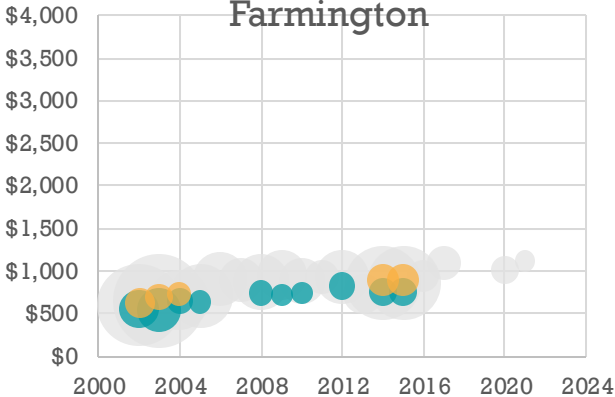
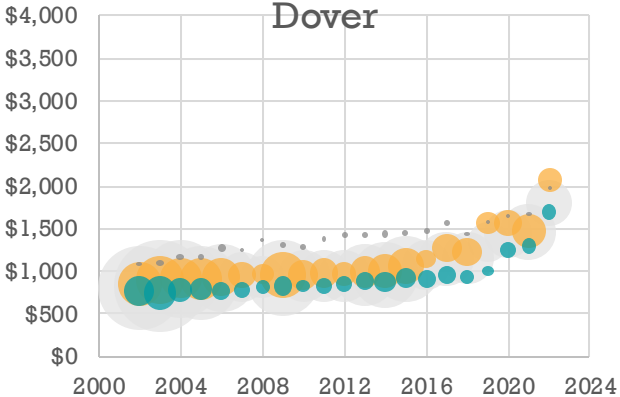


NHHFA, SRPC; 2000-2022.



# Median Rents by Unit Size and Number of Units in Select Communities 2022

● All Units ● 2-Bedroom Units ● 1-Bedroom Units ● 3-Bedroom Units



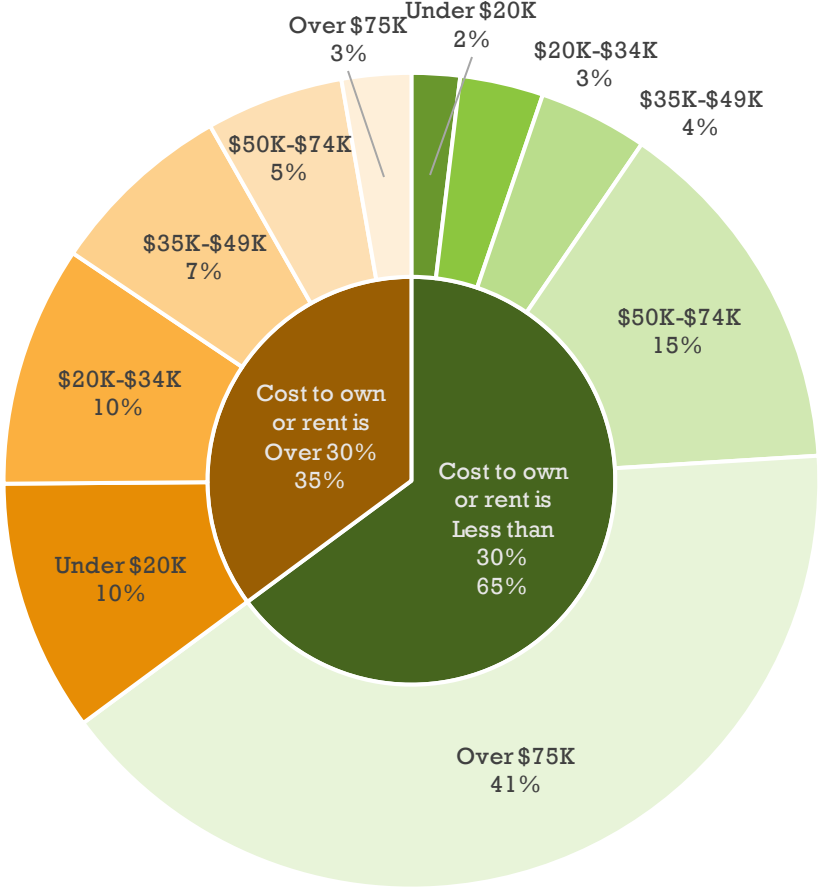
NHHFA, SRPC; 2000-2022.

# Cost Burden by Income

Cost Burden by Household Income and Tenure (2020)



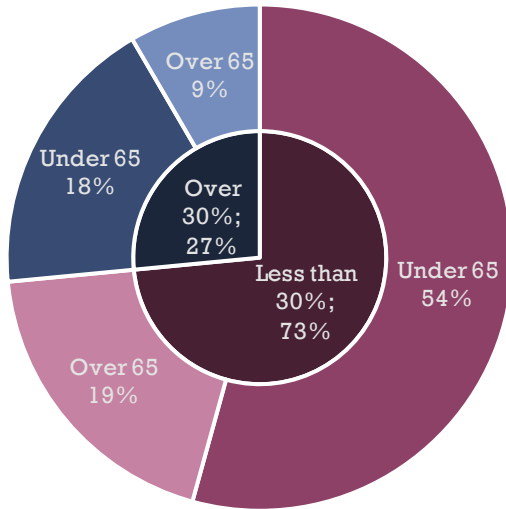
Cost Burden By Income



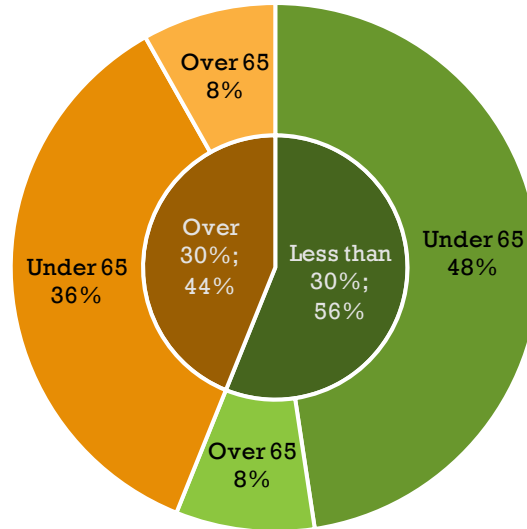
US Census Bureau ACS; 2020

# Cost Burden by Age of Householder

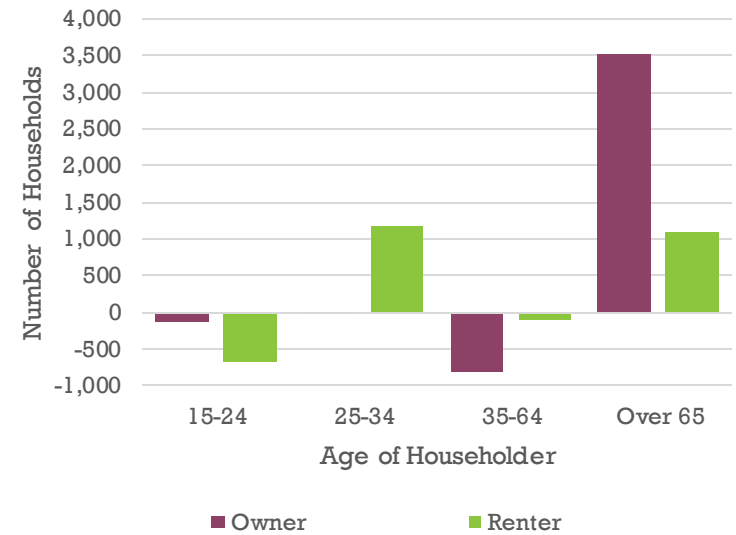
Cost Burden for Owner Occupied by Age



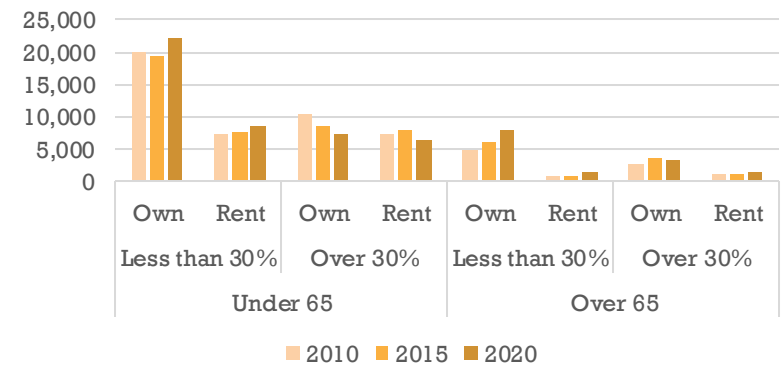
Cost Burden for Renter Occupied by Age



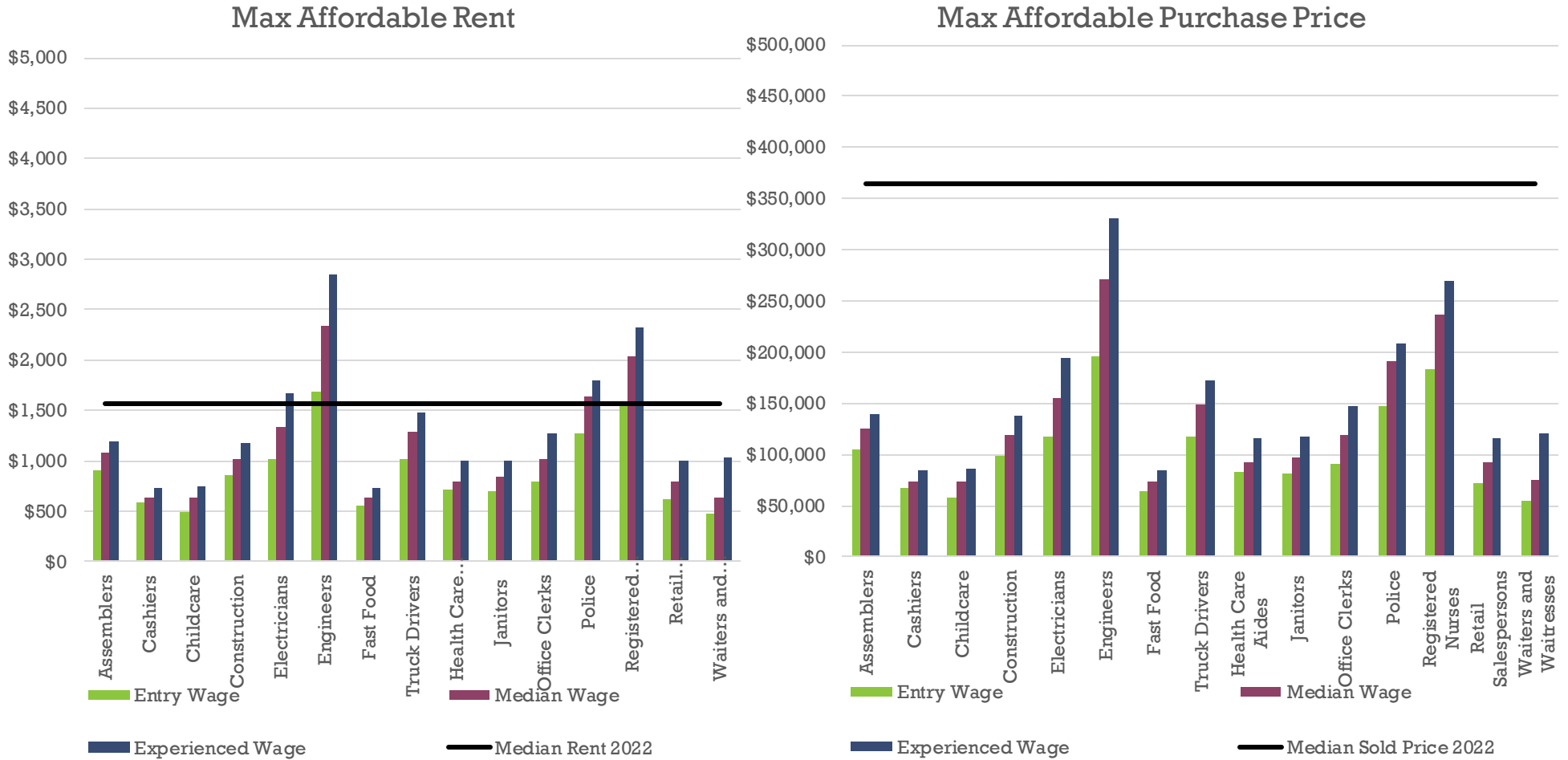
Change in Number of Households by Age of Householder and Tenure (2010-2020)



Cost Burden by Age by Tenure



# Affordability by Occupation – 1 Worker in the Occupation



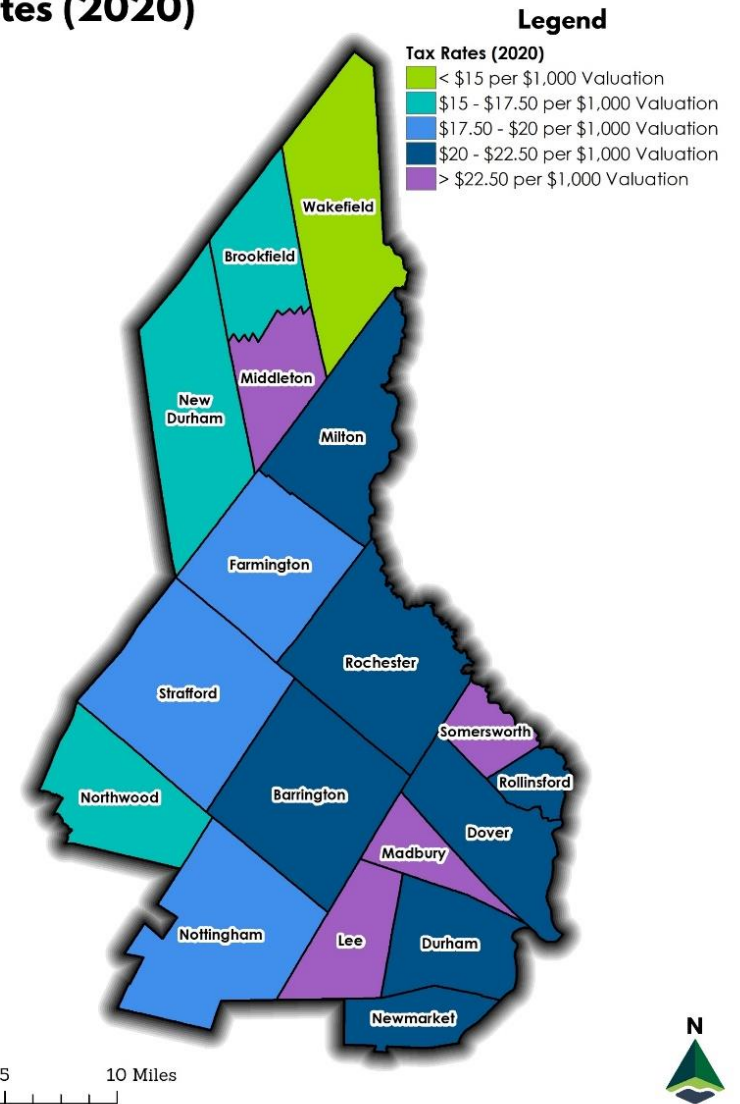
# Affordability by Occupation – 2 Workers in the Occupation



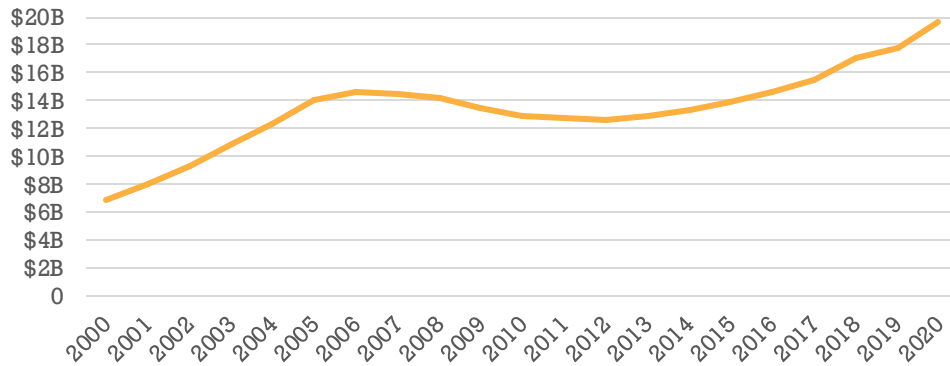
# Municipal Equalized Property Tax Rates

Tax Rate per \$1,000 Valuation			
Municipality	2010	2015	2020
Barrington	20.95	24.91	20.32
Brookfield	14.23	18.82	16.18
Dover	22.26	23.77	22.40
Durham	27.27	27.82	22.00
Farmington	22.06	24.12	19.61
Lee	30.33	26.26	22.51
Madbury	25.56	27.90	24.16
Middleton	18.49	29.77	22.69
Milton	22.40	26.84	20.53
New Durham	21.10	20.12	16.48
Newmarket	21.52	22.74	21.68
Northwood	24.27	23.73	17.47
Nottingham	18.97	20.67	18.42
Rochester	22.75	25.29	21.76
Rollinsford	20.35	25.49	20.46
Somersworth	27.20	31.73	24.39
Strafford	22.08	21.60	19.06
Wakefield	11.62	12.67	10.42

Tax Rates (2020)



Total Equalized Property Tax Valuation



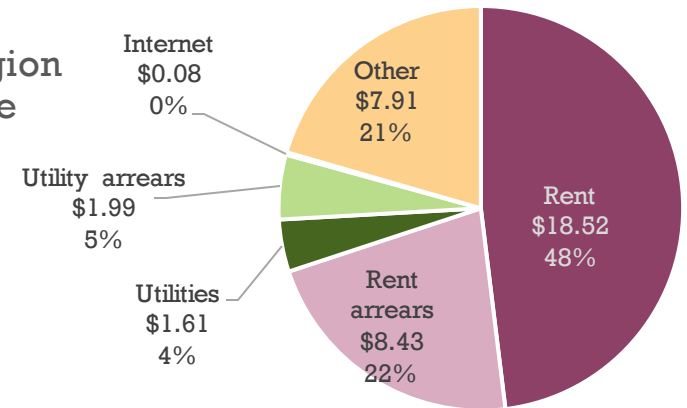
NH Department of Revenue; 2020



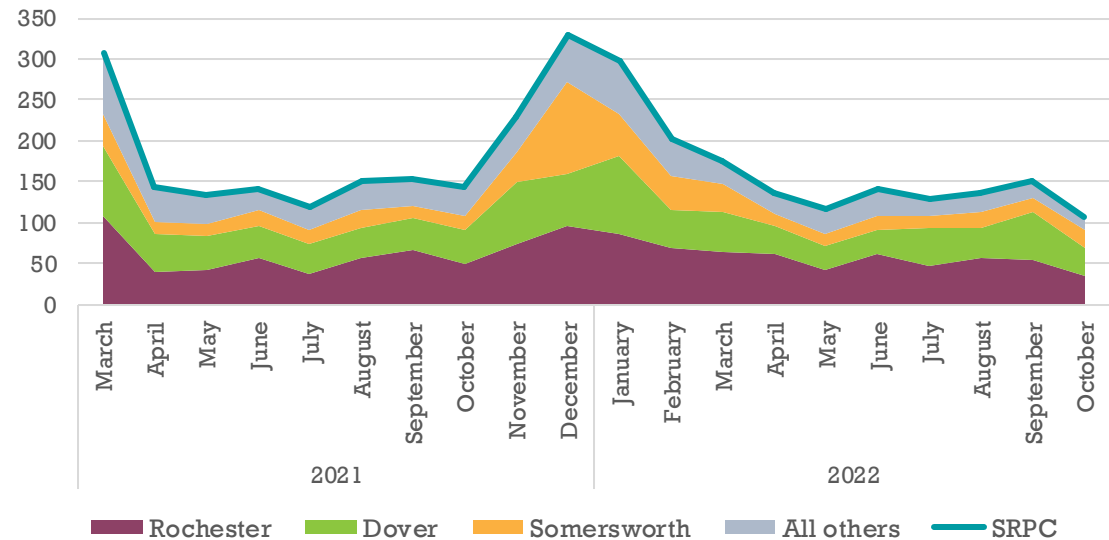
# Emergency Rental Assistance Program Usage

Community	Mar. 2021 -Oct. 2022 Applicants	Successfully enrolled	Median HHI of applicants
Barrington	75	100%	\$59,667
Brookfield	1	100%	Unavailable
Dover	978	100%	\$53,310
Durham	49	100%	\$30,851
Farmington	216	99%	\$37,934
Lee	45	98%	Unavailable
Madbury	8	100%	\$63,958
Middleton	9	100%	\$55,865
Milton	78	99%	Unavailable
New Durham	8	88%	\$51,667
Newmarket	121	95%	\$51,696
Northwood	31	90%	\$53,958
Nottingham	17	94%	\$59,125
Rochester	1,199	100%	\$40,325
Rollinsford	45	100%	\$40,385
Somersworth	550	99%	\$51,023
Strafford	14	100%	\$52,788
Wakefield	22	100%	\$46,000
<b>SRPC</b>	<b>3,465</b>	<b>99%</b>	<b>\$51,345</b>

NHHFA ERAP Assistance to SRPC Region by Type of Assistance 2021 - 2022 (\$M)

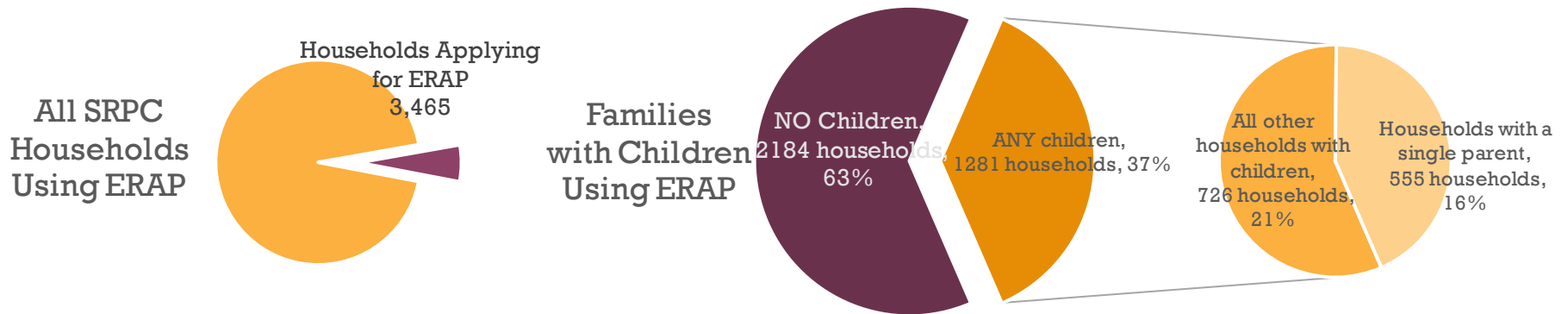


NHHFA Emergency Rental Assistance Applications 2021 - 2022



# Emergency Rental Assistance Program Usage

Community	Mar. 2021 – Oct. 2022 Applicants	Applicant households with one or more children	Applications by a single parent household	Applicant households with one or more senior citizens	Applicant households with one or more persons of color
Barrington	75	28%	16%	19%	20%
Brookfield	1	0%	0%	0%	0%
Dover	978	38%	19%	17%	22%
Durham	49	22%	6%	10%	27%
Farmington	216	31%	15%	24%	15%
Lee	45	25%	16%	36%	5%
Madbury	8	25%	13%	25%	0%
Middleton	9	78%	22%	11%	11%
Milton	78	38%	16%	32%	10%
New Durham	8	43%	29%	0%	0%
Newmarket	121	40%	17%	15%	11%
Northwood	31	39%	29%	21%	4%
Nottingham	17	38%	19%	6%	6%
Rochester	1,199	39%	15%	20%	15%
Rollinsford	45	42%	22%	20%	13%
Somersworth	550	32%	13%	14%	27%
Strafford	14	43%	14%	14%	14%
Wakefield	22	32%	27%	9%	14%
<b>SRPC</b>	<b>3,465</b>	<b>37%</b>	<b>16%</b>	<b>18%</b>	<b>19%</b>

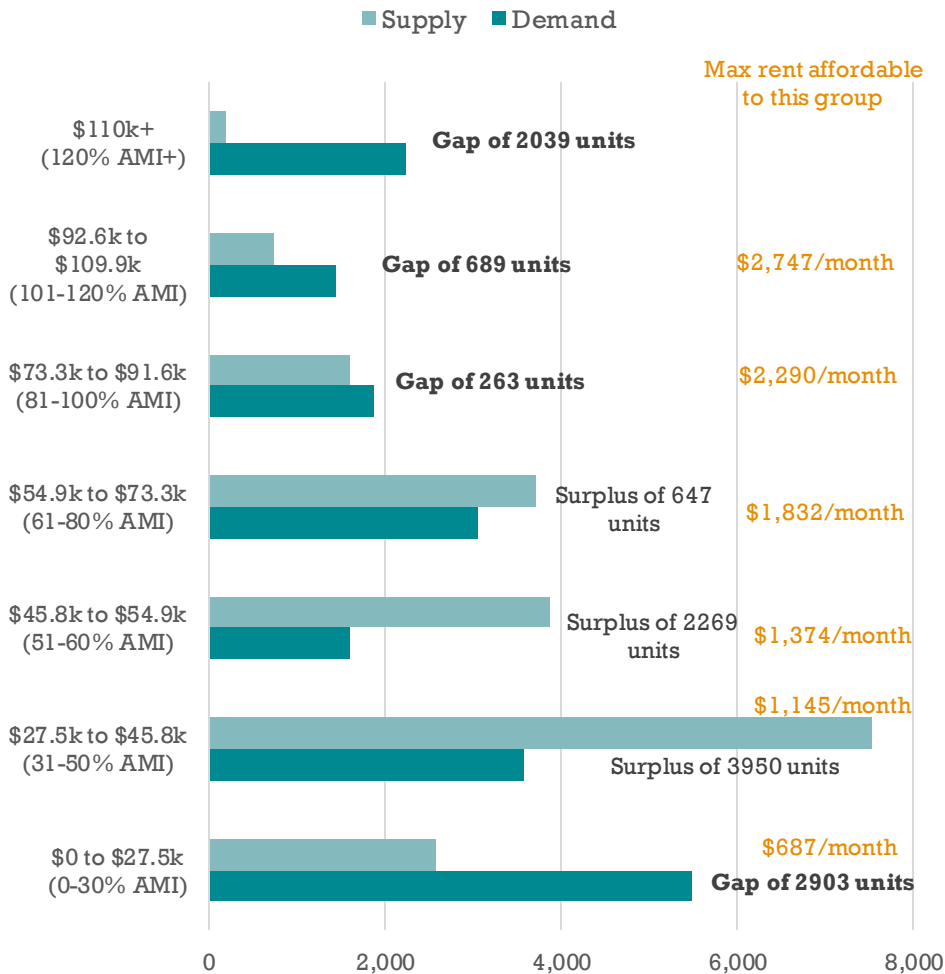




# Current Housing Gaps

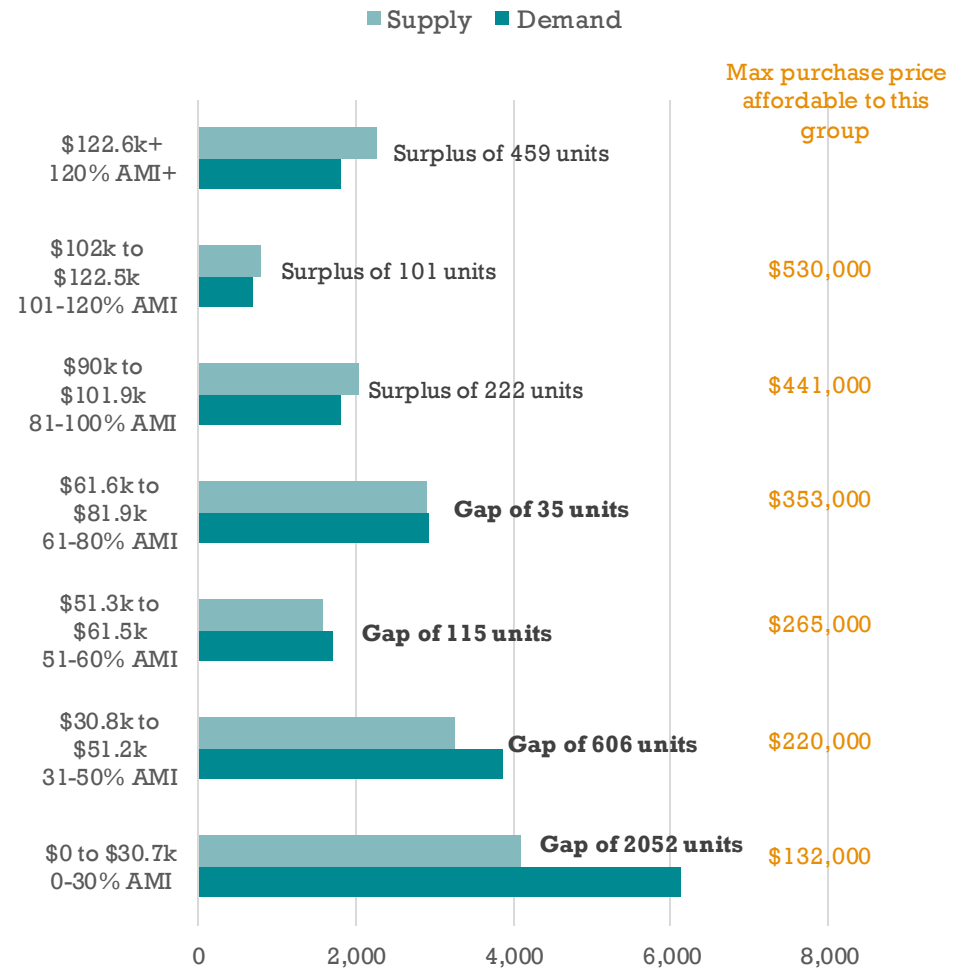
## Rental Gaps

Housing that is needed at \_\_\_% of \$91,569  
3-person household income

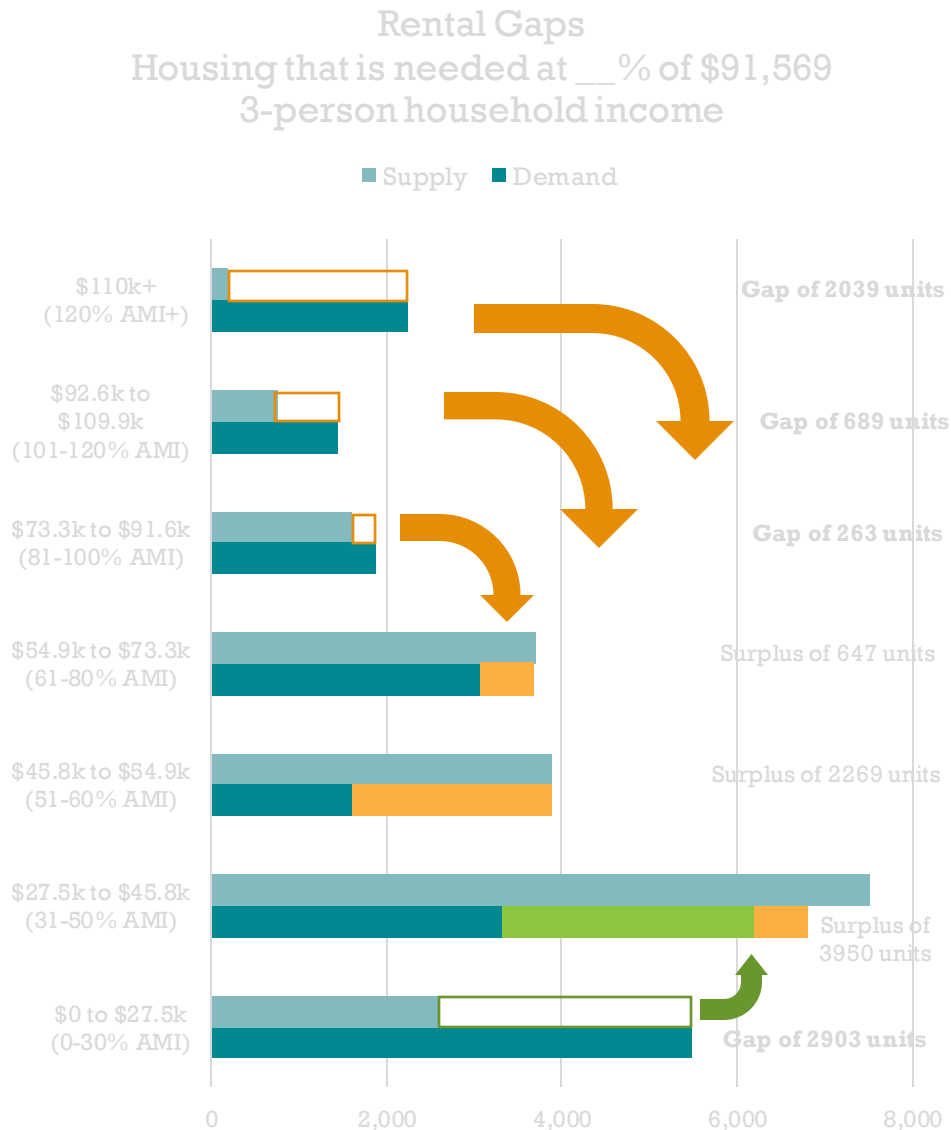


## Ownership Gaps

Housing that is needed at \_\_\_% of \$102,441  
4-person household income



# Current Housing Gaps - Renters



Although there is a gap in units available to the lowest incomes, why is there a surplus for homes available to middle-income households?

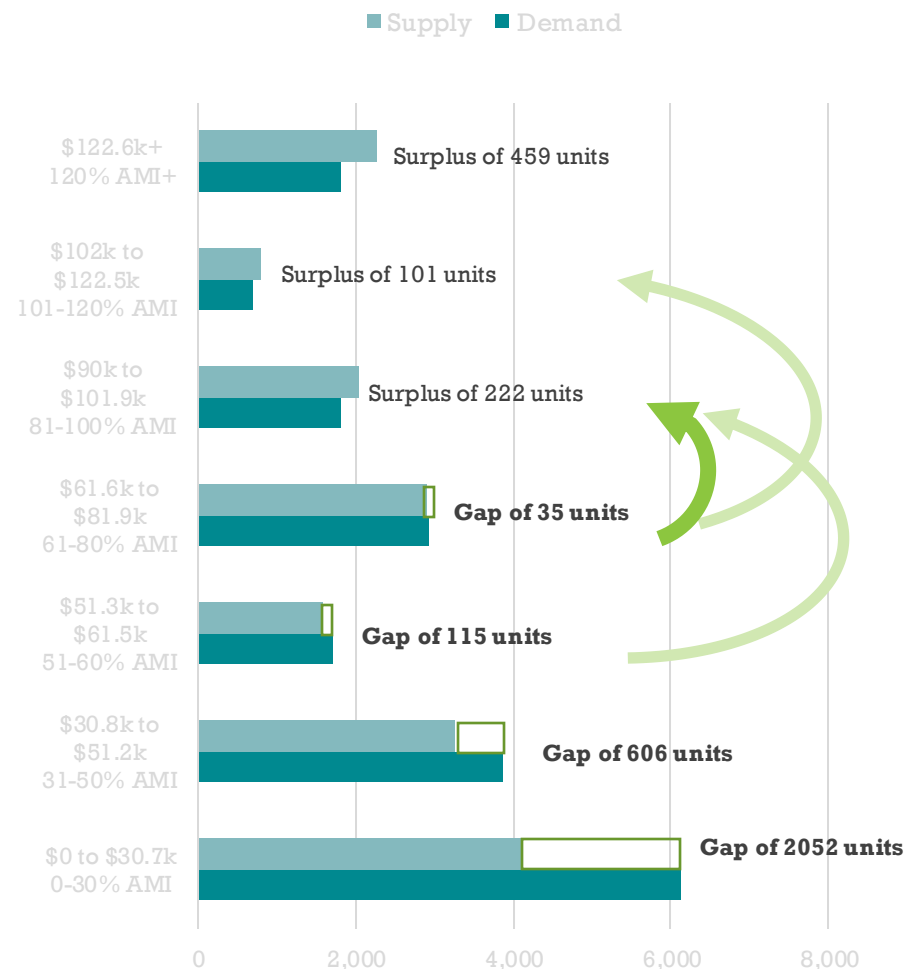
This “surplus” is quickly filled by **lower-income households** who must adapt to spend more than 30 percent of their income *and* **higher-income households** who seek and occupy units that are very affordable to them.

# Current Housing Gaps - Owners

Although a strained rental market can encourage home purchases, a similarly strained housing market does not allow many options for any prospective homebuyers.

The lack of homes available to middle-income households likely does not allow **lower-income households** the option to “adapt” to purchasing a home that is *slightly* outside of the range of affordability. Note the surpluses for **higher-income households** are less than 20 percent.

Ownership Gaps  
Housing that is needed at \_\_\_% of \$102,441  
4-person household income



# 2025 Housing Production Need

Municipality	All Housing Units Total	Owner Occupied			Renter Occupied		
		Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
Barrington	189	127	53	74	62	20	43
Brookfield	15	10	6	4	5	0	4
Dover	707	474	204	270	233	71	162
Durham	256	171	52	119	85	47	38
Farmington	140	94	49	45	46	20	27
Lee	90	60	24	36	30	10	20
Madbury	37	25	7	17	12	2	10
Middleton	39	26	13	13	13	4	9
Milton	97	65	28	36	32	11	20
New Durham	64	43	19	24	21	5	16
Newmarket	278	189	70	119	89	24	65
Northwood	85	58	34	25	27	10	17
Nottingham	91	62	41	21	29	7	21
Rochester	688	461	237	224	227	84	142
Rollinsford	53	36	17	19	18	7	11
Somersworth	254	171	85	85	84	27	56
Strafford	88	59	22	37	29	8	21
Wakefield	117	80	51	29	37	19	18
<b>SRPC Total</b>	<b>3,289</b>	<b>2,212</b>	<b>1,013</b>	<b>1,199</b>	<b>1,077</b>	<b>375</b>	<b>702</b>

Housing Units Added  
2000 – 2009

**8,149**

**3,289**  
**New Units**  
**Needed by 2025**

# 2030 Housing Production Need

Municipality	All Housing Units Total	Owner Occupied			Renter Occupied		
		Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
<b>Barrington</b>	<b>358</b>	239	100	139	119	38	80
<b>Brookfield</b>	<b>26</b>	18	11	7	8	0	8
<b>Dover</b>	<b>1,332</b>	891	386	505	441	137	305
<b>Durham</b>	<b>487</b>	325	99	226	162	91	71
<b>Farmington</b>	<b>264</b>	176	93	83	88	38	50
<b>Lee</b>	<b>169</b>	113	45	68	56	19	37
<b>Madbury</b>	<b>70</b>	47	14	33	23	4	20
<b>Middleton</b>	<b>73</b>	49	24	25	24	7	17
<b>Milton</b>	<b>183</b>	122	54	68	61	22	38
<b>New Durham</b>	<b>121</b>	81	36	45	40	10	31
<b>Newmarket</b>	<b>511</b>	347	129	218	164	44	120
<b>Northwood</b>	<b>157</b>	107	62	45	50	18	32
<b>Nottingham</b>	<b>167</b>	114	75	38	53	13	40
<b>Rochester</b>	<b>1,297</b>	867	450	417	430	163	267
<b>Rollinsford</b>	<b>100</b>	67	32	35	33	13	21
<b>Somersworth</b>	<b>479</b>	320	162	159	159	53	106
<b>Strafford</b>	<b>166</b>	111	42	70	55	15	40
<b>Wakefield</b>	<b>209</b>	142	91	51	67	34	33
<b>SRPC Total</b>	<b>6,169</b>	<b>4,136</b>	<b>1,904</b>	<b>2,232</b>	<b>2,033</b>	<b>717</b>	<b>1,316</b>

Housing Units Added  
2000 – 2009

**8,149**

3,289 (by 2025)  
+ 2,880 (2025 – 2030)

**6,169**  
**New Units**  
**Needed by 2030**

# 2035 Housing Production Need

Municipality	All Housing Units Total	Owner Occupied			Renter Occupied		
		Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
Barrington	471	312	130	182	159	51	107
Brookfield	33	22	13	9	11	0	10
Dover	1,754	1,164	506	658	590	184	406
Durham	644	426	130	296	218	124	94
Farmington	347	230	122	108	117	51	66
Lee	223	148	59	89	75	26	49
Madbury	93	61	18	43	31	5	26
Middleton	96	63	31	32	32	9	23
Milton	240	159	70	89	81	30	51
New Durham	159	105	47	59	54	13	41
Newmarket	668	451	168	284	217	58	159
Northwood	206	140	81	59	66	23	43
Nottingham	219	149	99	50	70	18	53
Rochester	1,708	1,133	590	543	575	220	355
Rollinsford	132	88	42	45	45	17	27
Somersworth	632	419	212	207	212	71	141
Strafford	219	145	54	91	74	20	54
Wakefield	263	178	114	64	85	42	43
<b>SRPC Total</b>	<b>8,108</b>	<b>5,395</b>	<b>2,488</b>	<b>2,907</b>	<b>2,712</b>	<b>963</b>	<b>1,750</b>

Housing Units Added  
2000 – 2009

**8,149**

3,289 (by 2025)  
+ 2,880 (2025 – 2030)  
+ 1,939 (2030 – 2035)

**8,108**  
**New Units**  
**Needed by 2035**

# 2040 Housing Production Need

Municipality	All Housing Units Total	Owner Occupied			Renter Occupied		
		Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
Barrington	559	368	155	213	191	63	128
Brookfield	35	23	14	9	12	1	11
Dover	2,077	1,367	600	768	710	227	483
Durham	771	507	154	353	264	153	112
Farmington	412	271	146	125	141	63	78
Lee	265	174	70	104	91	32	59
Madbury	110	72	22	51	38	6	32
Middleton	113	74	37	37	39	11	28
Milton	284	187	83	103	97	37	61
New Durham	187	123	55	68	64	16	48
Newmarket	756	506	188	318	249	66	183
Northwood	233	157	91	66	76	27	49
Nottingham	248	167	111	56	81	20	60
Rochester	2,023	1,331	703	628	692	271	421
Rollinsford	157	103	50	52	54	21	32
Somersworth	748	493	253	240	255	87	168
Strafford	260	171	64	107	89	25	64
Wakefield	282	188	121	67	94	45	48
<b>SRPC Total</b>	<b>9,520</b>	<b>6,283</b>	<b>2,917</b>	<b>3,366</b>	<b>3,237</b>	<b>1,171</b>	<b>2,066</b>

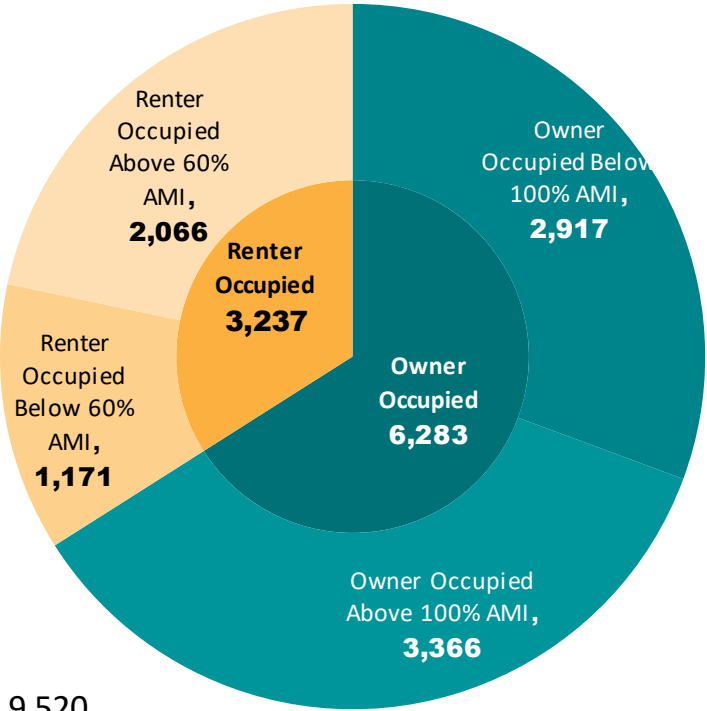
Housing Units Added  
2000 – 2009

**8,149**

3,289 (by 2025)  
+ 2,880 (2025 – 2030)  
+ 1,939 (2030 – 2035)  
+ 1,412 (2035 – 2040)

**9,520**  
**New Units**  
**Needed by 2040**

# Housing Production Needs



9,520  
New Units Needed

**Renter Occupied**  
 AMI: \$91,569  
 Max Rent Under 60% AMI: \$1,374  
 Units Needed: 1,171

**Owner Occupied**  
 AMI: \$102,441  
 Max Sales Price Under 100% AMI: \$441,000  
 Units Needed: 2,917

**Existing Housing Units that may need replacement: 909**

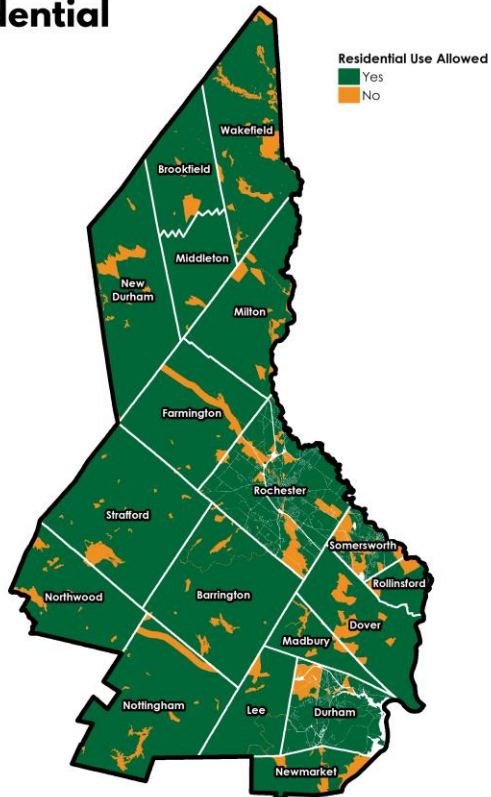
Municipality	Units in Poor Condition			Total
	Owners	Renters	Vacant	
<b>Barrington</b>	0	20	0	20
<b>Dover</b>	10	180	60	250
<b>Durham</b>	45	60	45	150
<b>Farmington</b>	20	0	0	20
<b>Madbury</b>	4	0	0	4
<b>Milton</b>	0	30	0	30
<b>Newmarket</b>	10	195	0	205
<b>Rochester</b>	70	160	0	230
<b>SRPC Total</b>	<b>159</b>	<b>645</b>	<b>105</b>	<b>909</b>

Current Homes (2020)	+ New Homes to be Built (by 2040)	+ Existing Homes to be Replaced (by 2040)	= Total Future Homes (in 2040)
68,836	9,520	909	<b>79,265</b>

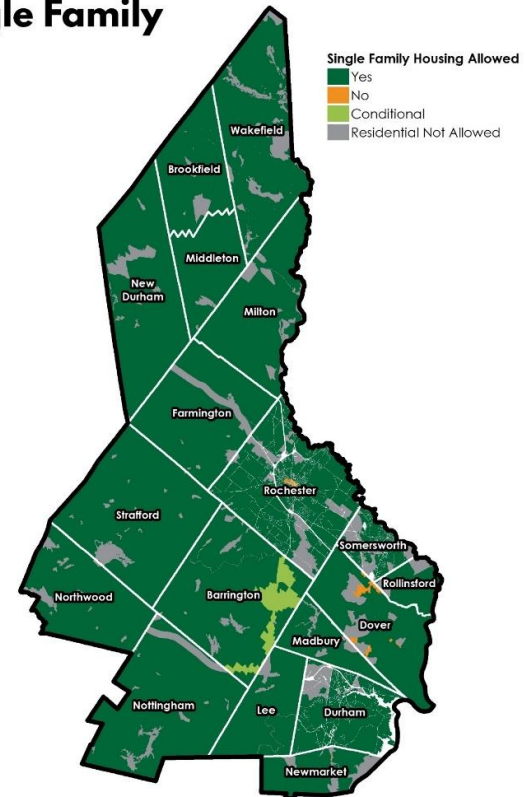


# Residential Zoning

## Residential



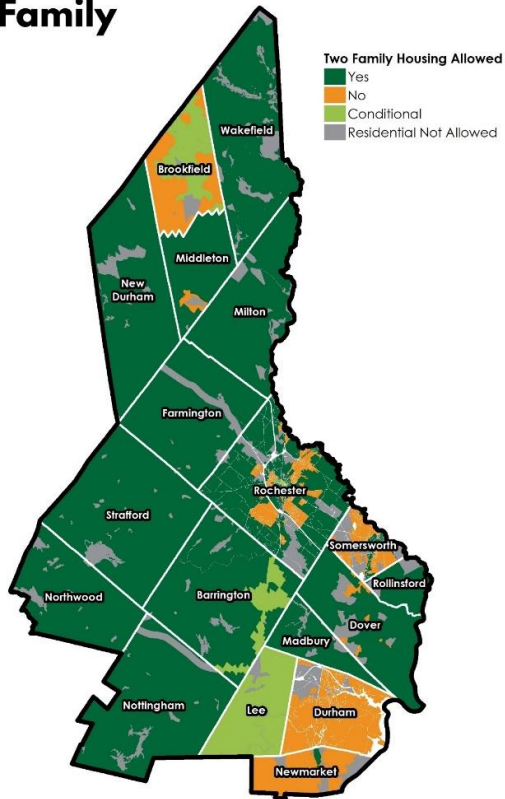
## Single Family



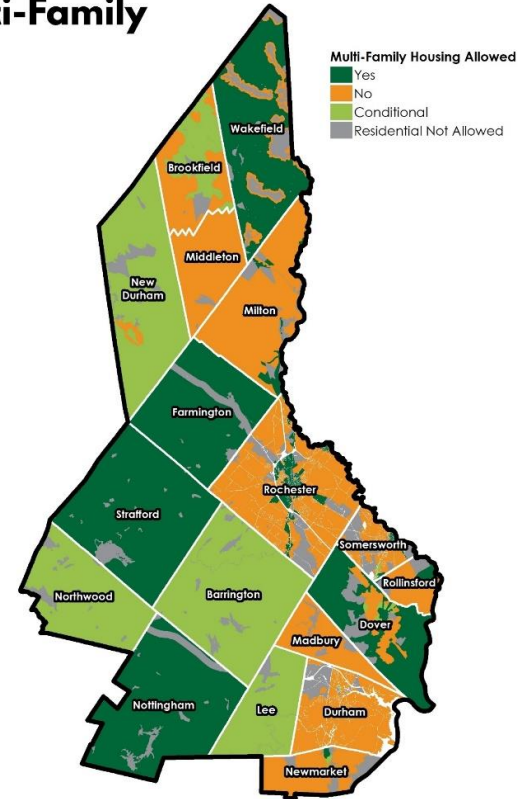
Housing Type	Land Acres	% of Land
<b>All Residential</b>	<b>343,501</b>	<b>98.7%</b>
<b>Single Family (Allowed + Conditional)</b>	<b>311,451</b>	<b>89.5%</b>
<i>Single Family (Allowed)</i>	307,798	88.5%
<i>Single Family (Conditional)</i>	3,653	1.1%
<b>Two-Family (Allowed + Conditional)</b>	<b>277,799</b>	<b>79.9%</b>
<i>Two-Family (Allowed)</i>	255,346	73.4%
<i>Two-Family (Conditional)</i>	22,453	6.5%
<b>Multi-Family (Allowed + Conditional)</b>	<b>213,841</b>	<b>61.5%</b>
<i>Multi-Family (Allowed)</i>	120,680	34.7%
<i>Multi-Family (Conditional)</i>	93,161	26.8%

# Residential Zoning

## Two Family



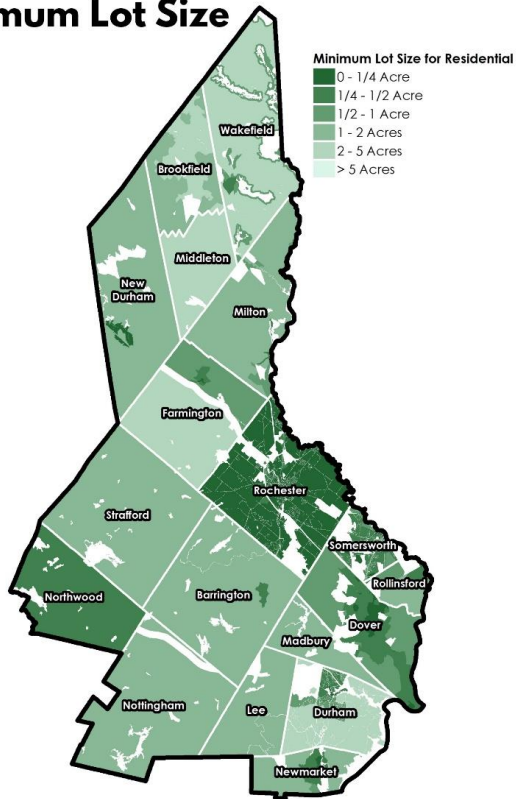
## Multi-Family



Housing Type	Land Acres	% of Land
<b>All Residential</b>	<b>343,501</b>	<b>98.7%</b>
<b>Single Family (Allowed + Conditional)</b>	<b>311,451</b>	<b>89.5%</b>
<i>Single Family (Allowed)</i>	307,798	88.5%
<i>Single Family (Conditional)</i>	3,653	1.1%
<b>Two-Family (Allowed + Conditional)</b>	<b>277,799</b>	<b>79.9%</b>
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<i>Multi-Family (Allowed)</i>	120,680	34.7%
<i>Multi-Family (Conditional)</i>	93,161	26.8%

# Residential Zoning

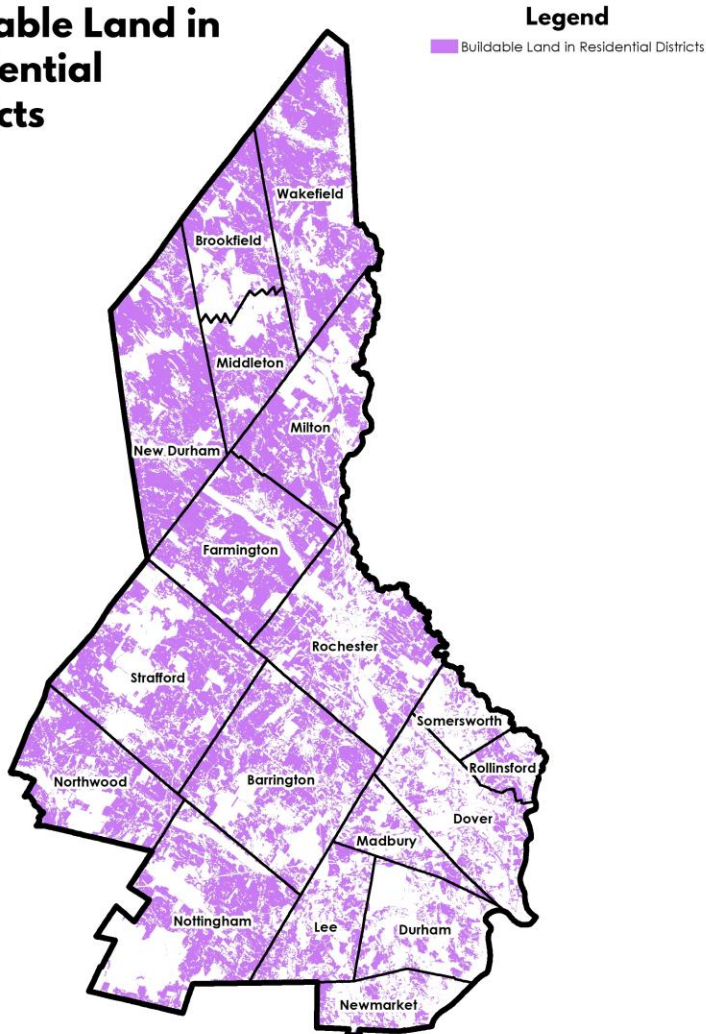
## Minimum Lot Size



Housing Type	Land Acres	% of Land
<b>All Residential</b>	<b>343,501</b>	<b>98.7%</b>
<b>Single Family (Allowed + Conditional)</b>	<b>311,451</b>	<b>89.5%</b>
<i>Single Family (Allowed)</i>	307,798	88.5%
<i>Single Family (Conditional)</i>	3,653	1.1%
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<i>Multi-Family (Allowed)</i>	120,680	34.7%
<i>Multi-Family (Conditional)</i>	93,161	26.8%

# Developable Land

## Buildable Land in Residential Districts



- ✓ Residentially Zoned Land
- ✗ Physical Infrastructure (Residences, Transportation, etc.)
- ✗ Conservation Land
- ✗ Wetlands
- ✗ Water
- ✗ Steep Slopes

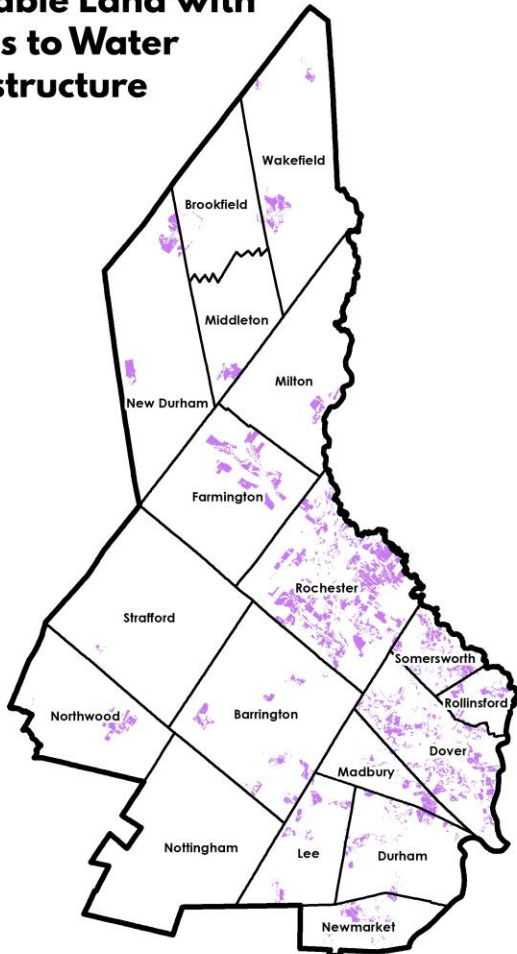
Buildable Land with Access to	Land Acres	% of Land
<b>Water and Sewer Infrastructure</b>	5,924	1.70%
<b>Water Infrastructure Only</b>	16,513	4.75%
<b>Sewer Infrastructure Only</b>	1,864	0.54%
<b>All Buildable Land</b>	170,714	49.07%

# Developable Land and Utilities

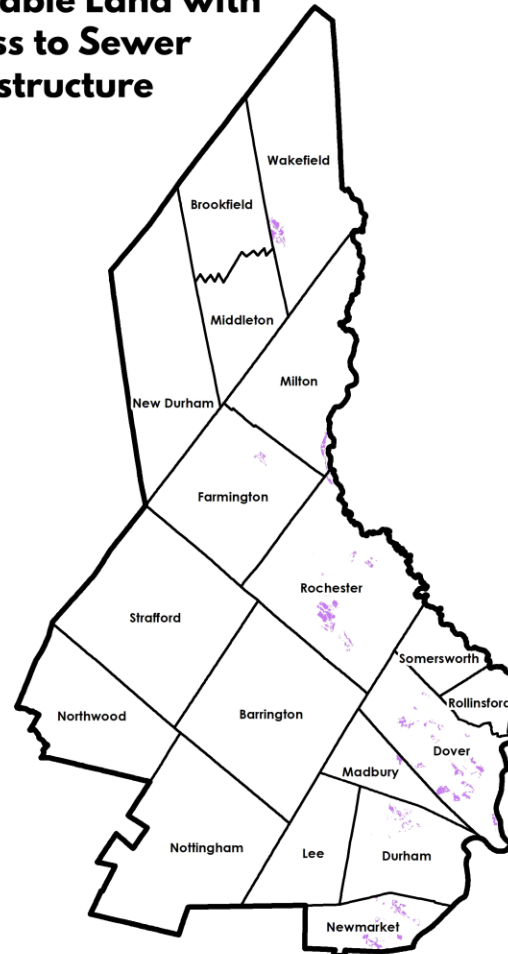
## Legend

 Developable Land

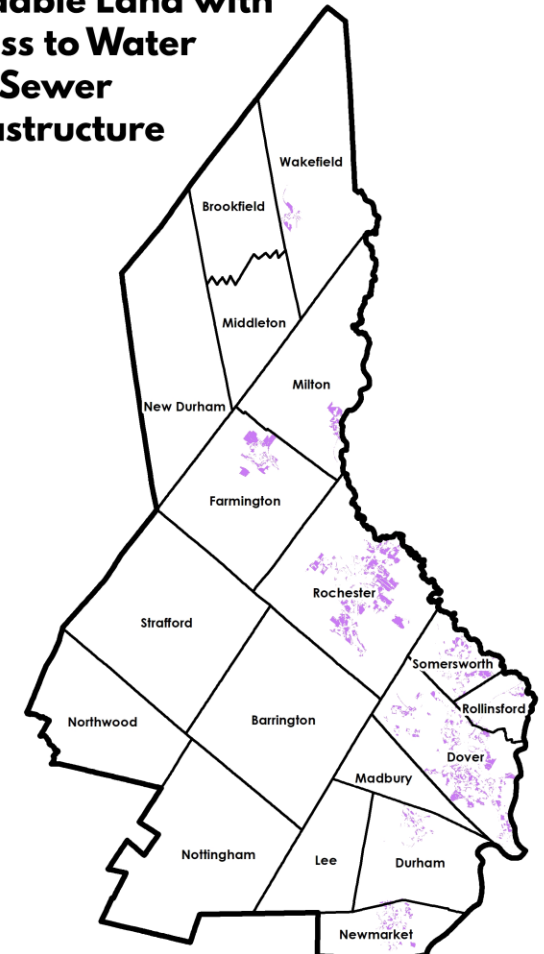
**Buildable Land with  
Access to Water  
Infrastructure  
Only**



**Buildable Land with  
Access to Sewer  
Infrastructure  
Only**

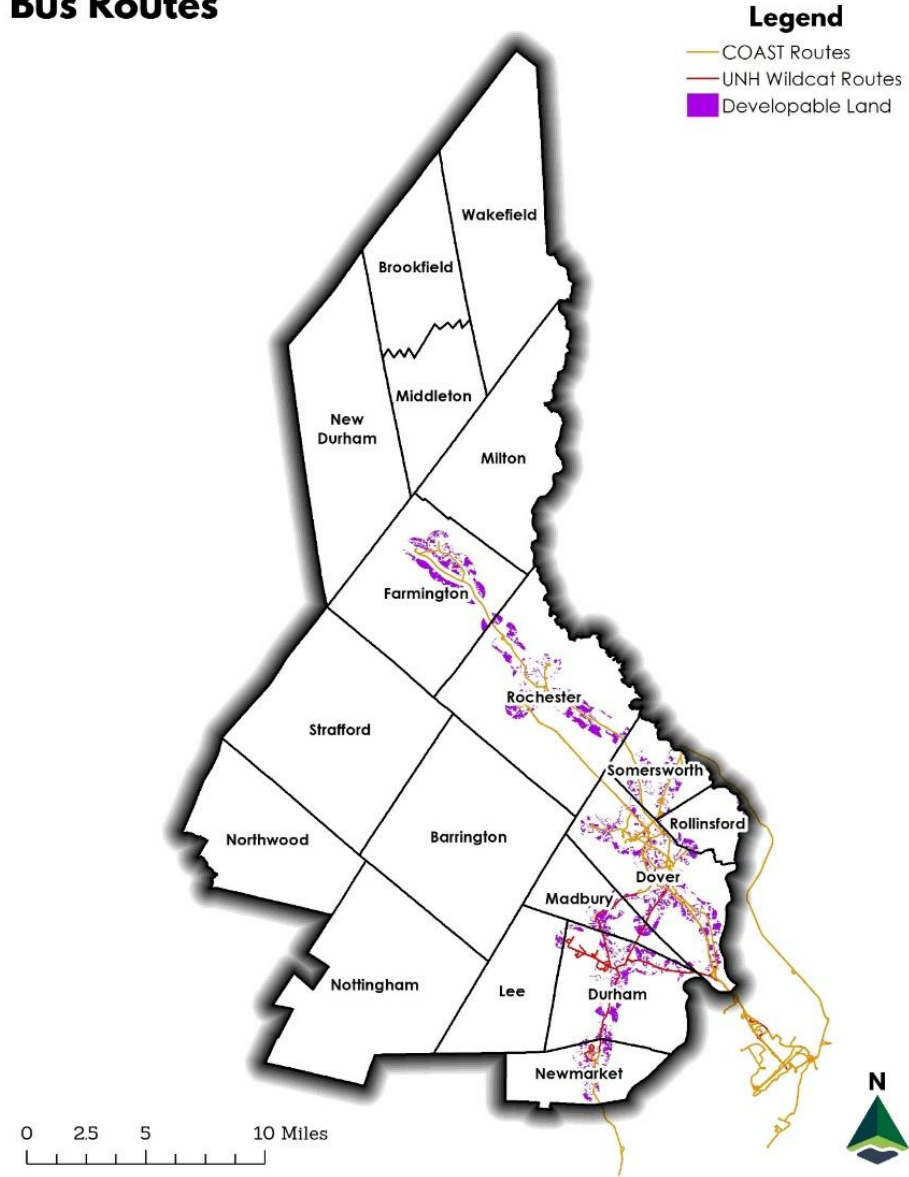


**Buildable Land with  
Access to Water  
and Sewer  
Infrastructure**

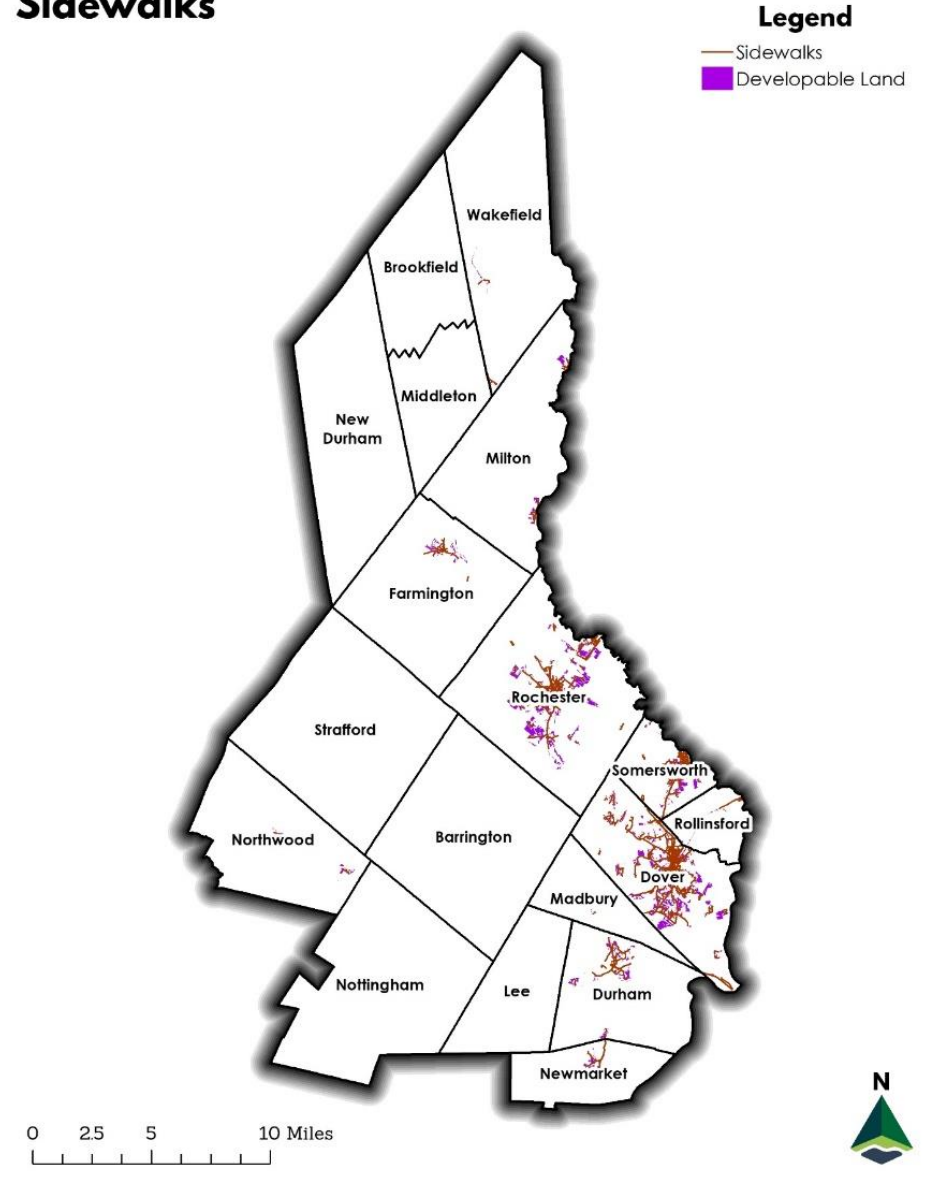


# Developable Land and Infrastructure

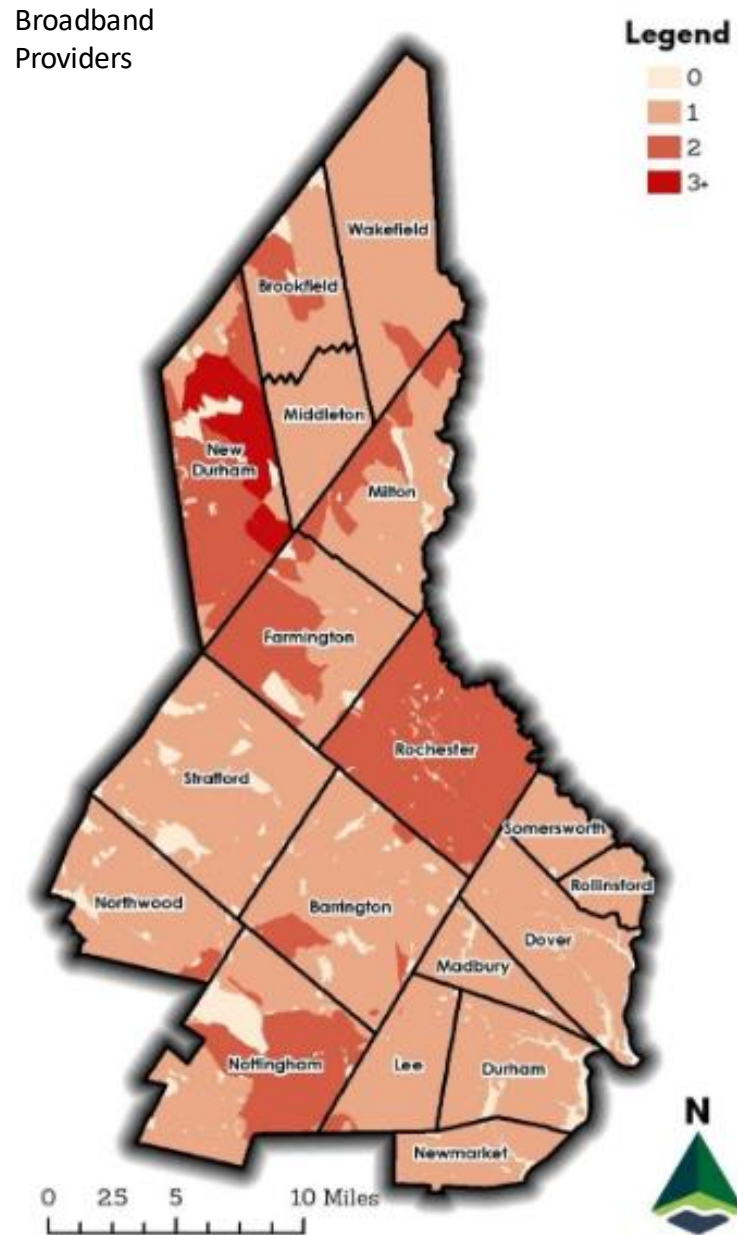
## Bus Routes



## Sidewalks



# Developable Land and Infrastructure

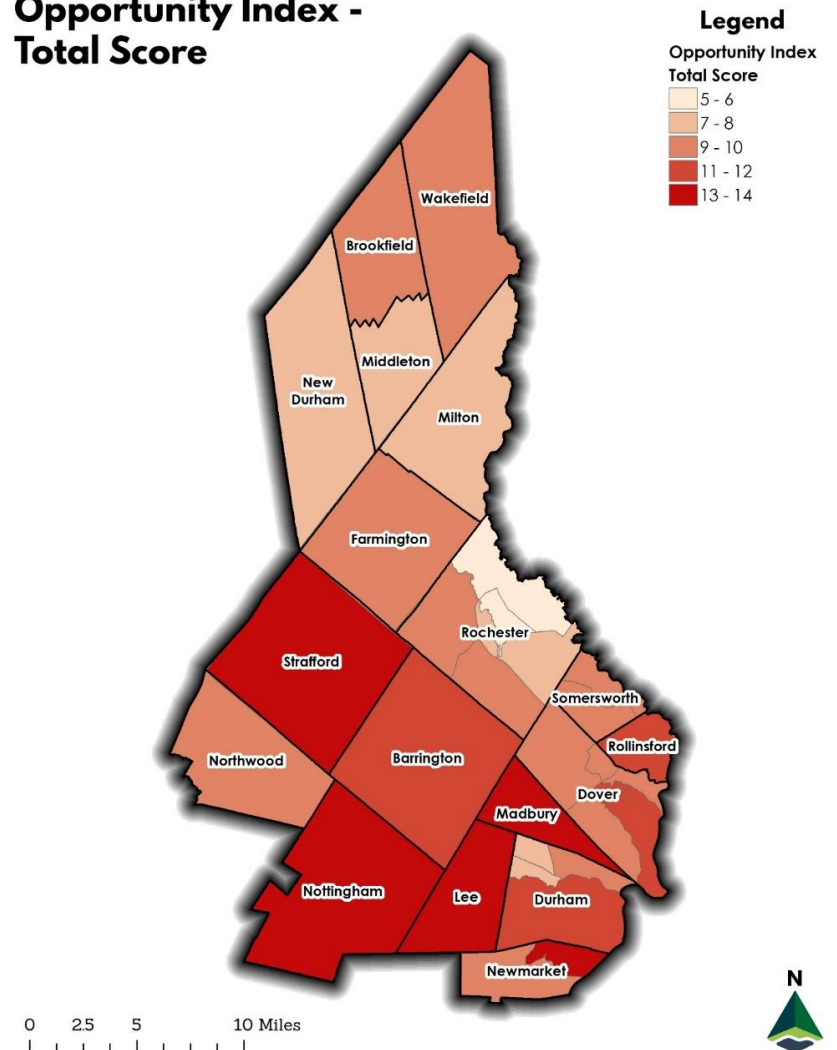


# Opportunity Indices

New Hampshire Housing Finance Authority's Housing Research team developed a set of opportunity indices specific to the state and centered on prosperity, education, housing, and health. The indices were developed at the Census Tract level for all communities in New Hampshire. The four individual indices each consider:

1. Economic Prosperity
  - Gini index
  - Working poverty
  - Employment
  - Broadband
2. Health
  - Medical spending
  - Low food access status
  - Life expectancy
  - Medically underserved area status
3. Education
  - Disenfranchised youth
  - High educational attainment
  - High school graduation rate
4. Housing
  - Cost burdened owners
  - Cost burdened renters
  - Incomplete plumbing
  - Monthly housing costs
  - Vacancy-to-occupancy ratio

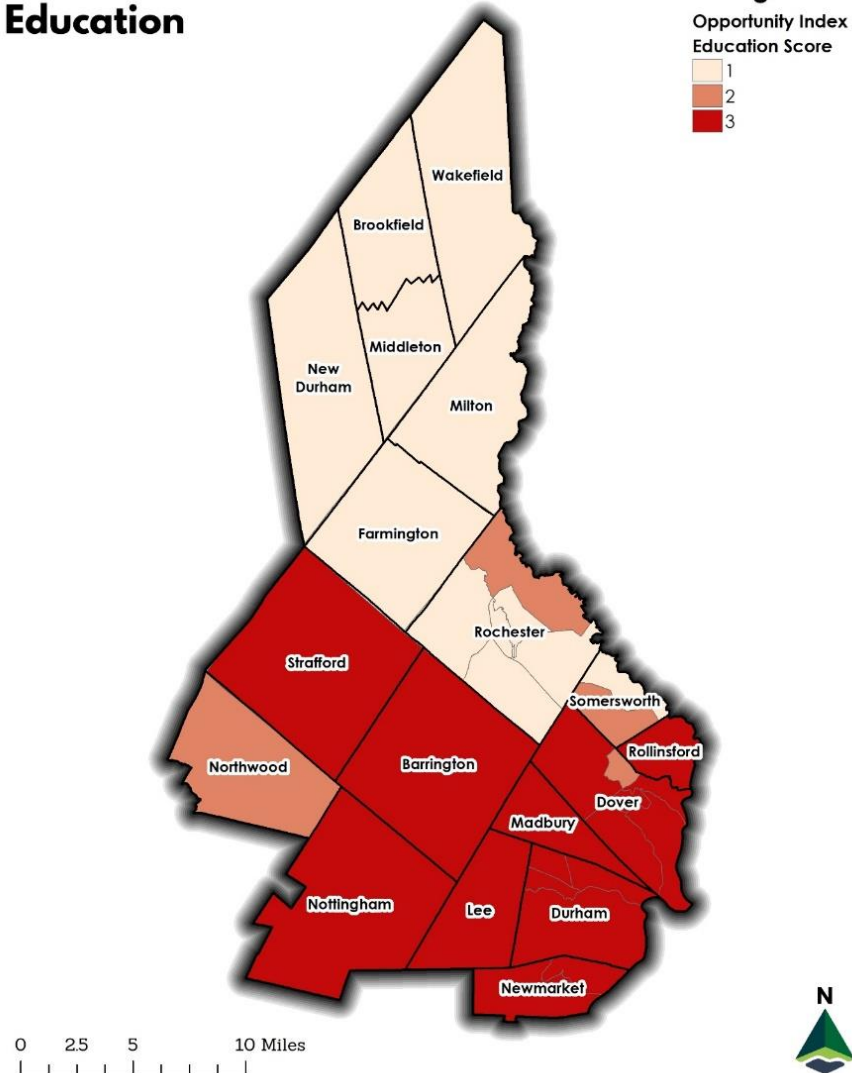
## Opportunity Index - Total Score



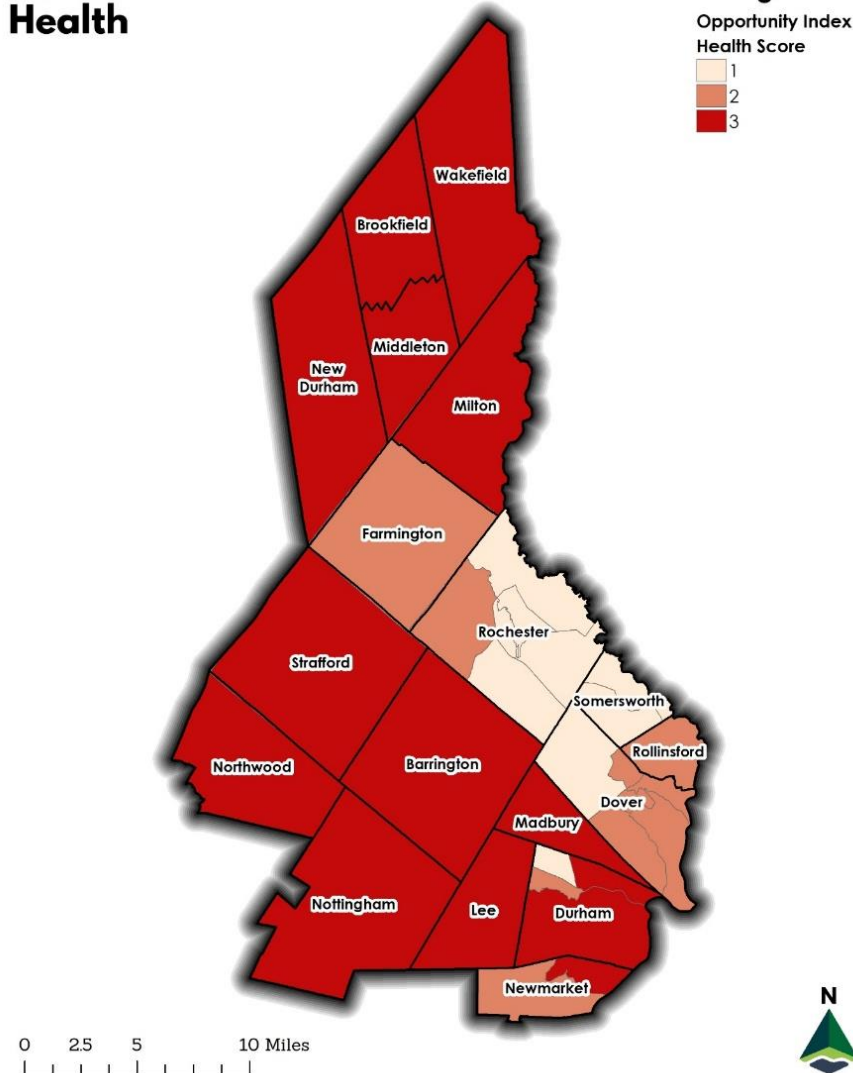


# Opportunity Indices

## Opportunity Index - Education

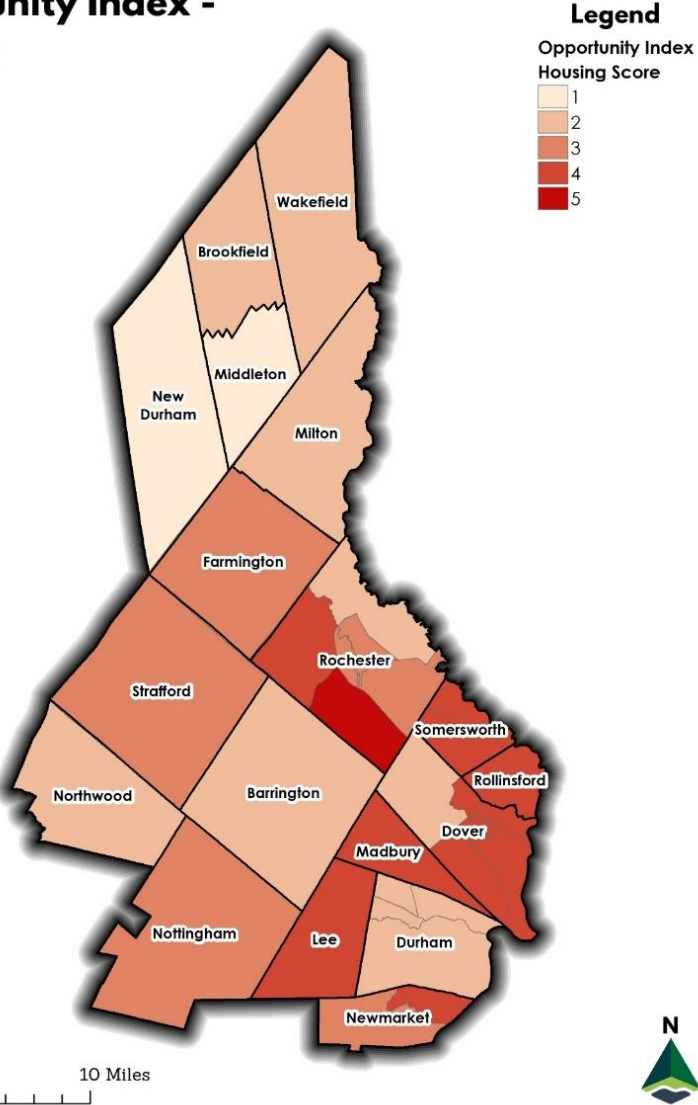


## Opportunity Index - Health

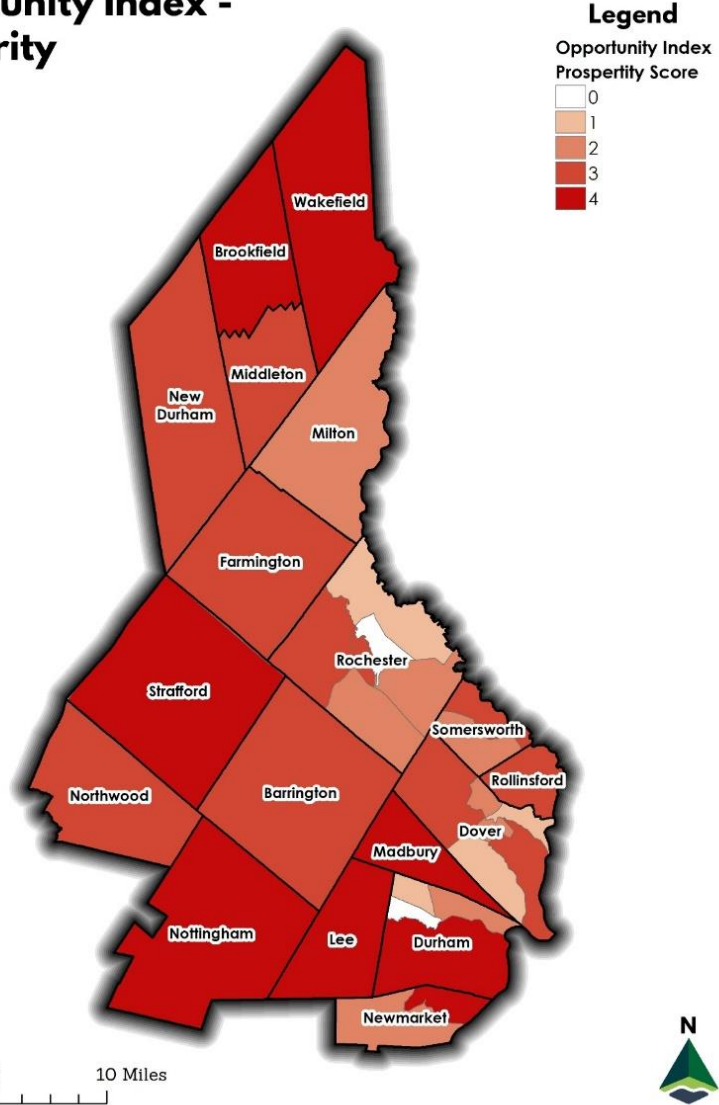


# Opportunity Indices

## Opportunity Index - Housing



## Opportunity Index - Prosperity



# Areas of Low Opportunity and Concentrations of Communities of Interest

Opportunity indices are particularly important for concentrations of communities of interest. These concentrations were overlaid on the opportunity index maps to show which communities of interest had lower opportunity to the various opportunity indices.

Areas of Low Opportunity for...	...Have High Concentrations of ...	...And Can be Found in...
<b>Prosperity</b>	Minority Populations	Dover, Durham
	People with no Vehicle Access	Dover, Durham, Rochester
<b>Health</b>	Minority Populations	Durham, Somersworth
	Grandparents That Are Guardians for Grandchildren	Rochester
	People with no Vehicle Access	Durham, Rochester, Somersworth
	Populations with Limited English Proficiency	Rochester, Somersworth
<b>Education</b>	Grandparents That Are Guardians for Grandchildren	Farmington, Rochester
	Populations with a Disability	Brookfield, Farmington, Rochester, Wakefield
<b>Housing</b>	Populations Living in Poverty	Durham
	Populations with a Disability	Brookfield, Rochester, Wakefield