



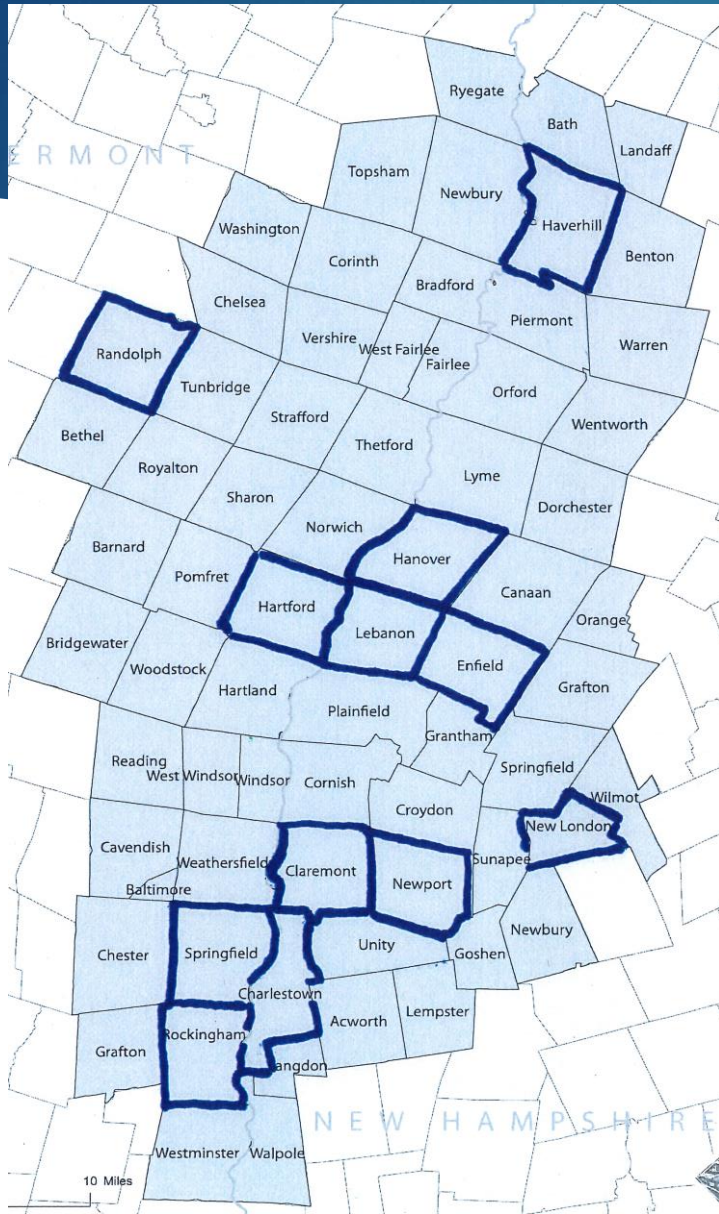
Counting New Homes

Tracking the creation of upper valley homes

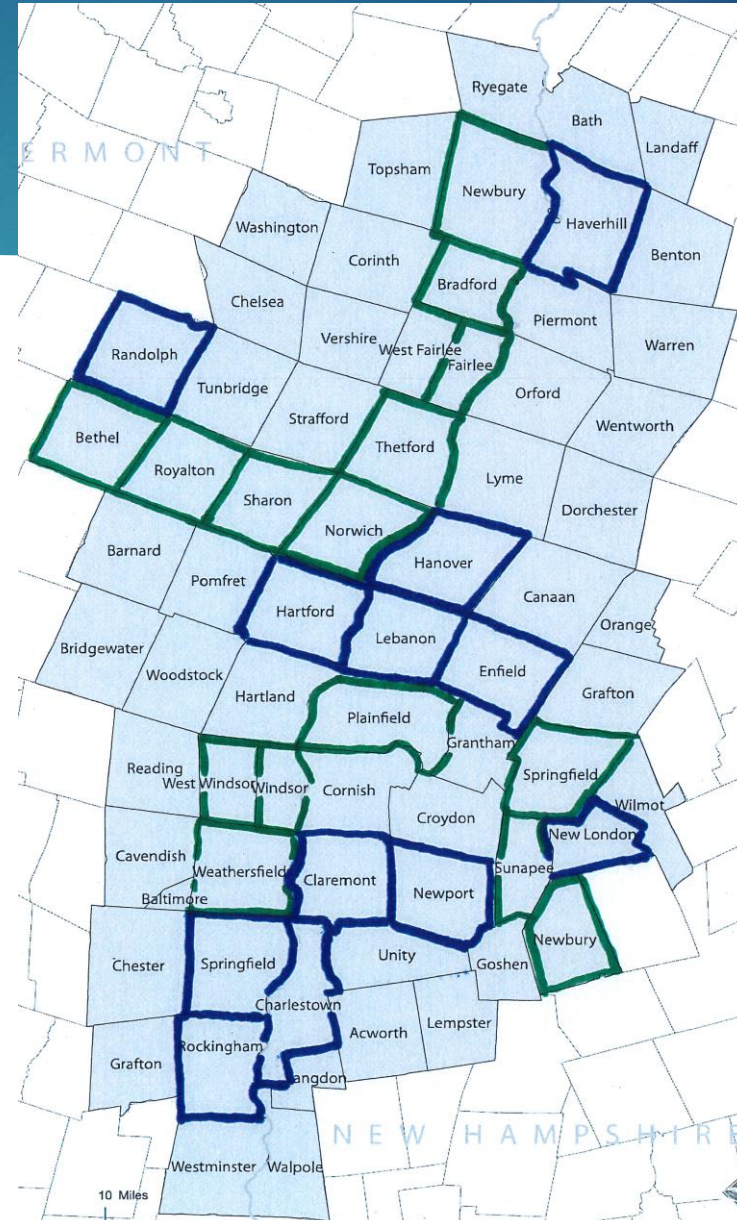
Method and Process Notes

- ▶ 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

12 Largest Towns



12 Largest + 14 'Commuter' Towns



Portion of VC Service Area

	Measured	All VC	%
Towns	26	69	39%
People	124,209	183,012	68%
Jobs	74,965	87,354	86%
Homes	61,798	93,963	66%

Sources

People: 2017 figures from American Community Survey, American Fact Finder, <https://factfinder.census.gov>

Jobs: 2015 figures from American Community Survey, sorted by town within county, <https://onthemap.ces.census.gov>

Homes: 2010 figures from US Census, American Fact Finder, <https://factfinder.census.gov>

Definitions

- ▶ 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

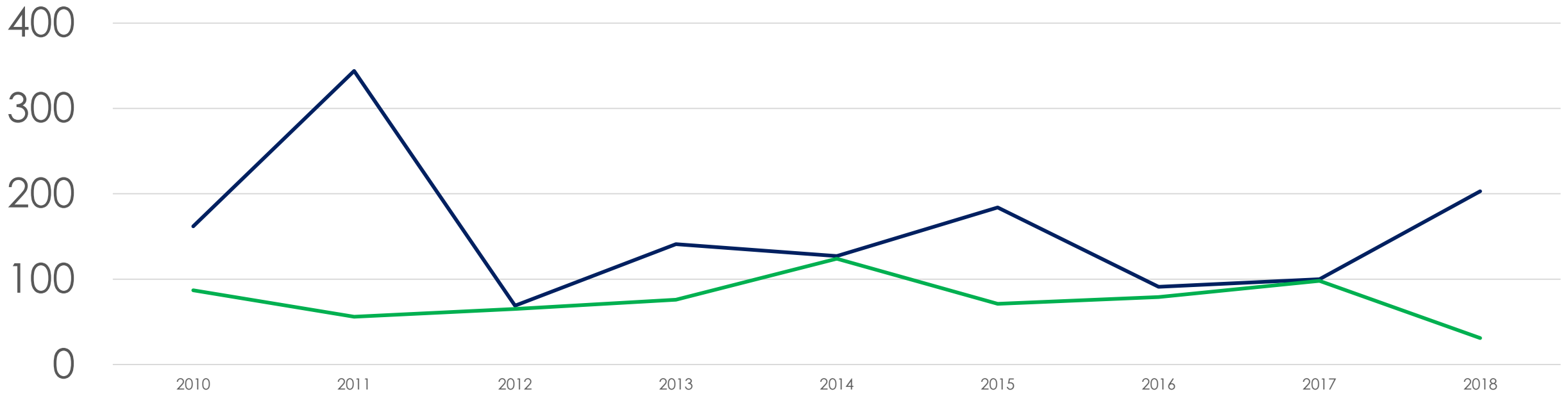
Location	Estimated 2017 Count	Estimated Average per year 2010-2017	2018	2019 Projection	2020	2021	2022	2023
12 Largest Towns	42,460	155	203	165				
14 Commuter Towns	21,212	82	31	76				
Total 26 Towns	63,672	237	234	241				

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)

Annual Home Creation by Location

Homes Added by Year

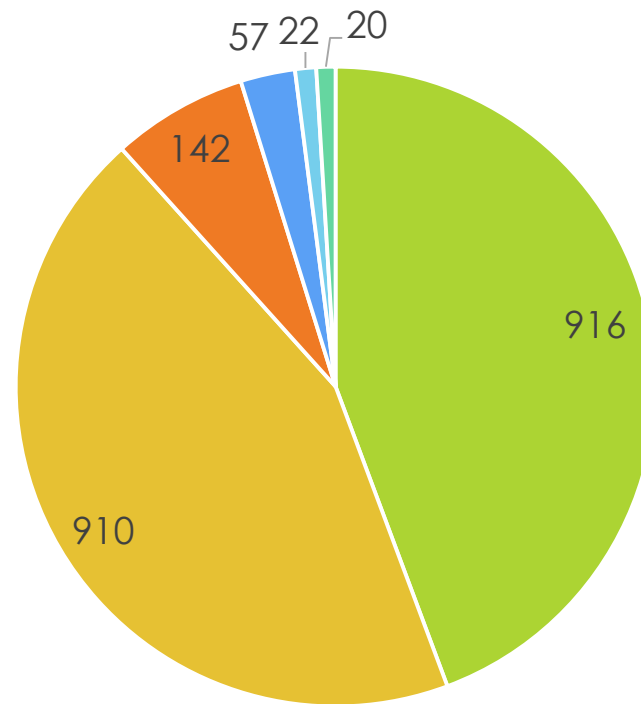


—12 Largest Towns

—14 Commuter Towns

Types of Homes Added

Types of Homes Added 2010-2018



■ MultiFamily ■ Single Family ■ Manufactured ■ Duplex ■ Camp ■ ADU

Recent and Next Steps

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).