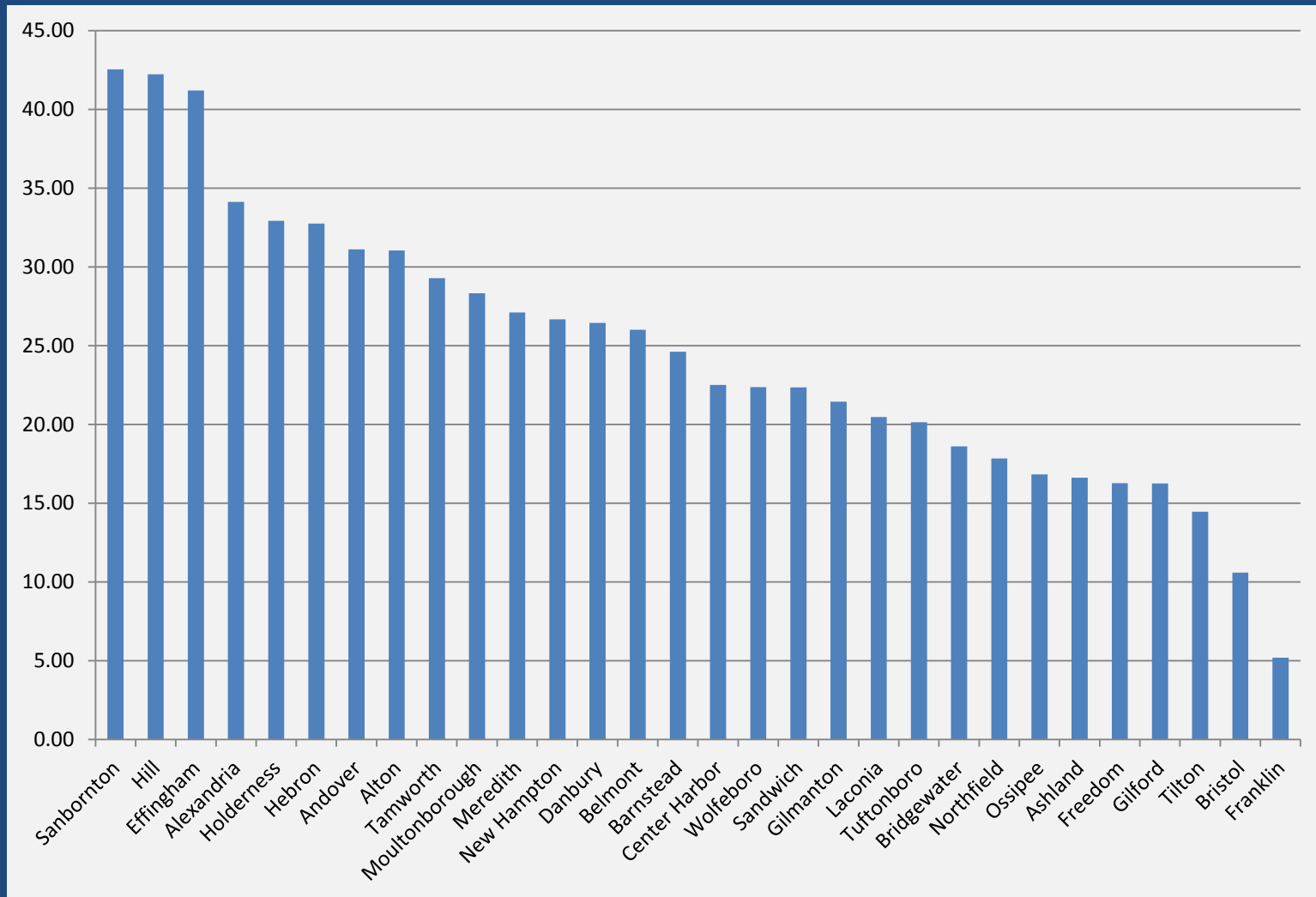


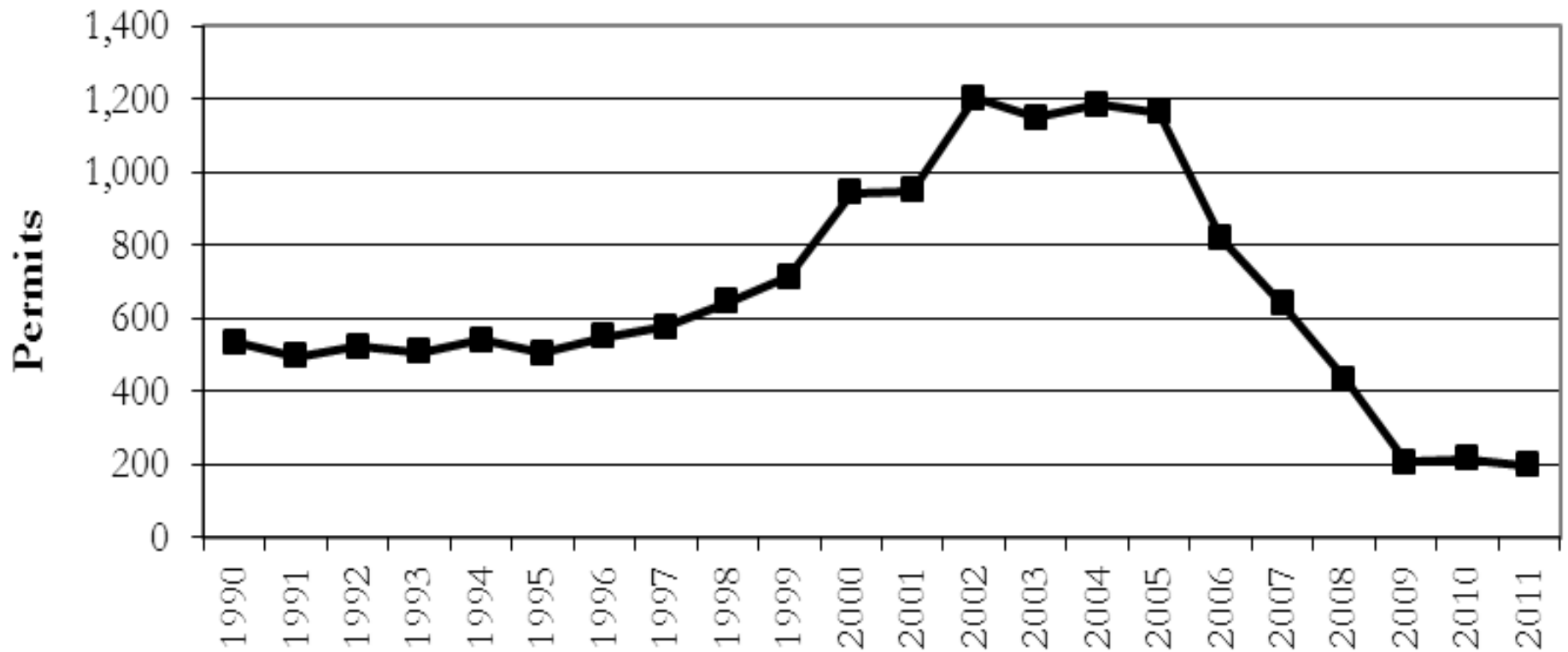
Lakes Region Regional Housing Workshop

- Housing Needs Assessment
- Fair Housing & Equity Assessment
- Exchange information --- local and regional housing needs
- Seek local and informed input
- Learn from local experiences

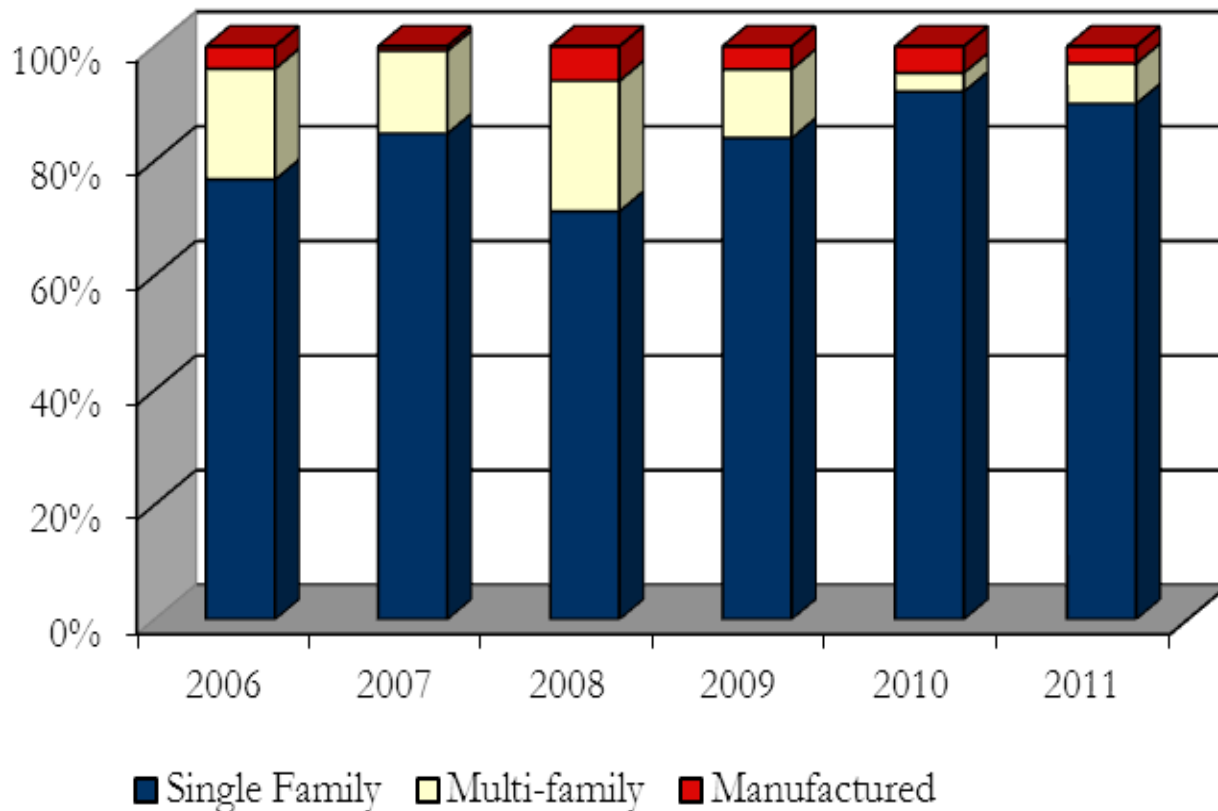
Percent Increase In Housing Units: 1990 - 2010



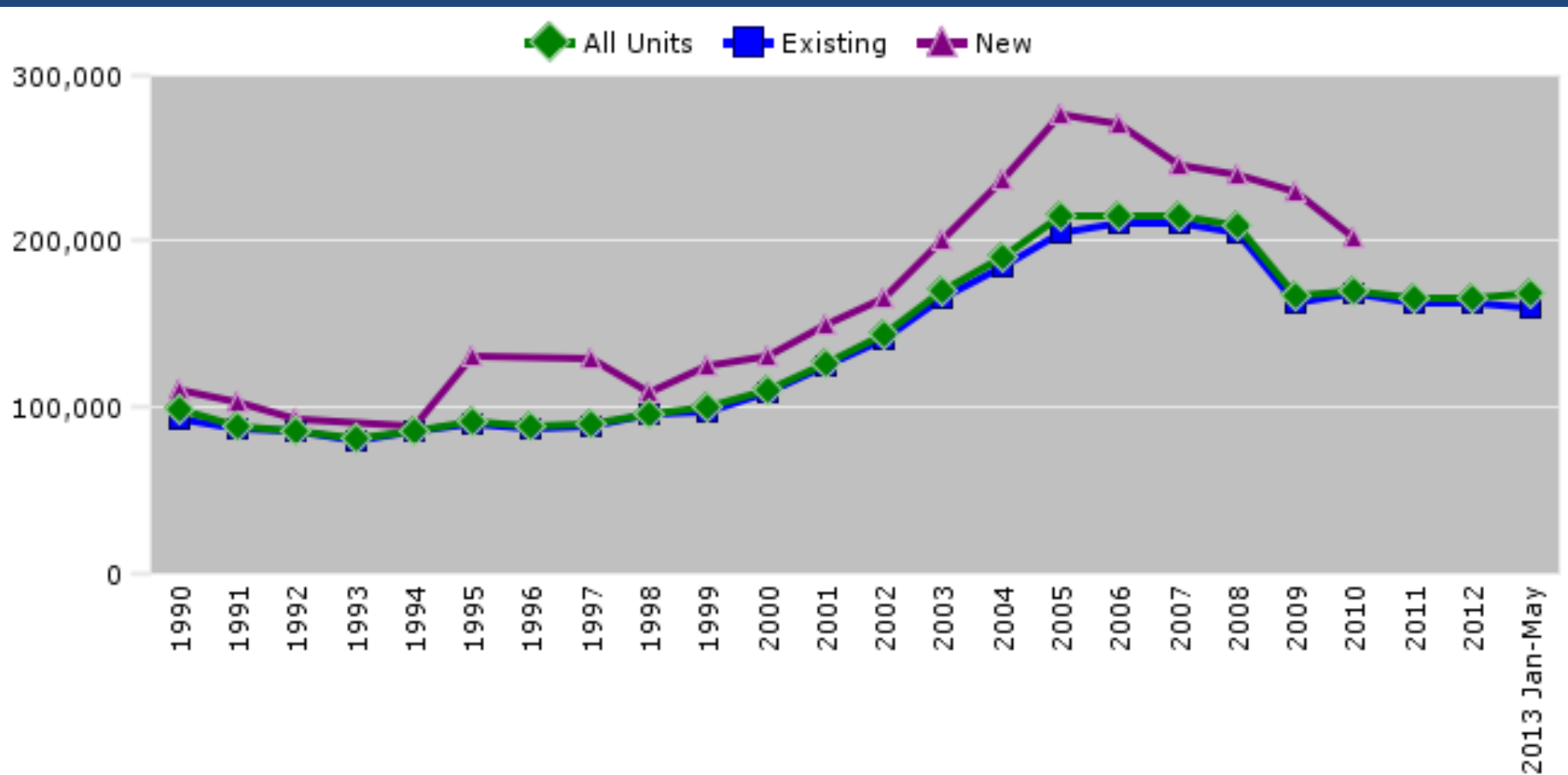
Total Residential Permits Issued in the Lakes Region: 1990 - 2011



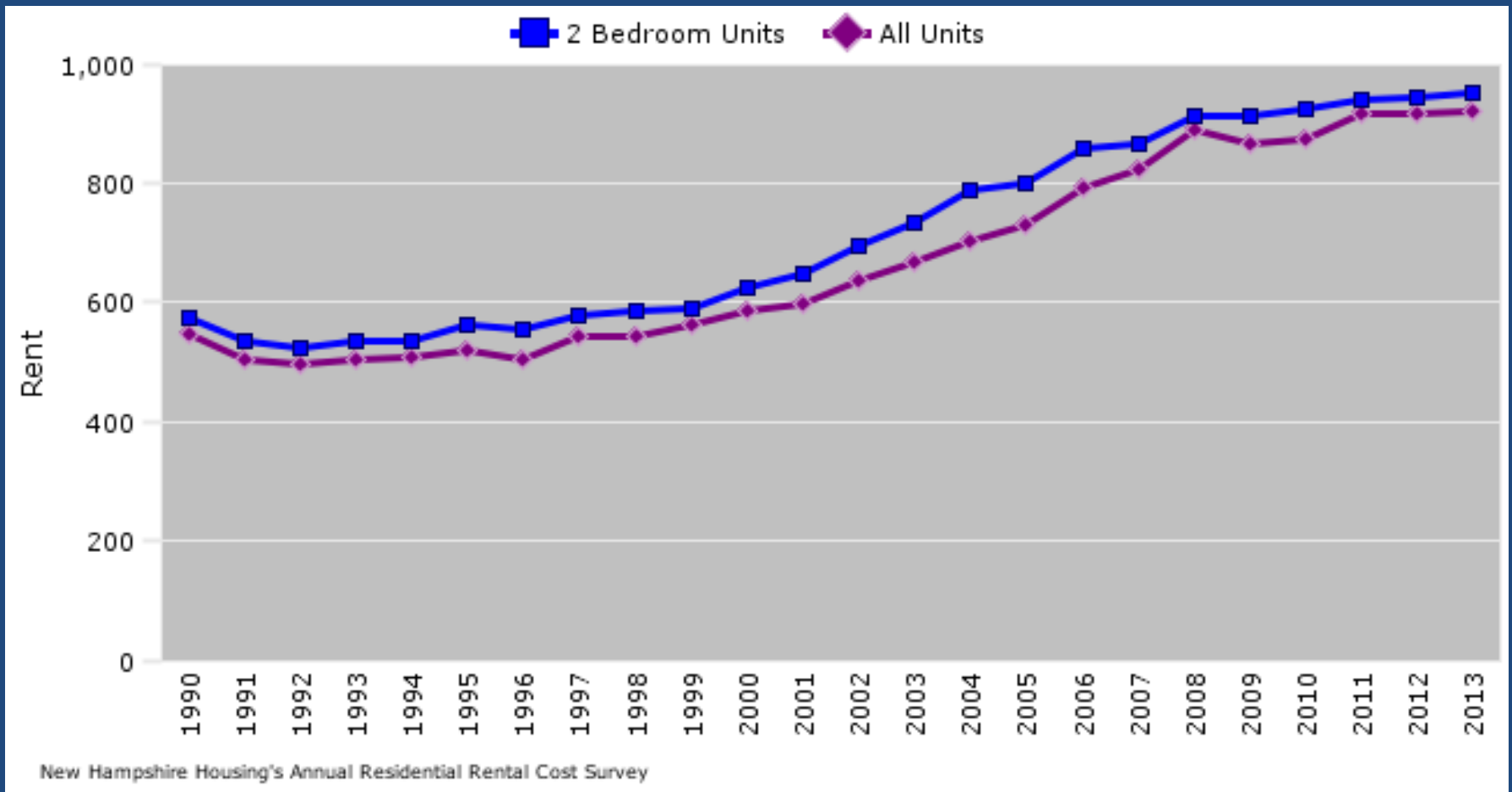
Percent of Housing Types Permitted in the Lakes Region: 2006 - 2011



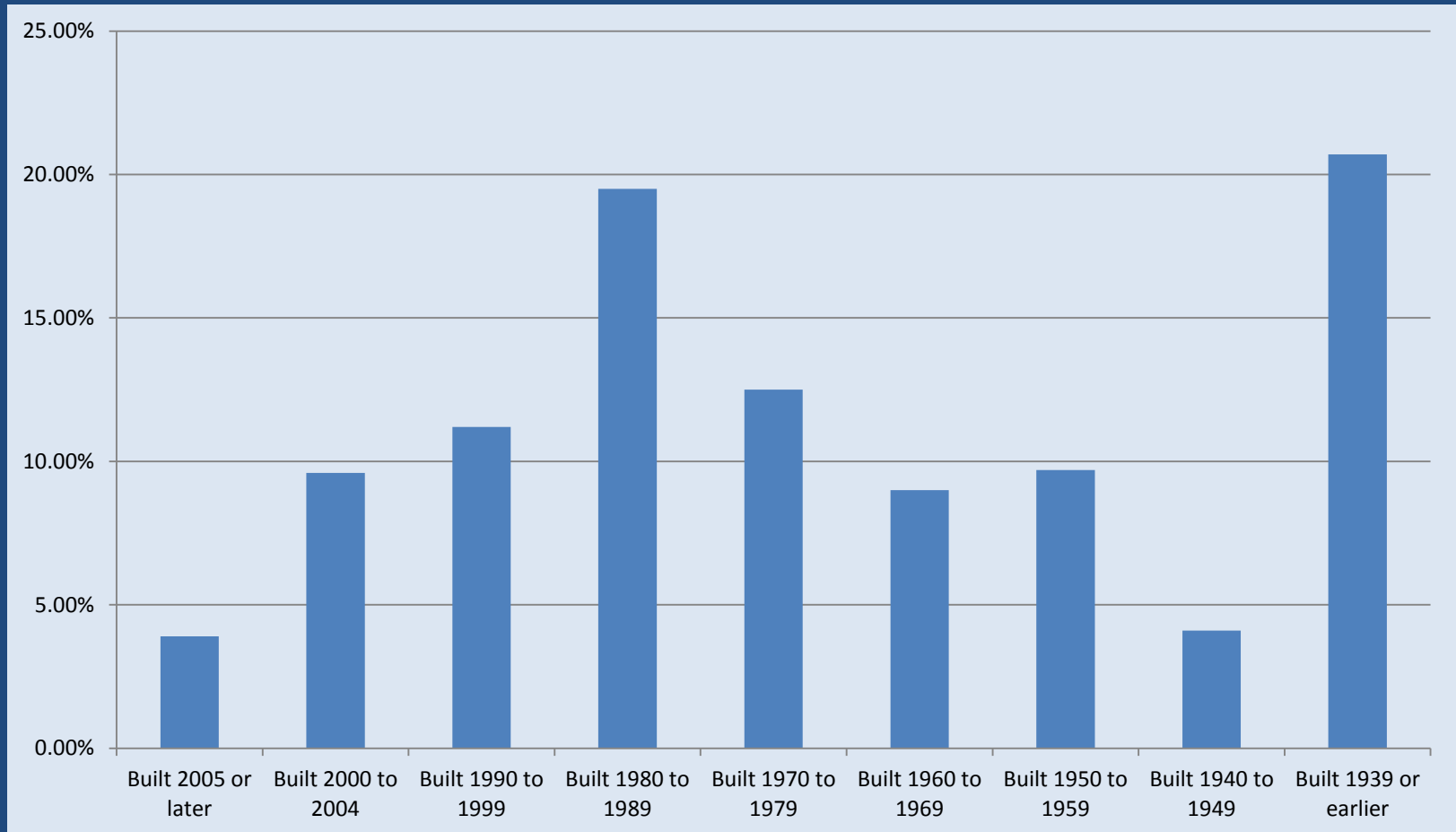
Median Purchase Price of Primary Homes in the Lakes Region: 1990 - 2013



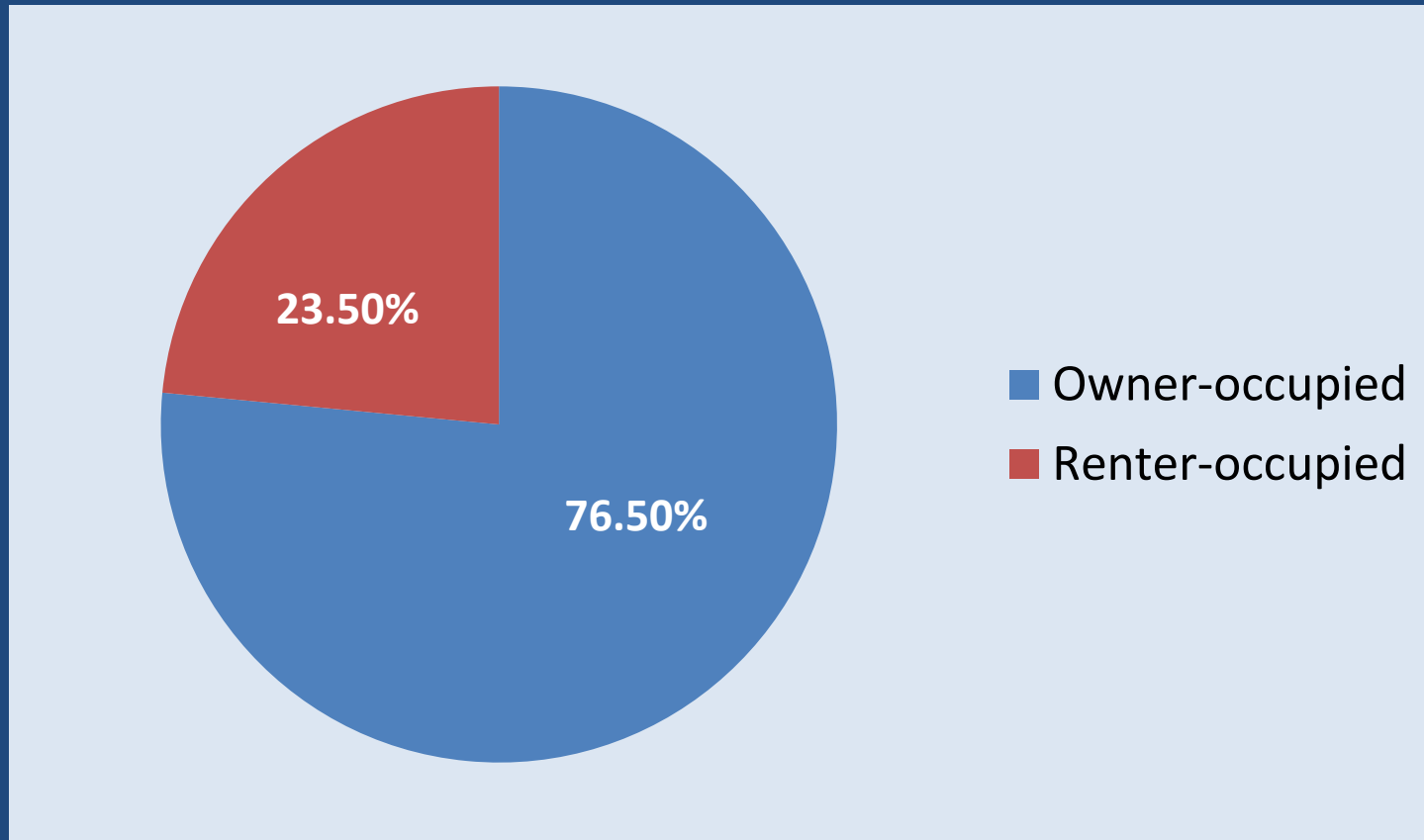
Median Gross Rental Cost in the Lakes Region: 1990 - 2013



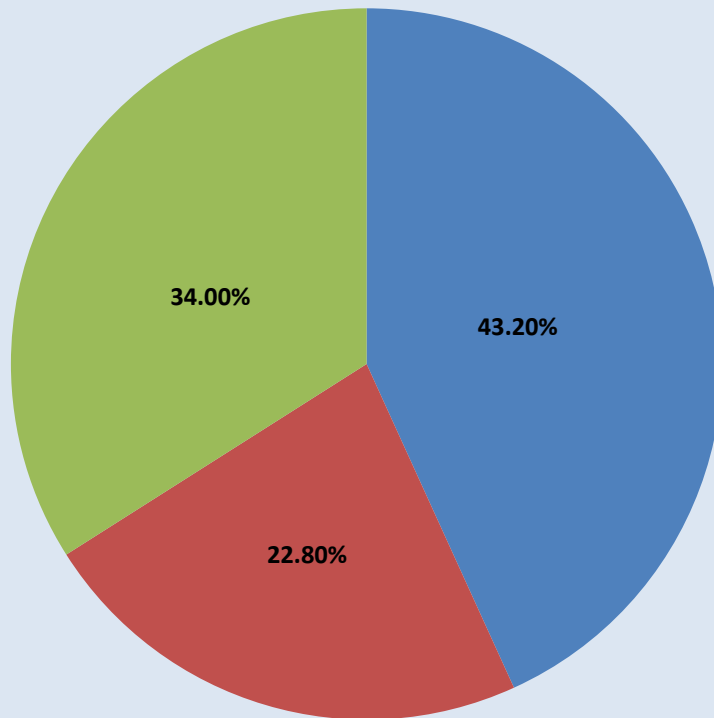
Age of Housing Stock in Belknap County



Owner Occupied vs. Rental in Belknap County



BELKNAP COUNTY: SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME



% HOUSEHOLD INCOME
ALLOCATED TO HOUSING COSTS

- Less than 25.0 percent
- 25.0 to 34.9 percent
- 35.0 percent or more

Municipal officials working on housing issues might start their analysis by asking a few central questions:

- ❖ If you were new to the workforce and earned an entry level wage in the Lakes Region, where could you afford to live, and what options are there in your community?
- ❖ How far would you need to commute to find a house or apartment you could afford along with your other household and transportation costs?
- ❖ How can we build our jobs and economic base if we don't have enough affordable housing to attract a workforce?
- ❖ Where will your aging parents live when they can no longer handle the physical demands and costs of running a single family house?

I don't want Alton to become south Jersey where I moved from 34 years ago and I don't want to go back to, thank you".

Source: Laconia Daily Sun, September 20, 2013

What is best about this area?

32 % Natural Resources (lakes, mountains, beauty, clean water)
17% Small town / village (community, neighborhood)
17 % Rural atmosphere

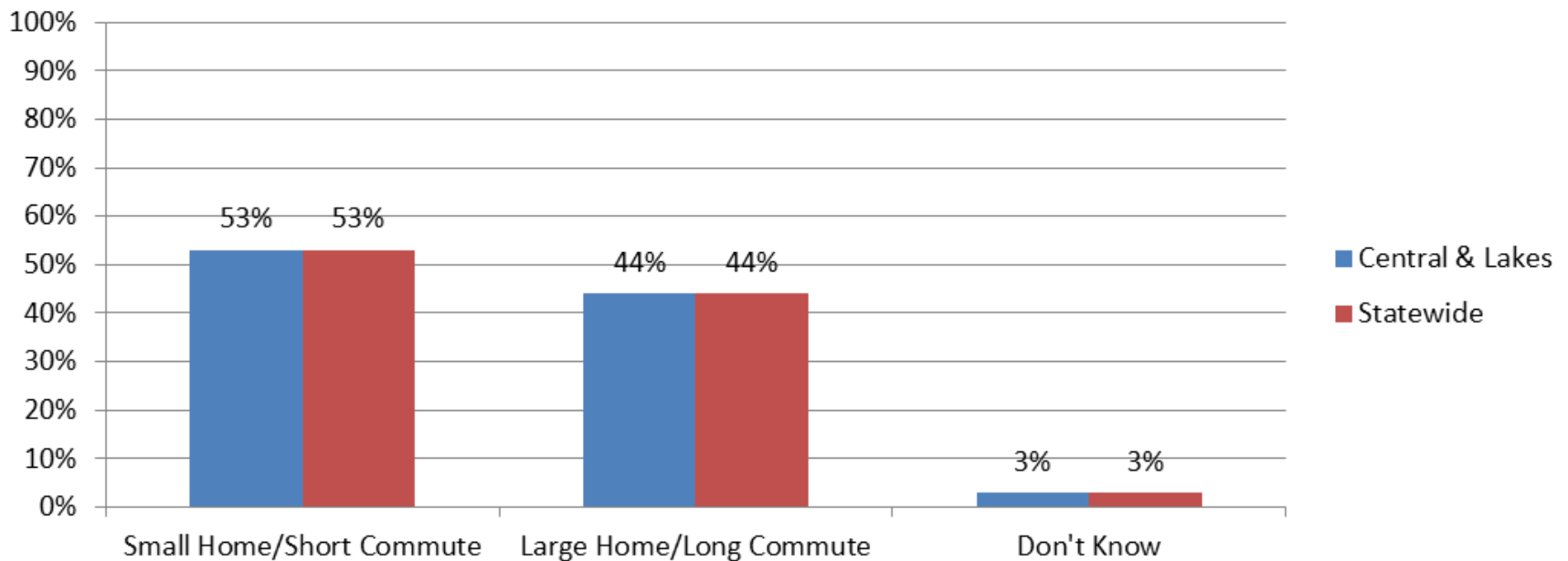
What could make this area even better?

24% More business (industry, employment)
21 % More public recreation (trails, bike paths, beach areas)
19% More / better public transportation

Source: Lakes Region Listening Boxes

Residents view safe and affordable housing as the third most important priority for investing public dollars.

Figure 2: Large Home with Long Commute or Small Home with Short Commute?



74 Percent of residents think that future development should occur in areas that are already developed.

Living Preference – Home Size and Commute vs. Type of Neighborhood

Q7A Would you choose to live in a small home with a small backyard, if it means you have a short trip to work, school or shopping, or would you choose to live in a large home with a large backyard, with a long trip to work school or shopping.	Q7B Would you choose to live in a neighborhood with a mix of residences and businesses where you can walk to stores, schools, and services, OR would you choose to live in a residential-only neighborhood where you needed to drive a car to get to stores, schools and services?		
	Mix of residences and businesses - walk	Residential neighborhood - drive	Total
Small home, small yard	79% (149)	33%(71)	55% (220)
Large home, large yard	21% (40)	67% (143)	45% (183)
Total	47% (189)	53% (214)	100%

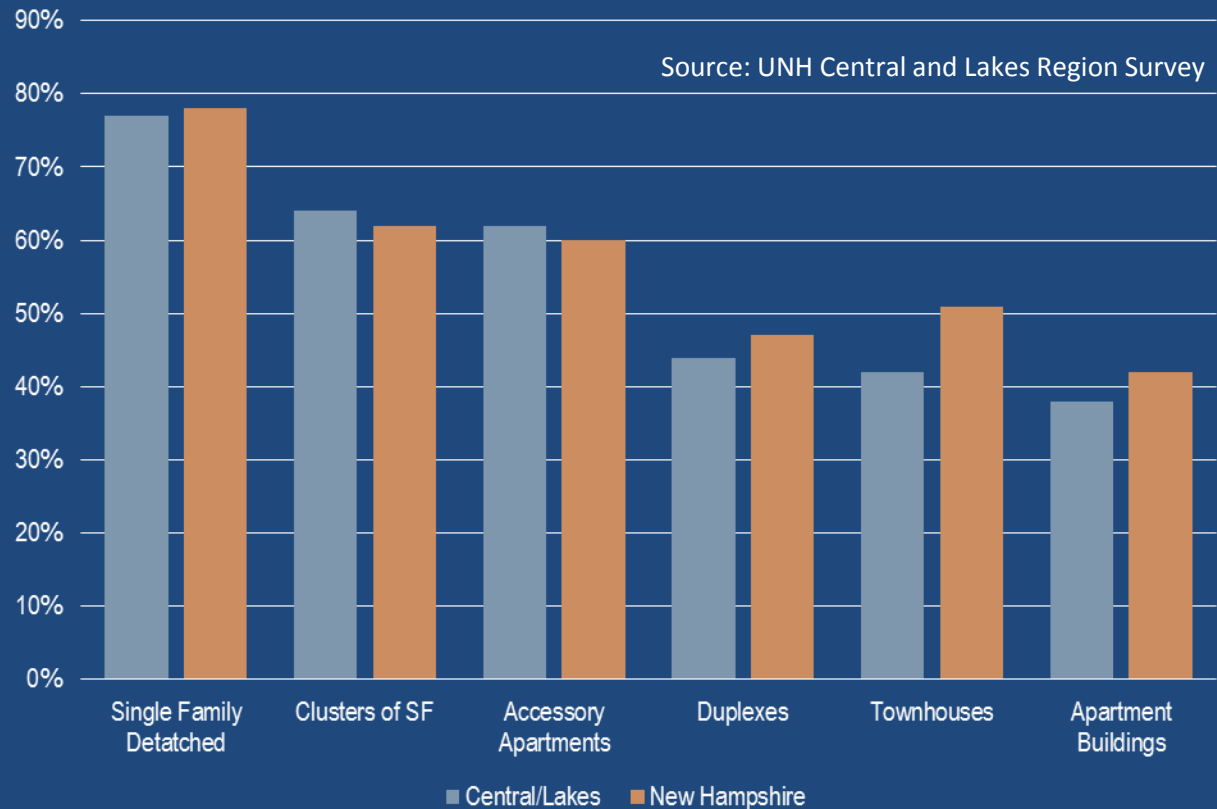
Four in five residents (79%) who answered that they would like to live in a neighborhood with a mix of residences and business would prefer a smaller house with a short commute.

Two-thirds (67%) of those who chose a residential neighborhood where you have to drive to services also prefer a larger house with a longer commute.

It is recognized that community capacity to support various levels of density and development intensity varies according to the presence of public sewer and water utilities, soil type, distance from jobs and essential services and other factors.

But even smaller scale opportunities in the most rural communities such as accessory apartments and duplexes are important contributors to the affordable supply of the region.”

Which housing options should towns encourage?



WHAT WE KNOW ABOUT HOUSING AFFORDABILITY....

- High housing cost burden affects about 13,000 Lakes Region homeowners (2008 est.)
- About 76% of the homeowners with high housing cost burden are under age 65
- The median purchase price of Lakes Region primary homes increased by over \$100,000 (by about 19% per year) during the period 1999 to 2005 (wages about 4% per year).
- For most occupations, a single wage household is unable to afford the median priced home, and two incomes are generally needed to afford homeownership.
- In 2010, the median gross rent (market rate) in the Lakes Region was \$879 per month, requiring an annual household income of about \$35,000.
- This rent is above the level affordable to entry level employees in the Lakes Region who earn about \$20,000 per year.

LAKES REGION VISION INCLUDES HOUSING

In order to strengthen the sense of community and sense of place, the vision for the Lakes Region includes:

- Continued protection of the region's magnificent environment and natural resources as top priorities;
- Quality schools and education for all students;
- Energy efficiency and renewable energy choices at reasonable costs for all residents;
- Safe and affordable housing opportunities in all communities;

HOUSING CHOICES

Persons and families of all income levels should have convenient and affordable housing choices. Housing choices allows for and creates opportunities such as:

Affordable Housing Options Integrated Throughout Community

Energy-efficient

Location-efficient

Mixed-Use/Integrated Design

Transportation Connections & Options

Adaptive reuse of historic structures

Changing demographics (older population)

Variety of housing options and ownership types