

Durham Demographic and Population Data

Presentation to the Durham Town Council
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Information Sources

- Durham Assessor's Database - January 2015 Download
- Planning Department's Student Housing Tally
- 2010 United States Census
- NH Office of Energy and Planning (OEP) Population Estimates
- 2013 American Community Survey

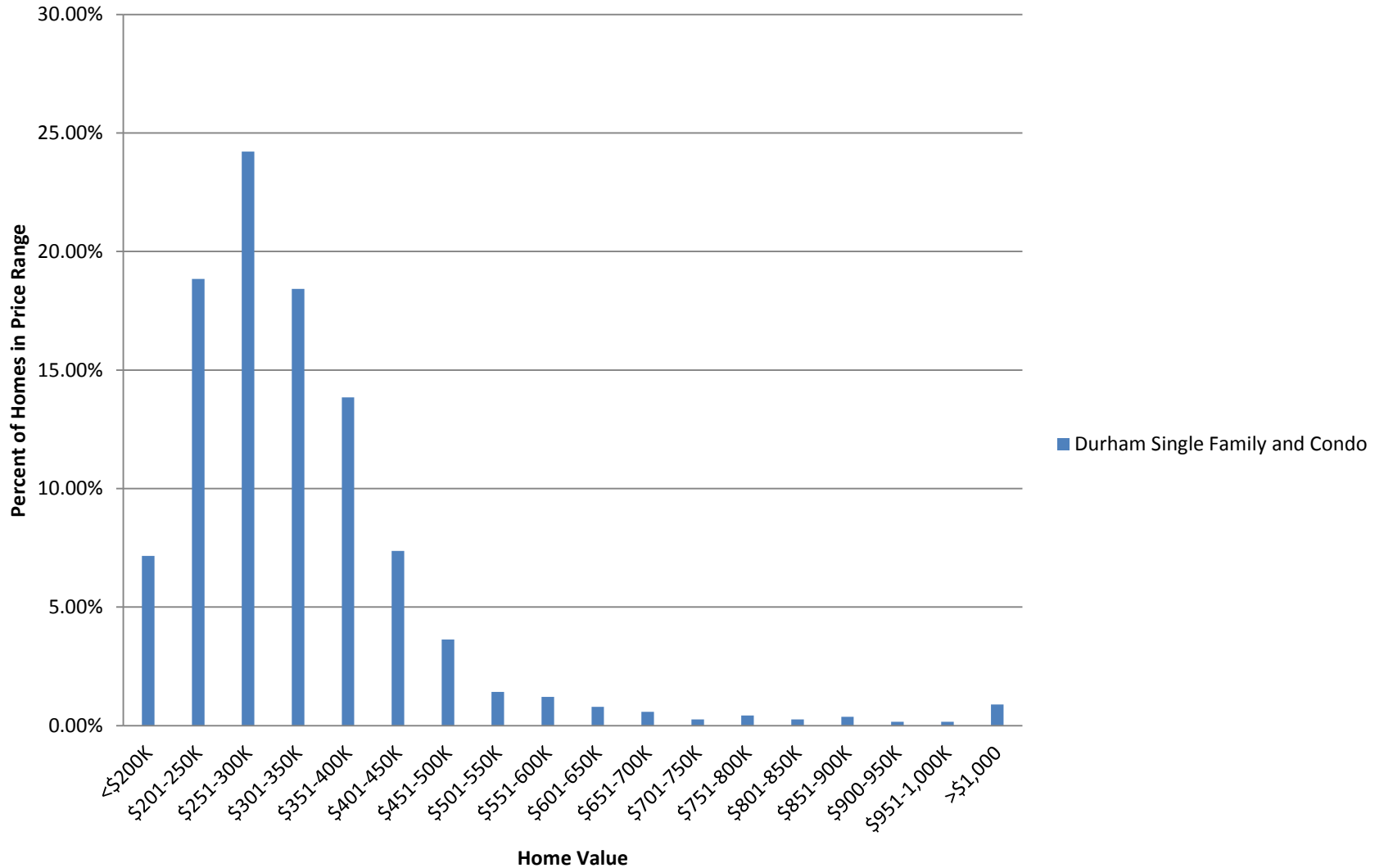
Durham Housing

Durham Housing

- 1,828 Properties with Single Family Homes
 - Average Value of \$334,000
- 164 Condominiums
 - Average Value of \$246,000
- 1,992 “Homes” – Condos and Single Family Homes
- 234 Single Family Homes have Accessory Apartments
- 94 Homes have age restrictions (>55 years)
- Approximately 145 Single Family Homes are owned by companies, corporations, partnerships or out-of-town persons (not trusts!)
- Only 4 homes are owned by mortgage companies

- Approximately 4,700 off-campus student residents by fall 2015

Distribution of Durham Home Values



Workforce Purchase Limits Per NHHFA

2014 Workforce Housing Purchase and Rent Limits, [RSA 674:58 - 61](#)

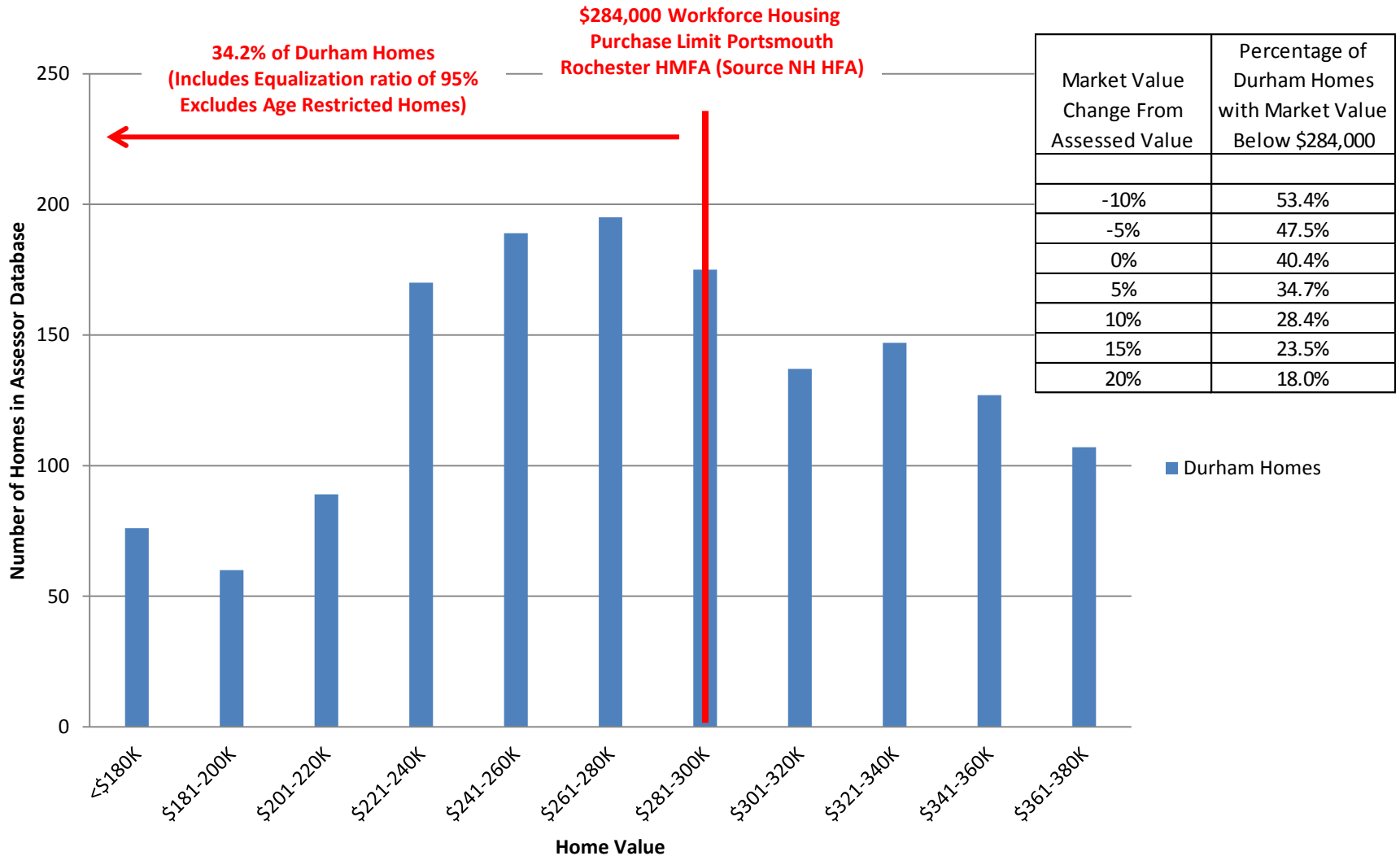
This is an update to information that New Hampshire Housing provided to the Legislature in 2008 as it deliberated on the Workforce Housing statute. The purpose of this table is to assist municipalities in implementing the NH Workforce Housing statute, RSA 674:58 - 61. This analysis incorporates statutory requirements, and includes reasonable market assumptions for the targeted households' income levels such as interest rate, downpayment, mortgage term, taxes, and insurance. Please note that this table provides information about the estimated maximum affordable purchase and rent amounts.

	Ownership		Renters	
	100% of 2014 HUD Median Area Income Family of four		60% of 2014 HUD Median Area Income Adjusted for a family of three	
	Income	Estimated Maximum Affordable Purchase Price ¹	Income	Estimated Maximum Affordable Monthly Rent ²
HUD Metropolitan Fair Market Rent Areas (HMFA):				
Boston-Cambridge-Quincy MA-NH	\$94,100	\$339,000	\$50,810	\$1,270
Hillsborough Co. NH (Part)	\$82,600	\$260,000	\$44,600	\$1,120
Lawrence, MA-NH	\$82,800	\$266,000	\$44,710	\$1,120
Manchester, NH	\$76,500	\$251,000	\$41,310	\$1,030
Nashua NH	\$93,800	\$304,000	\$50,650	\$1,270
Portsmouth-Rochester, NH	\$84,300	\$284,000	\$45,520	\$1,140
Western Rockingham Co, NH	\$106,300	\$349,000	\$57,400	\$1,440
County Fair Market Rent Areas (Non Metro):				
Belknap County	\$70,500	\$245,000	\$38,070	\$950
Carroll County	\$63,000	\$236,000	\$34,020	\$850
Cheshire County	\$70,200	\$219,000	\$37,910	\$950
Coos County	\$54,800	\$179,000	\$29,590	\$740
Grafton County	\$67,200	\$229,000	\$36,290	\$910
Merrimack County	\$83,300	\$268,000	\$44,980	\$1,120
Sullivan County	\$66,200	\$215,000	\$35,750	\$890

¹ Estimated maximum price using 30% of income, 5% down payment, 30year mortgage at 3.98%, 0.7 points, PMI, and estimated taxes and hazard insurance.

² Estimated maximum gross monthly rental cost (rent + utilities), using 30% of income.

Workforce Housing In Durham

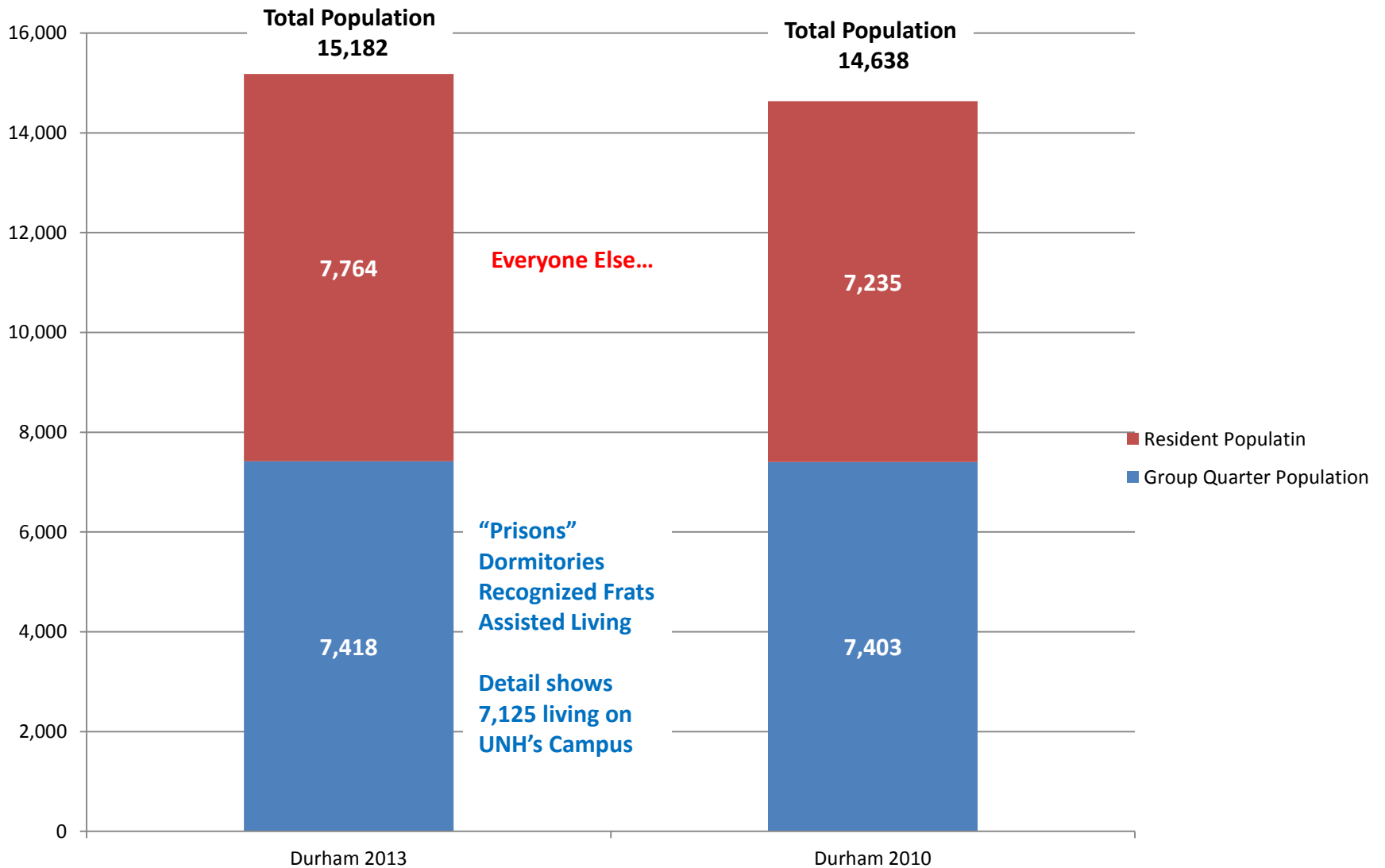


Durham Population – NH OEP Perspective

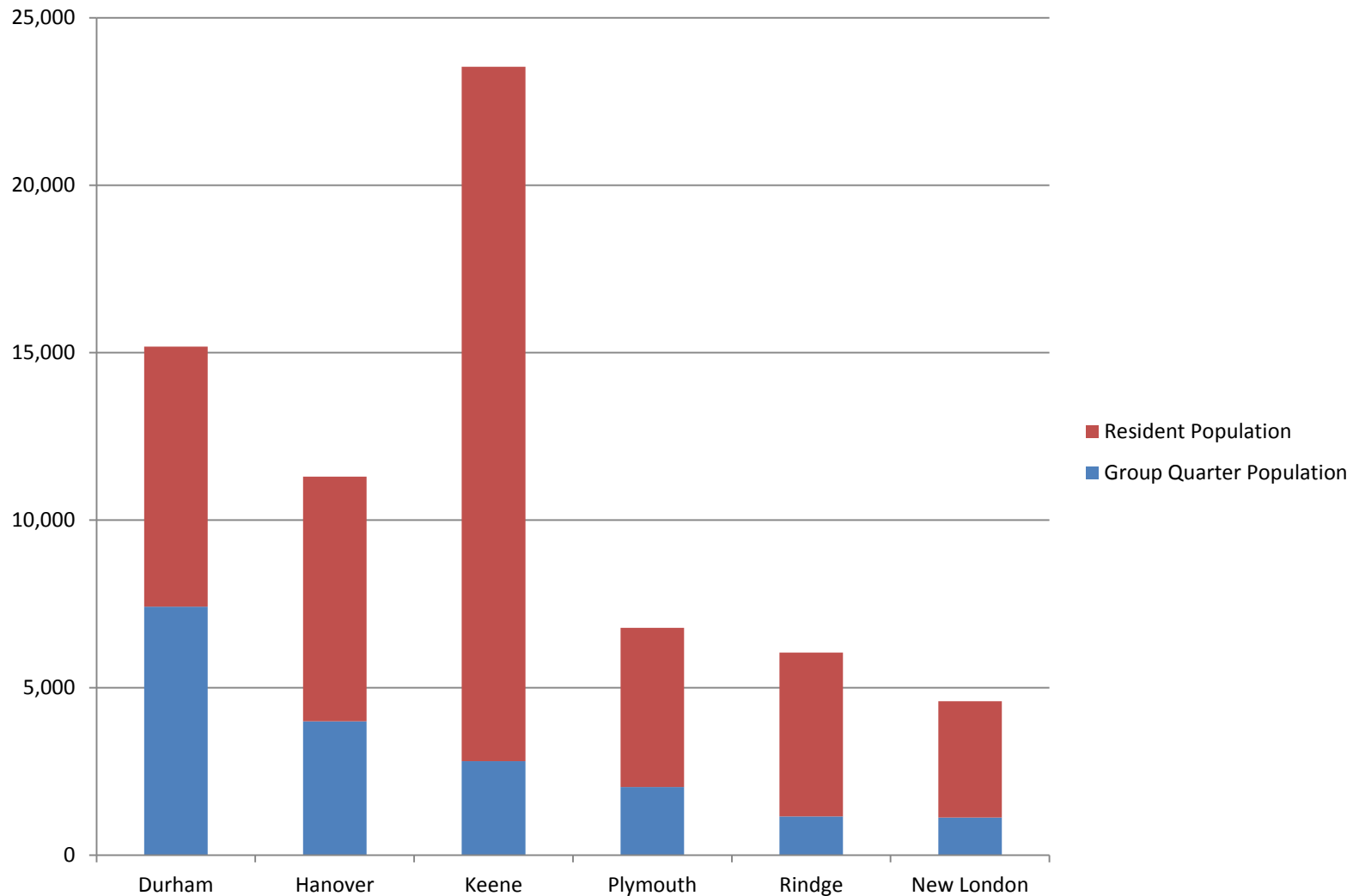
NH OEP Population Data

- Definition of resident was changed in 1977 to include “institutional population” or “Group Quarter” population that includes “Dormitories, Prisons, etc.”
- Remaining population is calculated with the dwelling unit method
- NH OEP provides excellent information on Durham On-Campus Residents
- NH OEP provides limited information on Durham’s Resident population – Available from other sources

NHOEP Durham Population Estimate

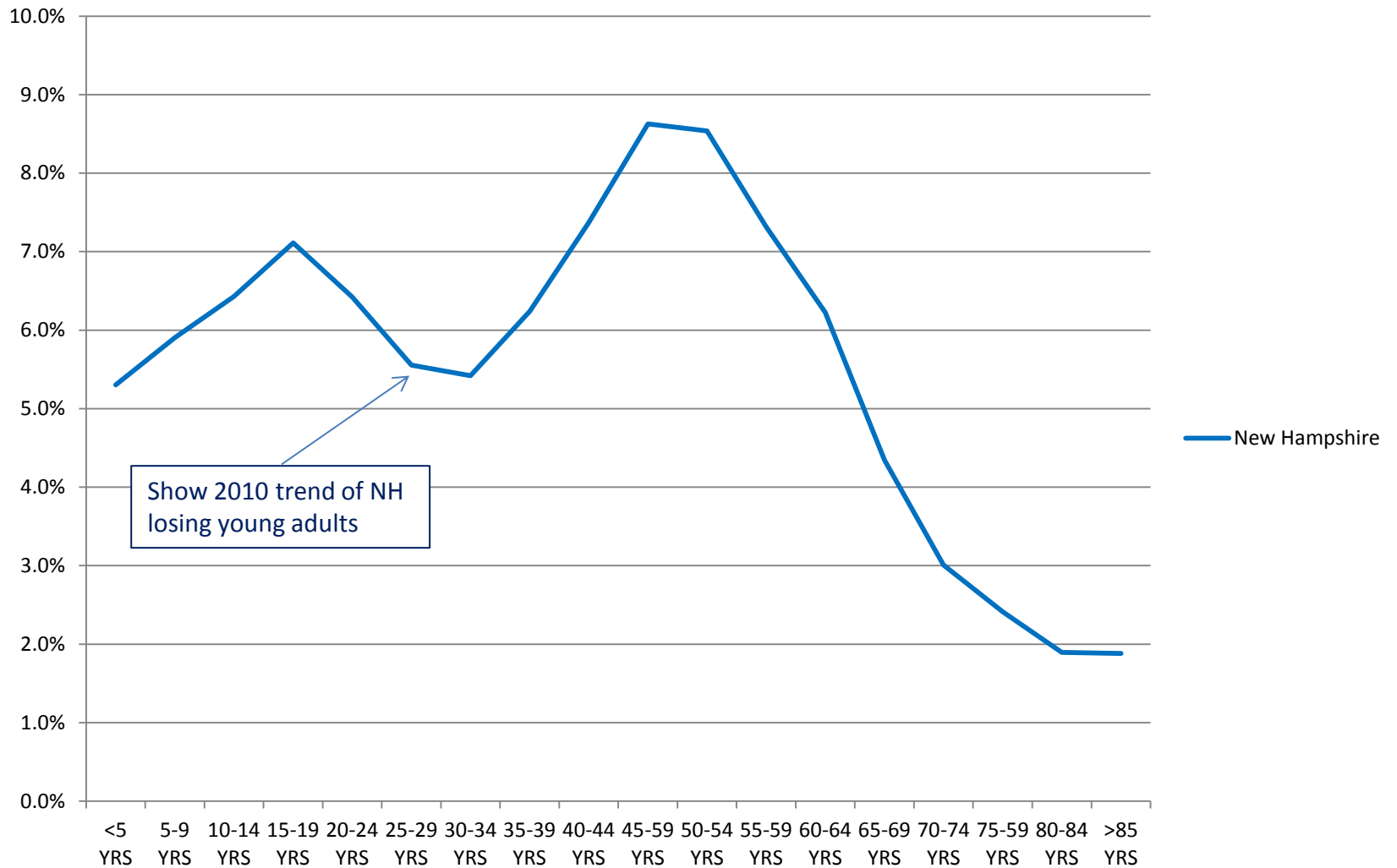


NHOEP Population Estimates For College Communities

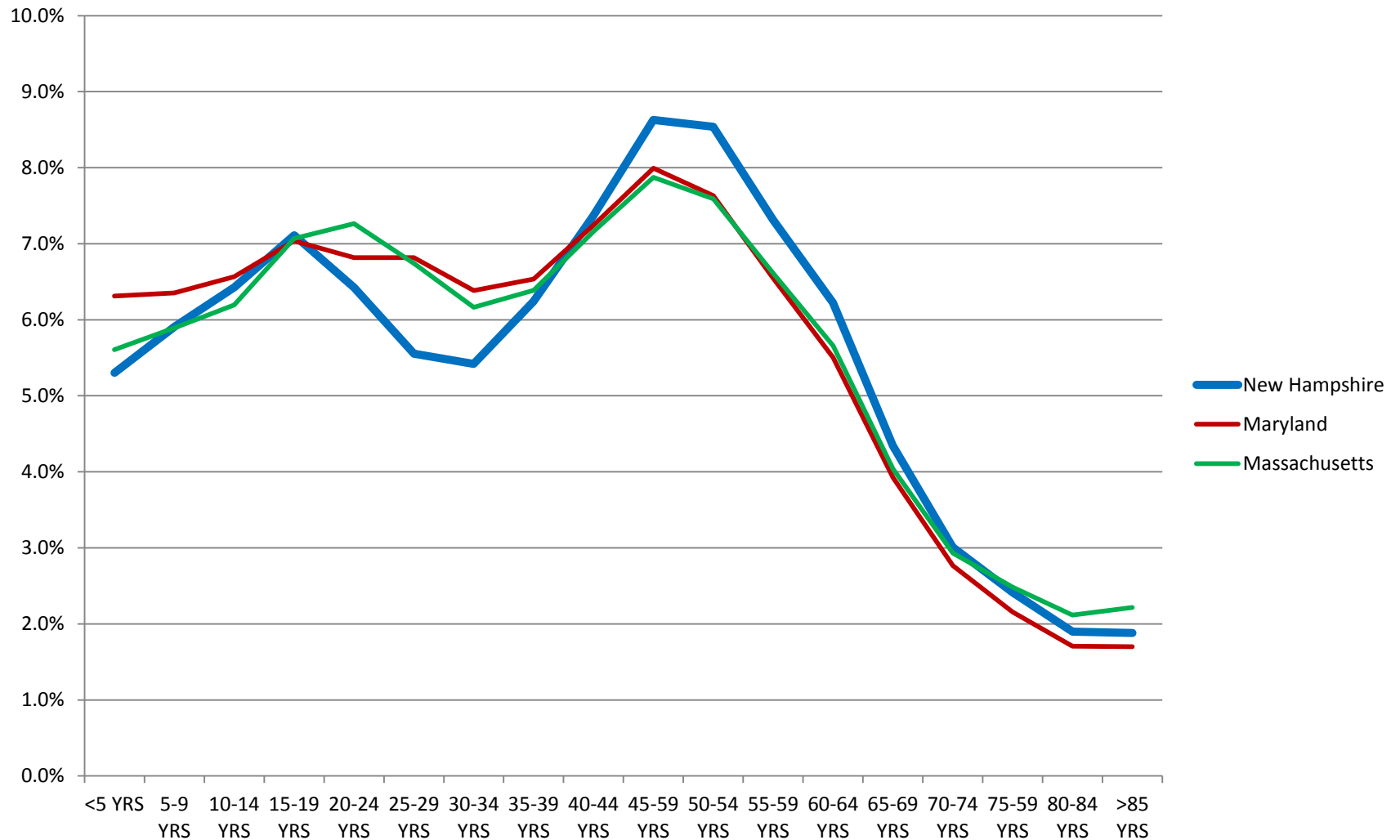


Using the 2010 Census to Estimate Durham's Permanent Resident Population

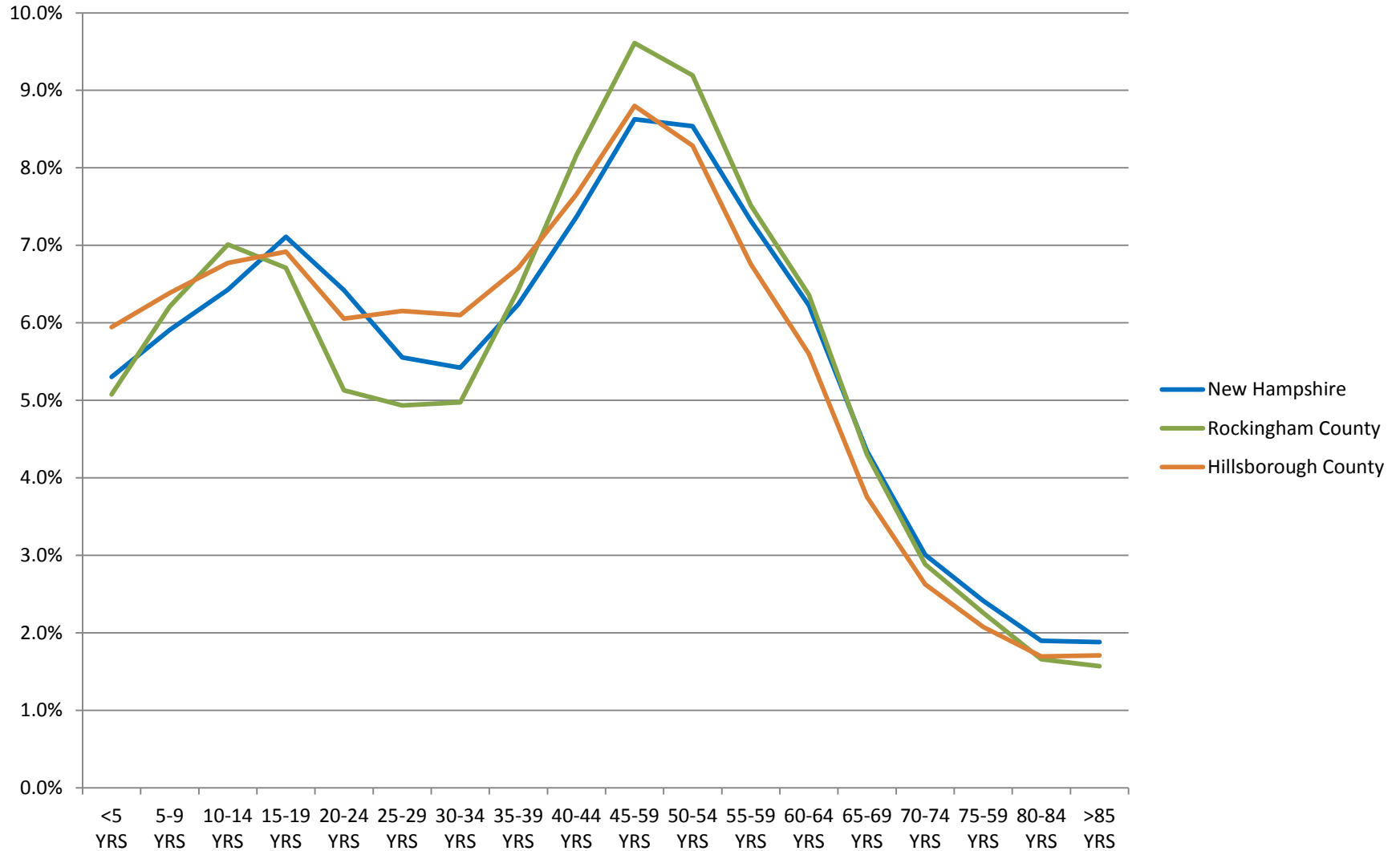
NH Population Age Distribution



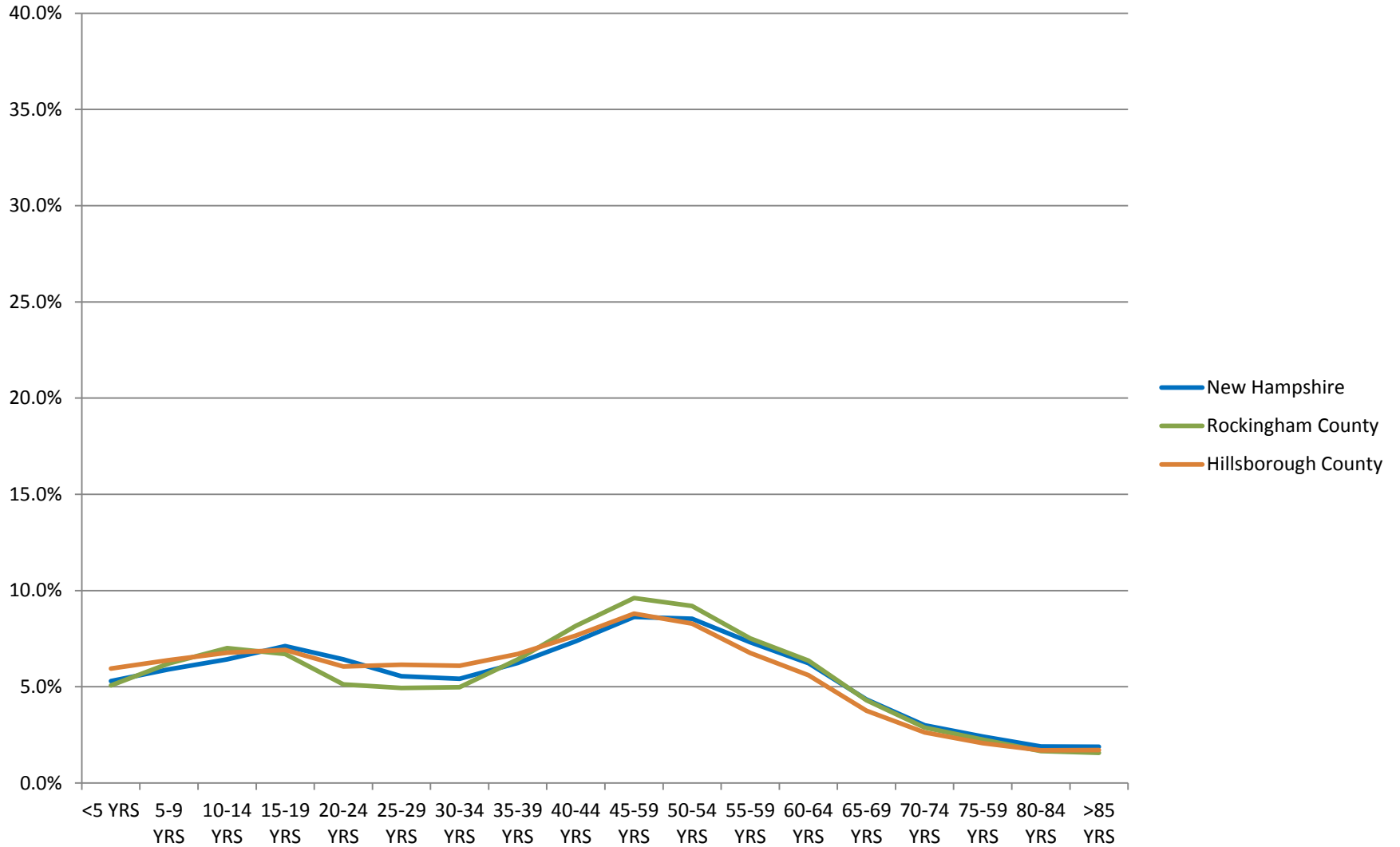
NH Age Distribution Comparison



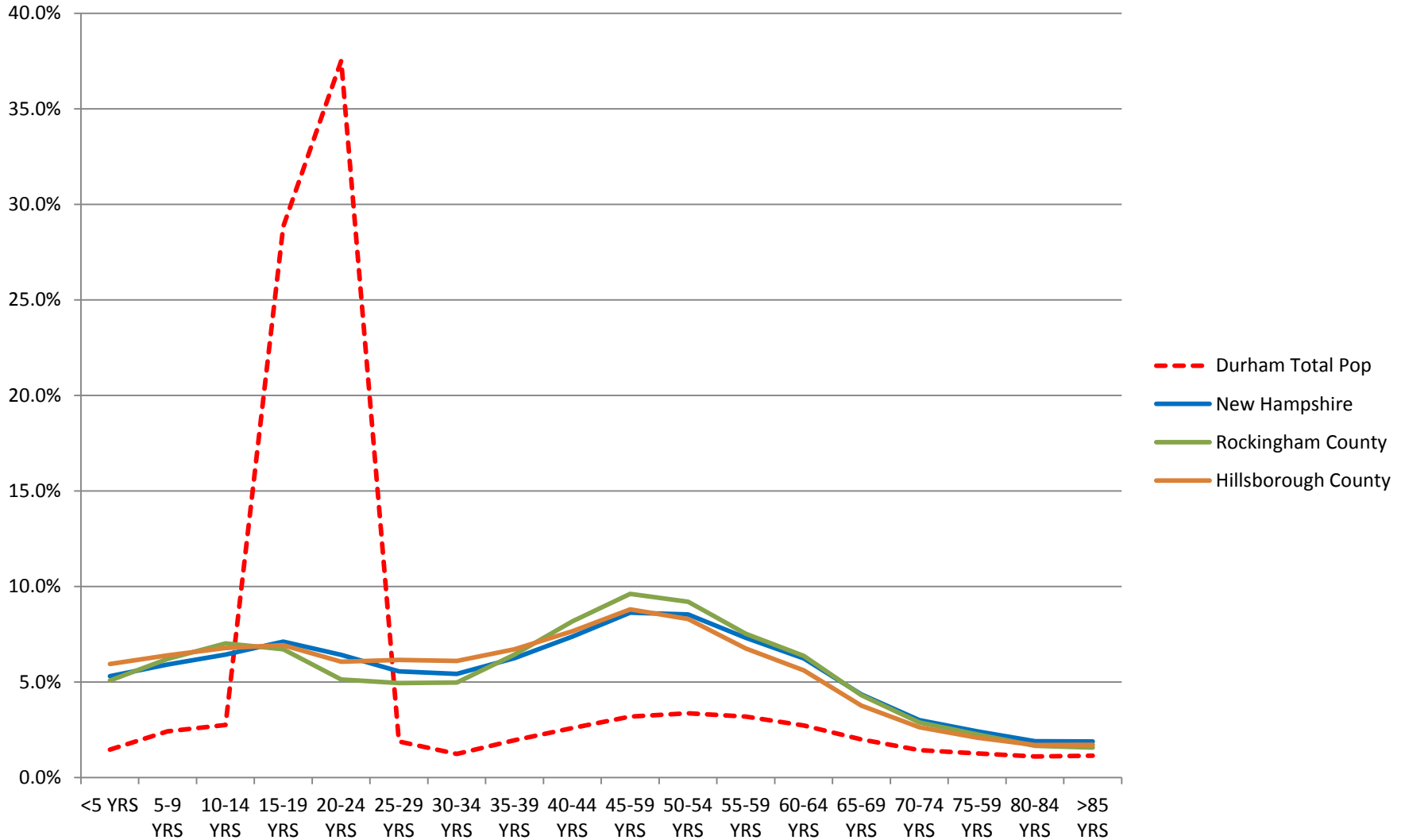
NH and NH County Age Distributions



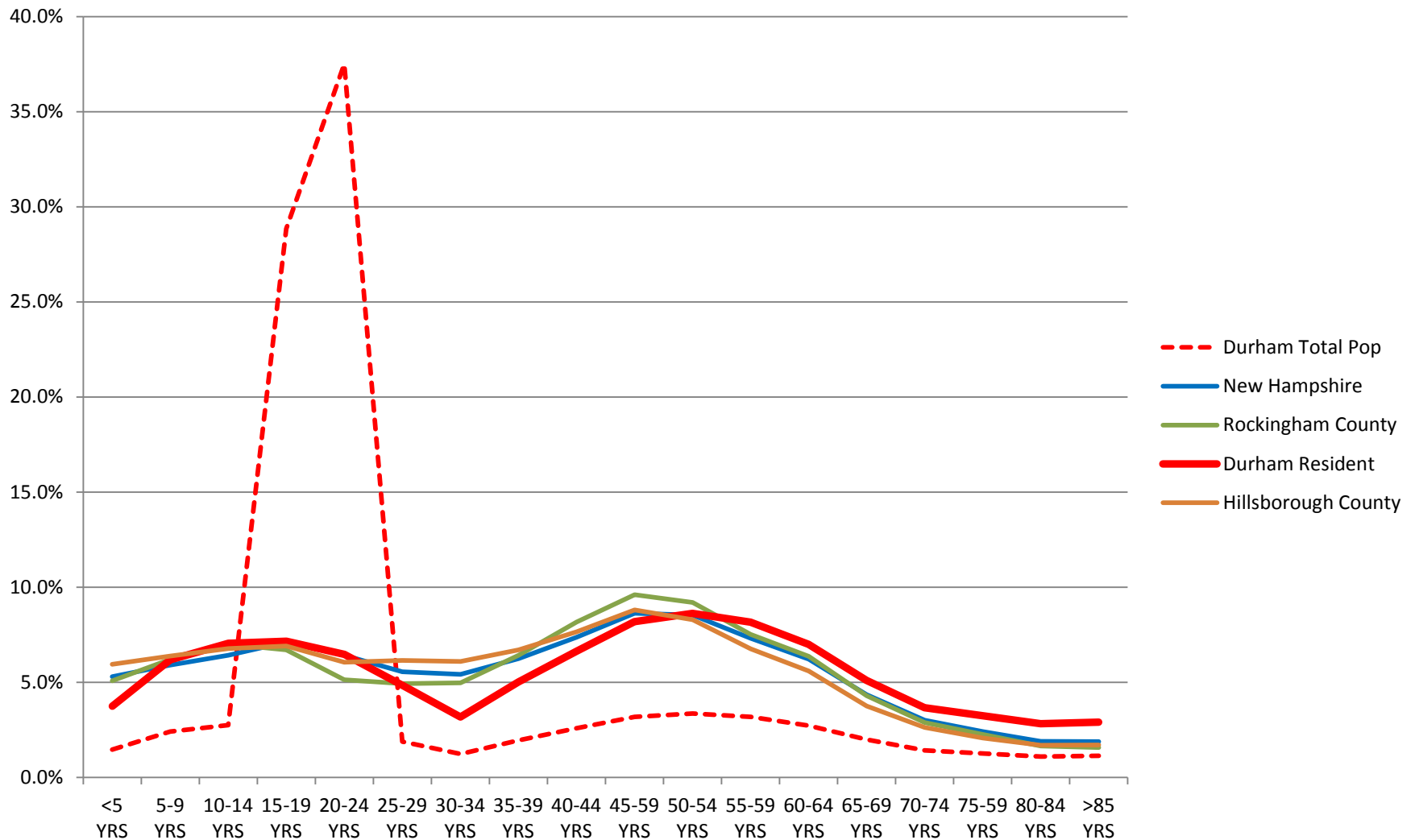
Changing the Scale.....



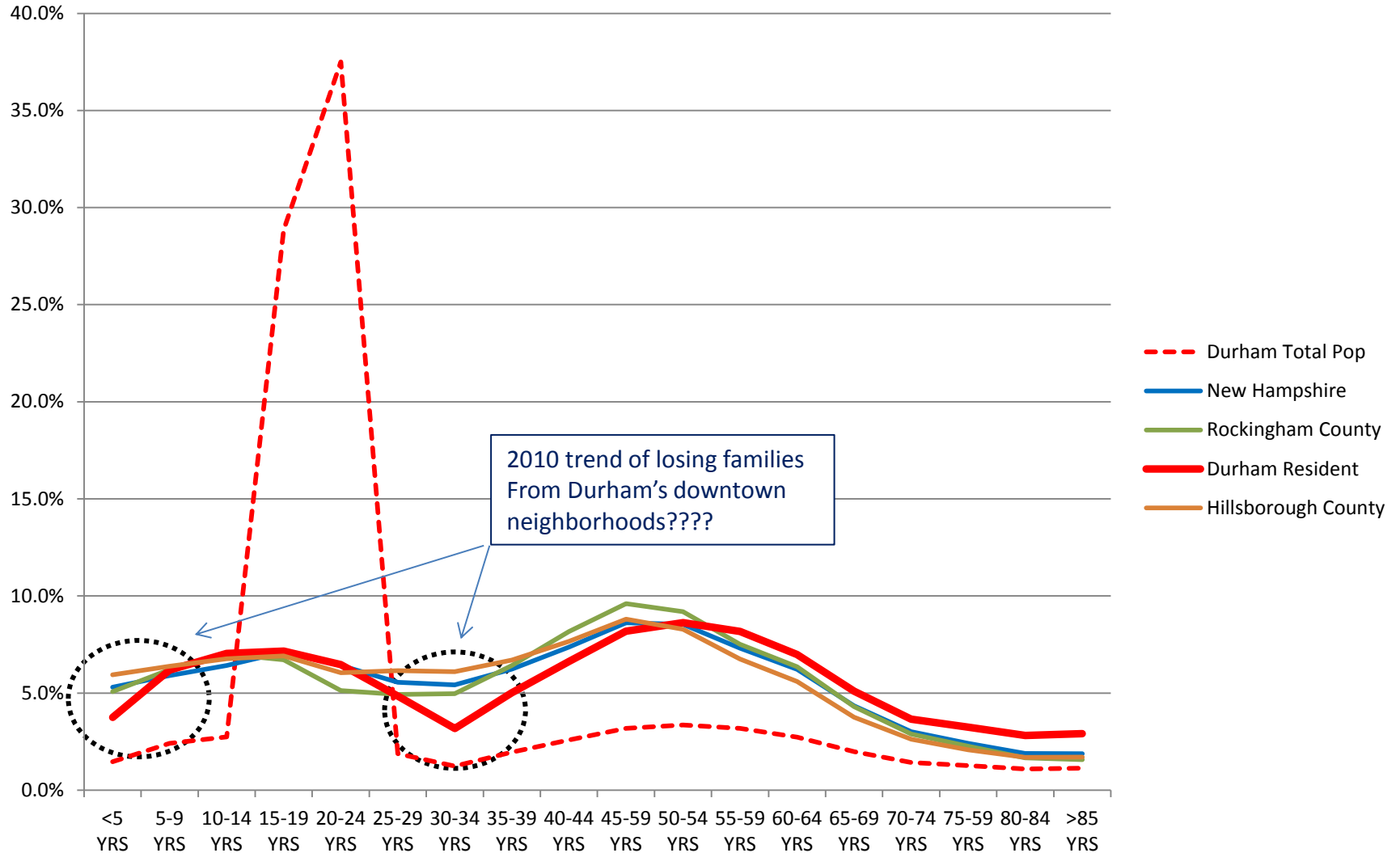
NH and Durham Age Distributions



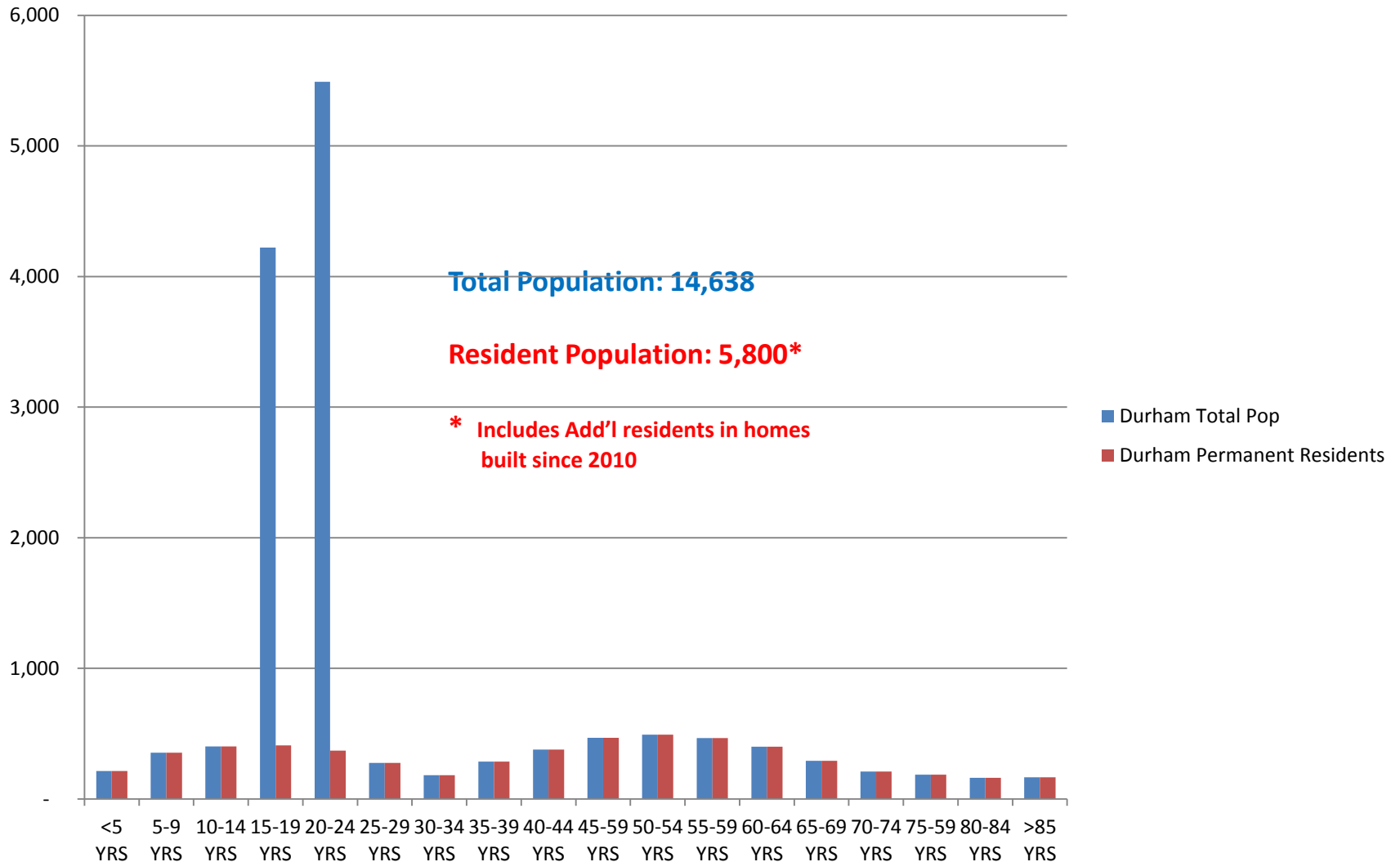
Durham Age Distribution Normalized to State Distribution for Ages 15 to 24



Durham Age Distribution Normalized to State Distribution for Ages 15 to 24



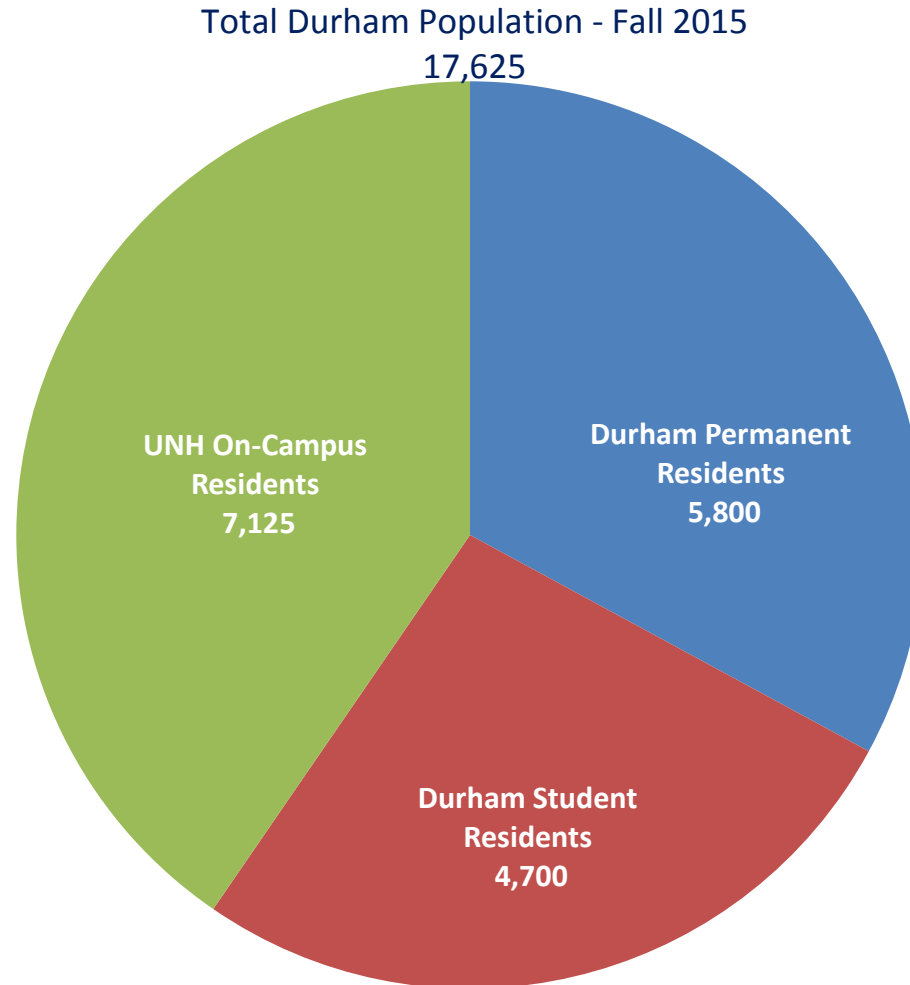
Estimating the Resident Population



Skeptical About Only 5,800 Permanent Durham Residents?? Consider this...

- If you assume most Permanent Residents live in Single Family Homes and Condos
- And... You assume the average household size is 2.68 residents in Durham according to the 2013 American Community Survey
- Then... The estimated number of residents would be approximately 5,400

Durham Population – Fall of 2015



Perspectives of Durham and Its Services

RANGE OF PERSPECTIVES



Londonderry	24,209
Keene	23,537
Bedford	21,687
Portsmouth	21,280
Goffstown	17,694
Durham - Total Population	17,625
Laconia	16,063
Milford	15,099
Hampton	14,979
Exeter	14,454
Hooksett	14,176

Claremont	13,321
Pelham	12,970
Somersworth	11,754
Amherst	11,308
Hanover	11,302
Durham - Resident Population	10,500
Raymond	10,210
Conway	10,099
Berlin	9,639
Newmarket	9,173
Weare	8,836

Sandown	6,184
Rindge	6,045
Kingston	6,011
Hillsborough	5,977
Littleton	5,952
Durham - Permanent Population	5,800
Hopkinton	5,591
Jaffrey	5,432
New Boston	5,393
Rye	5,336
Loudon	5,335

DURHAM MUNICIPAL SERVICES



Fire Department

Police Department

Town Clerk

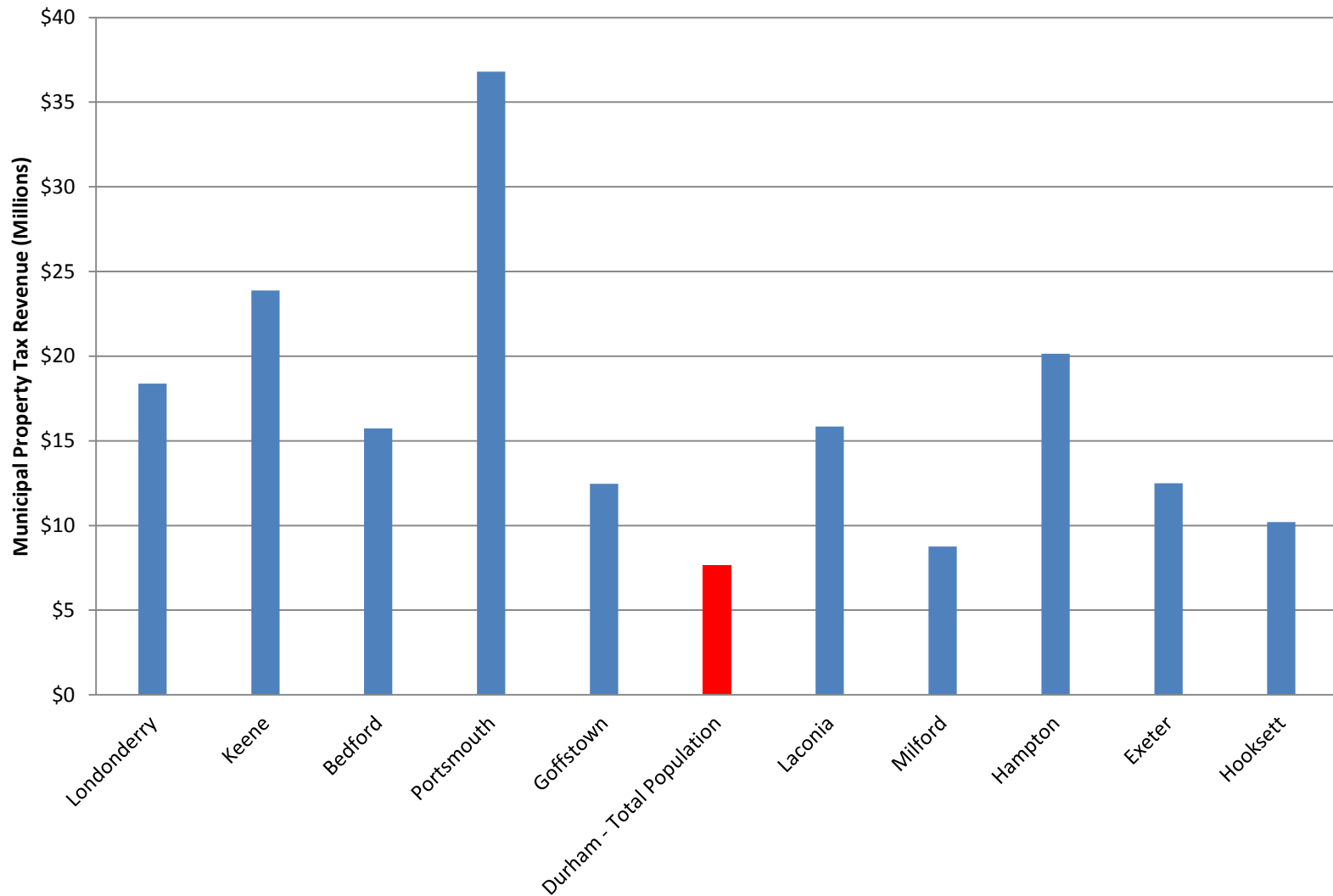
Library

Town Admin

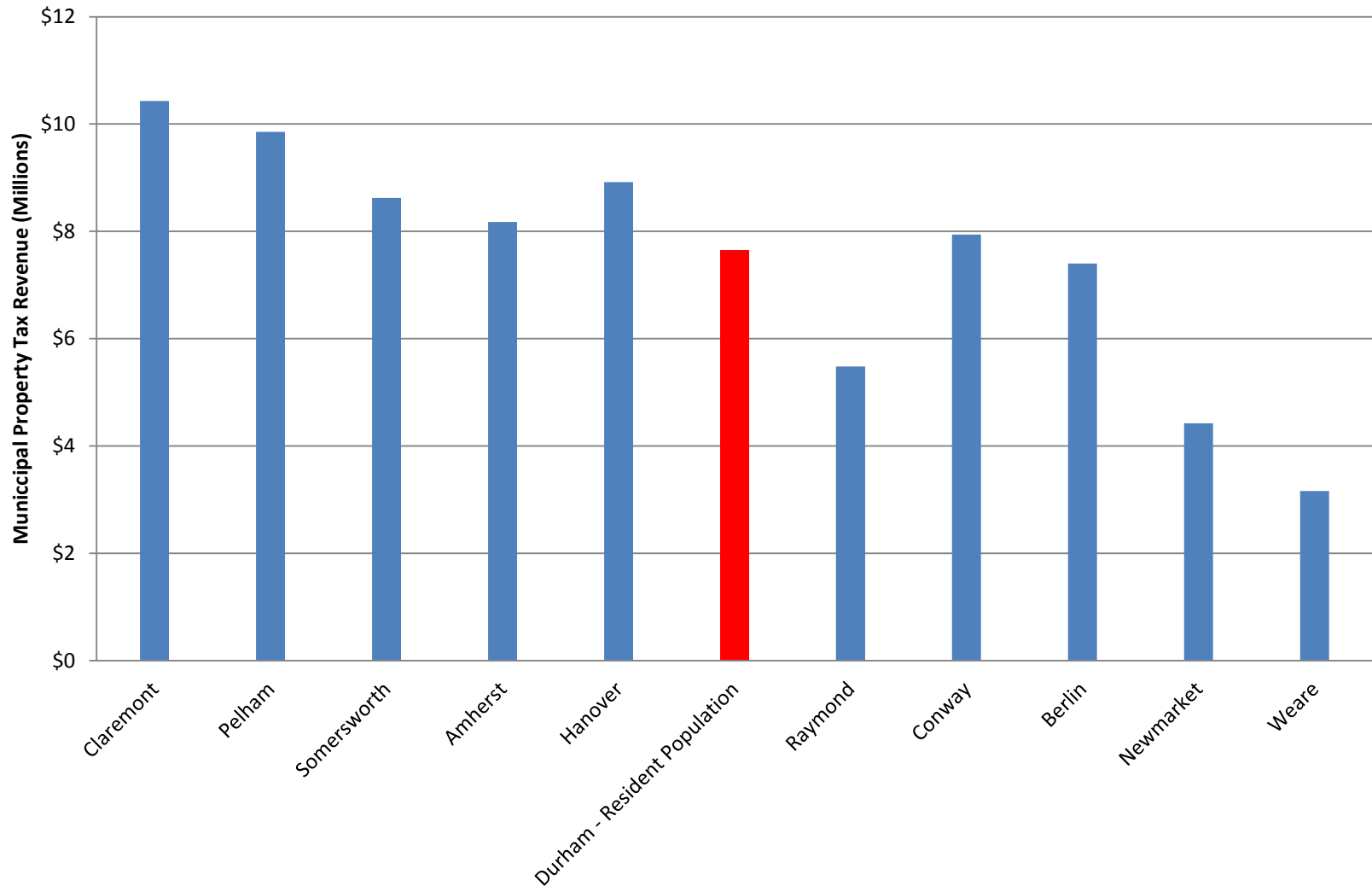
Parks and Rec

Business Office

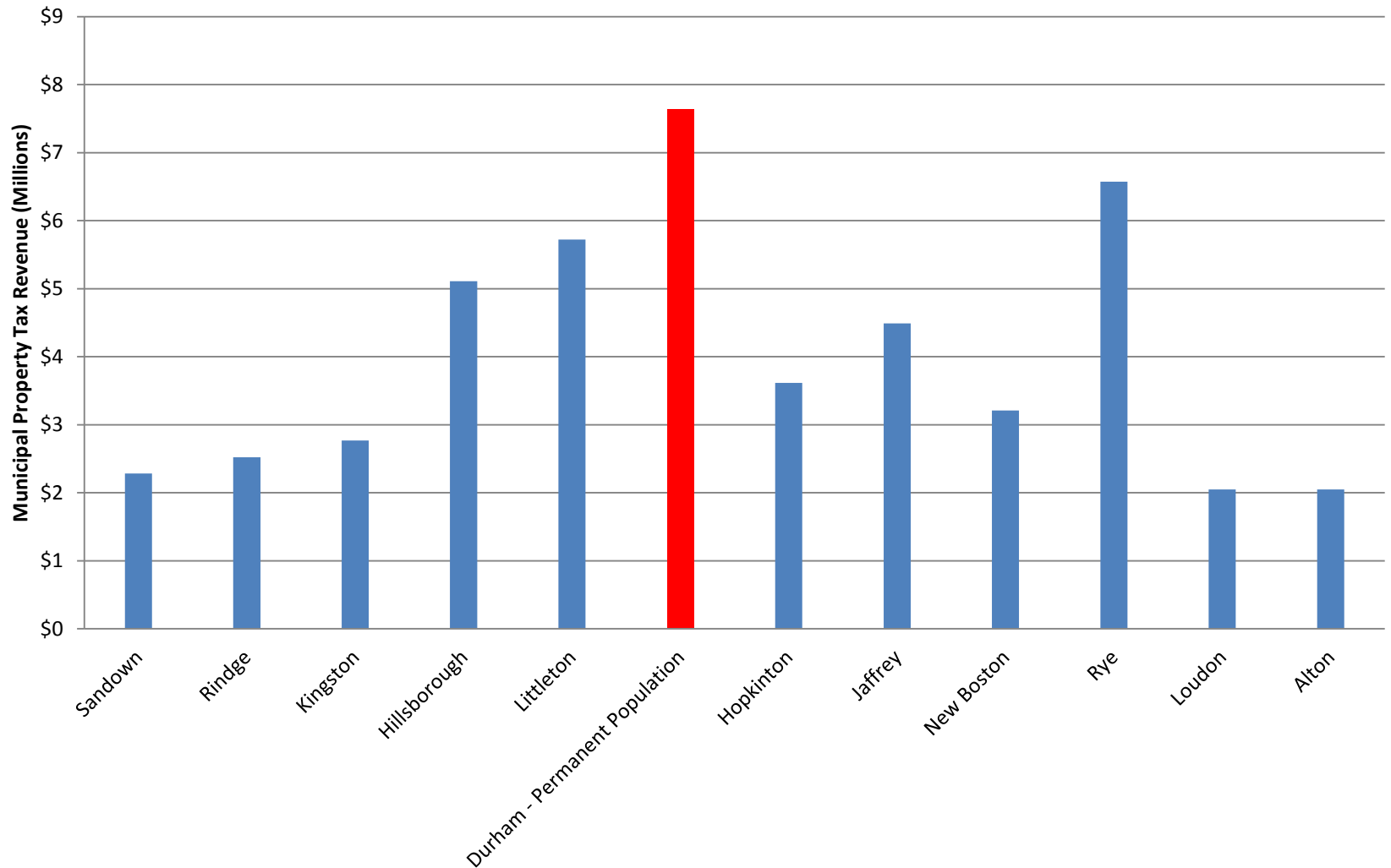
Comparing Property Tax Revenue to Larger Communities (Pop 14,200 to 24,000)



Comparing Property Tax Revenue to Medium Size Communities (Pop 8,800 to 13,000)



Comparing Property Tax Revenue to Smaller Communities (Pop. 5,250 to 6,200)



Durham Commercial Tax Base

- 2011 - \$184.8 million (current assessment values)
- 2014 (Current) - \$231.8 million
- 2016 – \$285.0 million
 - \$100 million increase in 5 Years
 - Includes Only approved projects under construction
 - Estimated final assessment values are from Jim Rice (Downtown Properties)
 - Estimated Peak Assessment from Fiscal Impact Analysis