Counting New Homes

Tracking the creation of upper valley homes
Method and Process Notes

- 27 towns measured
  - 12 largest towns by population = 50% of population, 76% of jobs in VC area
  - 14 more ‘commuter’ towns along I-89 and I-91 corridors
  - 1 other small rural town for check of available data, not included in analysis

- Discussion with town staff to learn what data is available
  - A few towns could generate new construction reports
  - Most towns required manual review of permit log, then cross check with lister cards to see what was built
    - Permit logs vary in format, terminology, consistency over time
  - Tested results using permit counts reported to VT & NH, and by interview with Twin Pines
### Portion of VC Service Area

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<thead>
<tr>
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<th>Measured</th>
<th>All VC</th>
<th>%</th>
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<tbody>
<tr>
<td>Towns</td>
<td>26</td>
<td>69</td>
<td>39%</td>
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<tr>
<td>People</td>
<td>124,209</td>
<td>183,012</td>
<td>68%</td>
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<tr>
<td>Jobs</td>
<td>74,965</td>
<td>87,354</td>
<td>86%</td>
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<td>Homes</td>
<td>61,798</td>
<td>93,963</td>
<td>66%</td>
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Sources:
What is a new home?

For this study:
A new home is any housing unit addition that was not previously available on that parcel and is considered a built structure by municipal assessors or listers.

In human terms:
A new home is housing for 1.95 people, based on current average occupancy.
Data caveats

- These numbers are likely an undercount of homes created—not every new home gets captured in municipal data.
- Cumulative likely undercounts make a 2018 total number of houses uncertain.
- Summary trends seem safer than absolute counts.
- The 2020 census will produce a reliable total number of homes.
  - The census count will likely be higher than our number for 2020.
  - Results expected no sooner than spring 2021.
## Initial Summary of our Regional Picture

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<tbody>
<tr>
<td>12 Largest Towns</td>
<td>42,460</td>
<td>155</td>
<td>203</td>
<td>165</td>
<td></td>
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<tr>
<td>14 Commuter Towns</td>
<td>21,212</td>
<td>82</td>
<td>31</td>
<td>76</td>
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<tr>
<td>Total 26 Towns</td>
<td>63,672</td>
<td>237</td>
<td>234</td>
<td>241</td>
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Sources:
David Brooks for Lebanon, Robert Houseman for Hanover, Lori Hirshfield for Hartford
Average 2010 through 2018 additions for other towns (54 in largest towns, 76 in commuter towns)
Types of Homes Added 2010-2018

- MultiFamily: 916
- Single Family: 910
- Manufactured: 22
- Duplex: 20
- Camp: 57
- ADU: 142

Legend:
- Green: MultiFamily
- Yellow: Single Family
- Orange: Manufactured
- Blue: Duplex
- Cyan: Camp
- Light Green: ADU
Recent step:
- Contacted municipal staff of 26 counted towns to share preliminary results and ask that they confirm numbers.

Next step:
- Repeat count of 26 towns in 2020, adding Grantham and Hartland (and gathering their back data).