

DURHAM MASTER PLAN

STRAFFORD REGIONAL PLANNING COMMISSION



HOUSING AND DEMOGRAPHICS OVERVIEW

- Housing and demographics analyses provide a context for and discussion of change within the Town of Durham
- Master Plan Foundation
 - What does Durham really look like?
- An examination of historic trends and future projections of population change, economic growth, and housing
- Mix of things you might already “know” and some others you may not expect

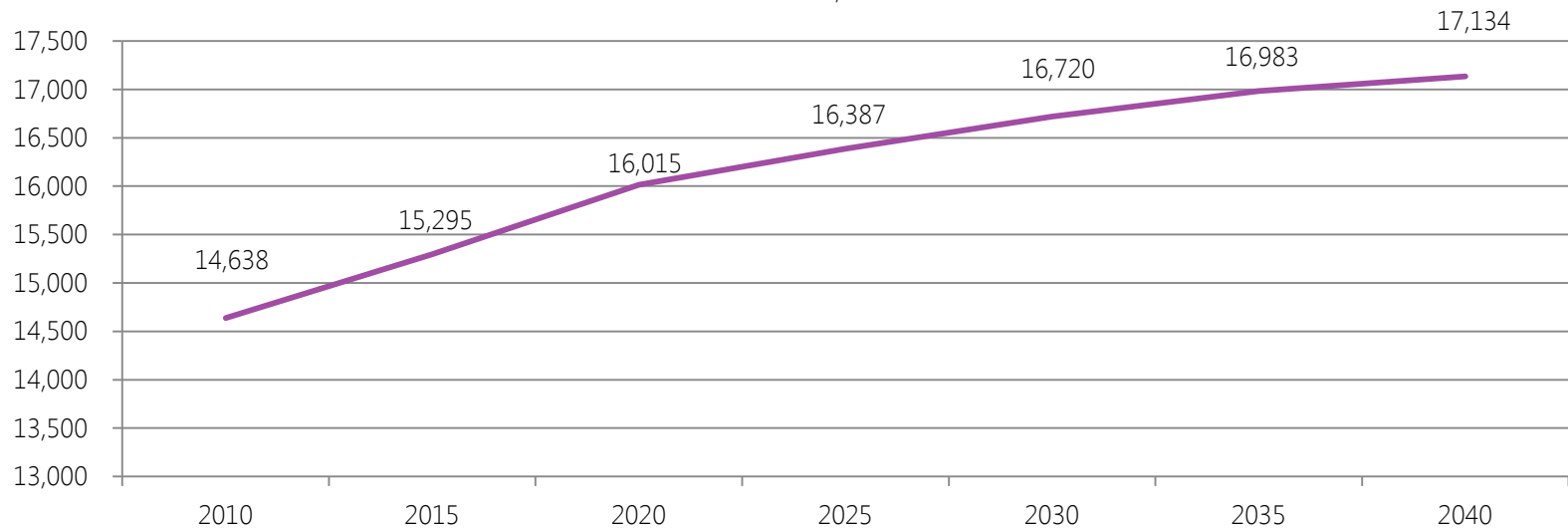
DEMOGRAPHICS



POPULATION

Durham Projected Population

Source: OEP, RLS



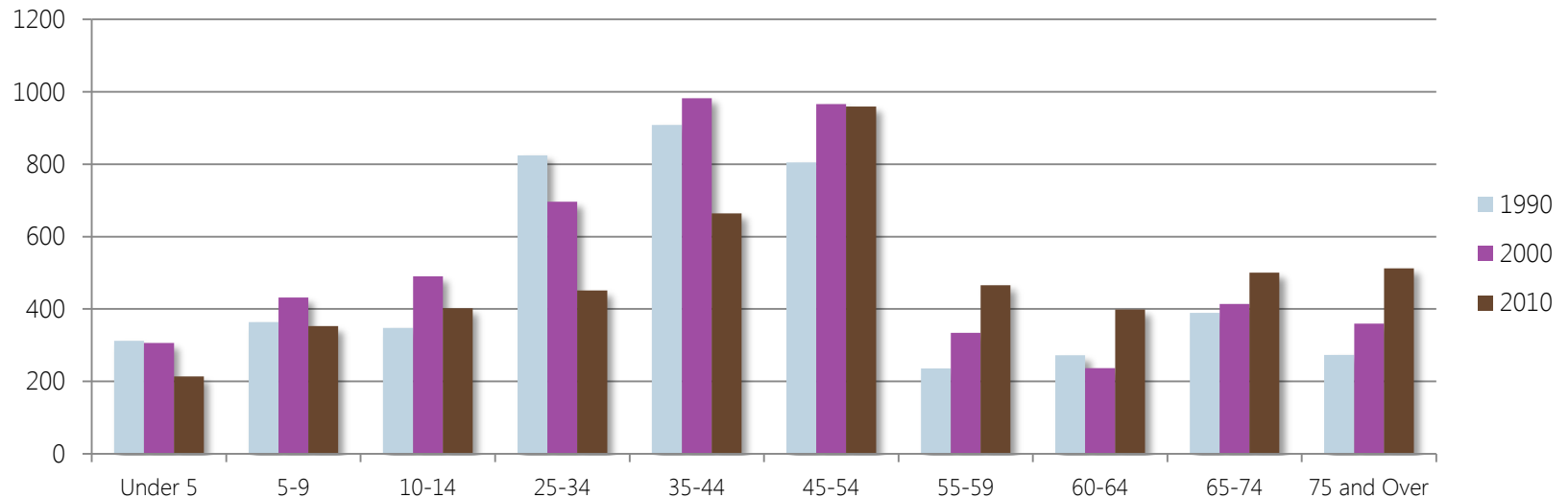
- Projections estimate that Durham is expected to grow by an average of 832 residents per decade through 2040
- Between 2010 and 2040, this will result in an overall growth of 17% in population
 - Twice the projected rate for the State of New Hampshire during the same period
- The Strafford region is and will continue to be the fastest growing region in the state
 - Expected to grow on pace with Durham, a 13% increase in the 30-year projection period



AN AGING POPULATION

Population By Age Cohort

Source: Census Bureau



- 1990-2010 Durham experienced a noticeable drop in 25-44 age individuals
 - Increase in 55+ age population
- The New Hampshire 'silver tsunami'
- Significant drop in 0-14 age population between 2000 and 2010
 - Decrease in individuals in age cohorts typically having families

POPULATION AND ENROLLMENT

- Between 2000 and 2010, New Hampshire communities gained nearly 45,000 housing units, but lost nearly 21,600 school enrollees
 - Of 161 school districts, 130 experienced a decline in enrollment, including ORCSD
- 2000 Master Plan Goals
 - Attempted to address the cost of educating new students coming from new housing unit construction
 - New housing unit construction was heavily discouraged in the 2000 iteration of the Master Plan
 - Provision of age-restricted senior housing was addressed as a goal by the community
- In 2014, demographics have changed
 - Rapidly growing number of housing units occupied by only one person or multiple unrelated individuals living together to minimize costs
 - New single-family homes and multi-family units typically produce only .64 and .17 students per unit respectively
 - Declining or stagnating enrollment is now costing taxpayers more as they work to pay for fixed education costs like maintenance and staffing



Photo: Empty Desks, Educationnews.org

"Towns may not refuse to confront the future by building a moat around themselves and pulling up the drawbridge. They must develop plans to insure that municipal services, which normal growth will require, will be provided for in an orderly and rational manner. Any limitations on the expansion must not unreasonably restrict normal growth."

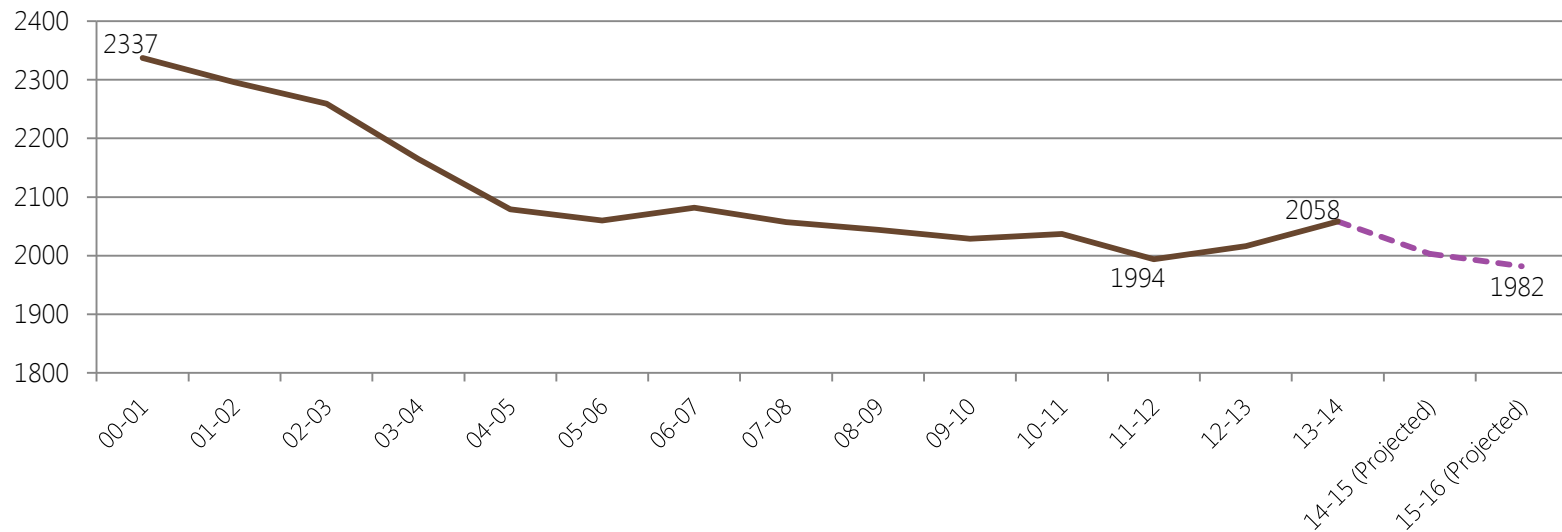
Source: Wayne Britton v. Town of Chester



ORCSD ENROLLMENT

Oyster River Cooperative School District Enrollment

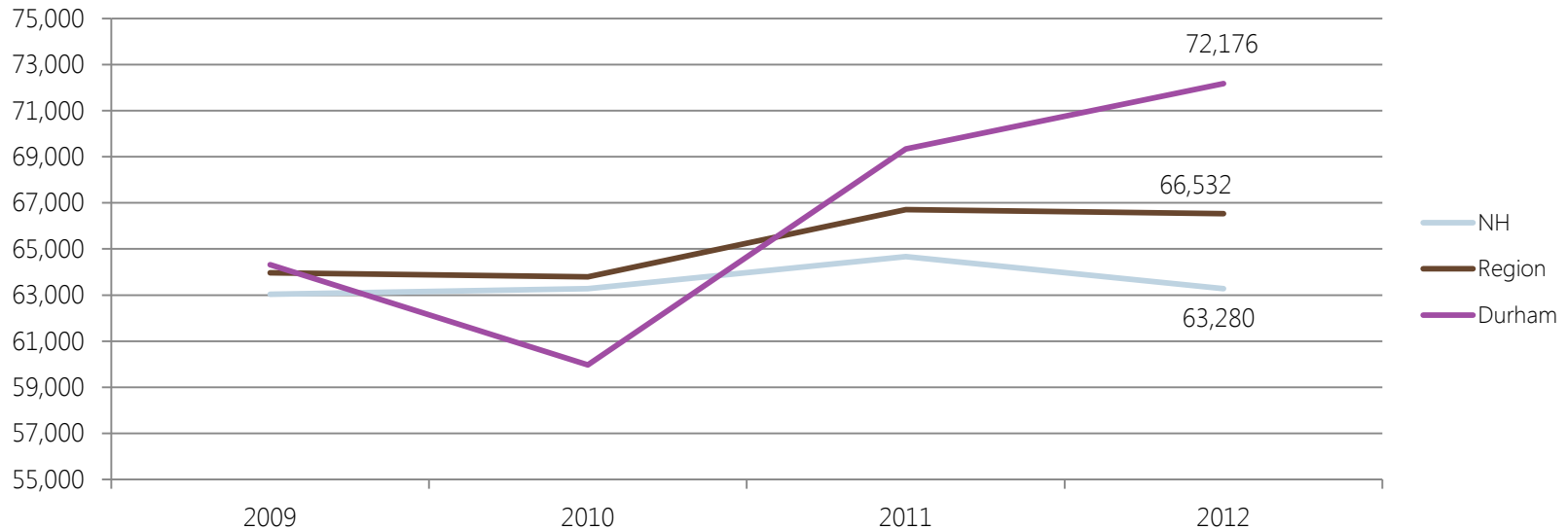
Source: ORCSD



- As of 2014 ORCSD had 2,058 classroom/non-tuition enrollees
- According to 2013 projections, enrollment will continue to decline through 2015 to a level below 2,000 students
- Durham's 2000 Master Plan anticipated a growth rate of 38.7% in Durham enrollment (410 students) by year 2010
 - Durham actually experienced a 12% loss in enrollment
- The 2000 Master Plan, expected an increase of 80% by year 2020 to 1,910 students.
 - SRPC projections estimate that by 2020 Durham will enroll only 907 students

INCOME

Median Household Income 2009-2012
Source: American Community Survey

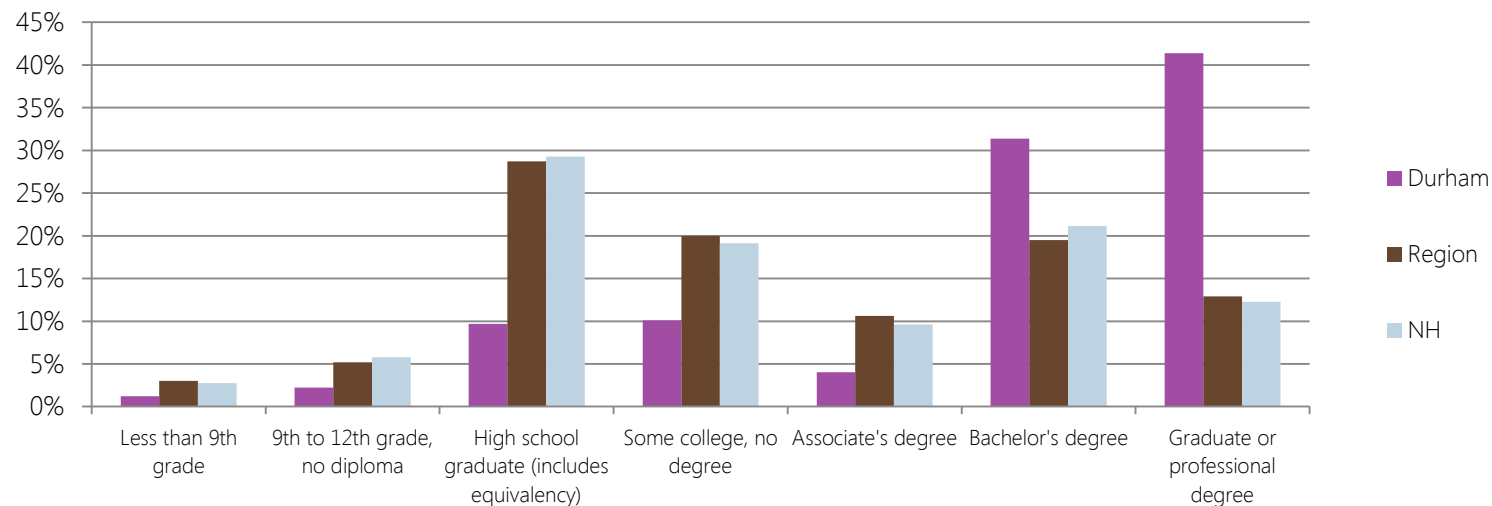


- Durham has a higher median income than the SRPC region and State of New Hampshire
- Durham has a lower per capita income than region and state
- 2000-2012 median income leapt by more than \$20,000 dollars
 - Growth of almost 40%

EDUCATIONAL ATTAINMENT

Educational Attainment 2009-2012

Source: American Community Survey



- 72% of Durham residents above the age of 25 have a bachelor degree or greater
- 41% have a graduate or professional degree
- Within the Strafford planning region and State of New Hampshire, only 33% of residents have a bachelor degree or higher

A REGIONAL ECONOMIC ENGINE



Photo 5: UNH Facilities and Grounds Department, unh.edu



Photo 5: Boston Skyline (Cabot Yard), Peter Rood

- Durham is home to the region's largest employer, the University of New Hampshire
 - 4,000+ employees
- Estimates indicate that 94% of residents commute elsewhere for work
 - Residents traveling to adjacent communities for lower-wage retail and service industry jobs (typically students)
 - Residents commuting to distant cities for higher-paying positions
- 91% of individuals employed within Durham actually commute from outside of the community

HOUSING CHARACTERISTICS



HOUSING STOCK CHARACTERISTICS



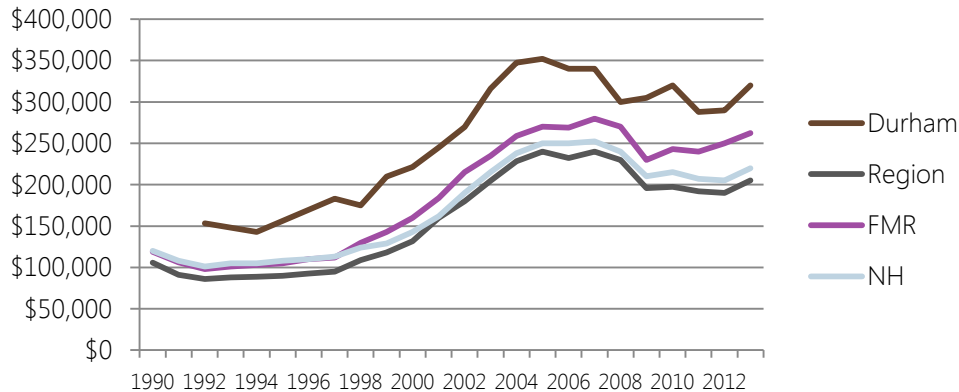
Photos: Town of Durham

- Durham assessing data indicate a median total parcel and structure value of approximately \$315,300
- Housing stock age varies, though the average year of construction for single-family units is 1963 and median construction year is 1972
- The average lot size for single family homes is approximately 2.7 acres

HOUSING PURCHASES

Annual Median Purchase Prices

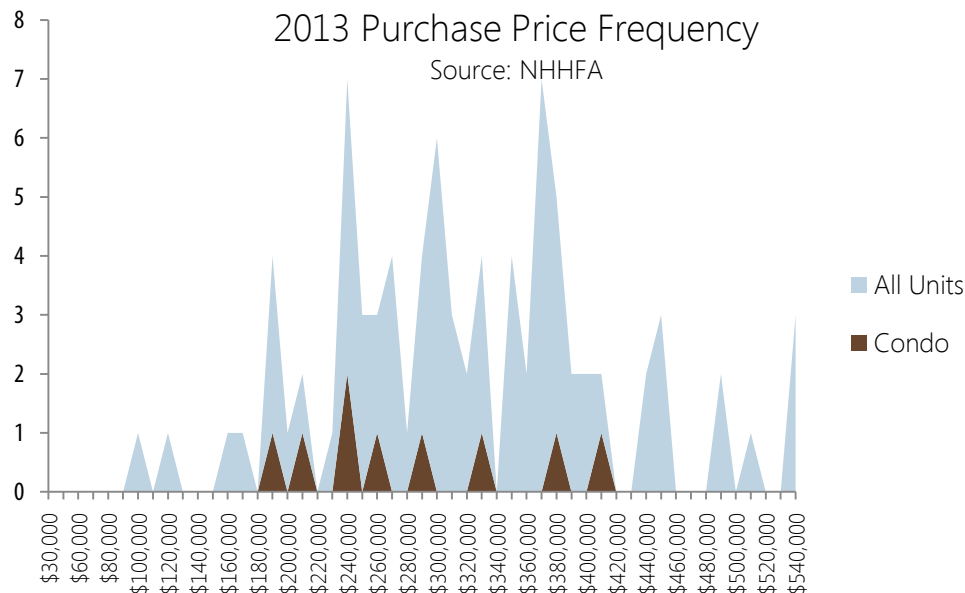
Source: NHHFA



- Durham has consistently had higher median home values than all three comparison geographies
- In 2004, a gap of greater than \$100,000 existed between Durham and regional median purchase prices
- Interestingly, the 2013 median purchase price of \$320,000 is extremely close to the Durham assessing database median home value of \$315,300
- Majority of sales between \$180,000 and \$460,000 range
- The most frequent purchase price for 2013 was \$370,000
- Condominium purchases ranged from \$190,000 to \$410,000, with a concentration at the \$240,000 price
- Bottom Line: Durham is a very exclusive housing market

2013 Purchase Price Frequency

Source: NHHFA



HOUSING TRENDS AND CHALLENGES



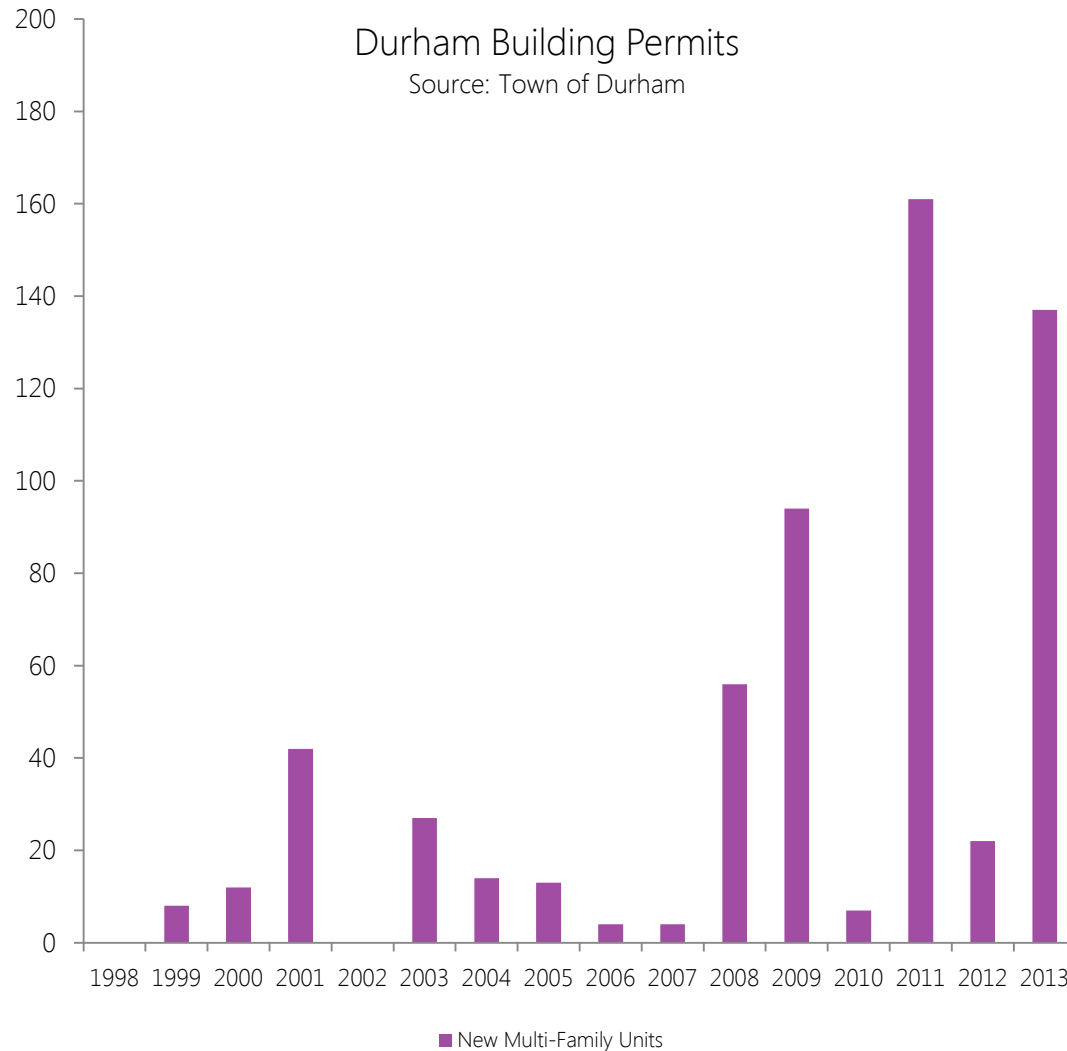
STUDENT HOUSING PREFERENCES



Photo 7: Cottages of Durham, Chris Luker

- Preferences for University students are changing on a national level
 - Baby Boom/Generation X vs. Millennials
 - Shared bedrooms and bathrooms vs. Private accommodations with social gathering space
 - Most popular housing-type is mixed-use apartments with retail on the first floor and within close proximity to the campus
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- Six key trends in student housing: privatization, privacy, live & learn, safety and security, going green, and perhaps most importantly: luxury
 - Housing as a marketing tool for higher education institutions
 - Strategic diversification of on-campus housing stock
 - Challenging for many state funded higher education institutions
 - The result is a lucrative market opportunity for private housing developers in communities like Durham.

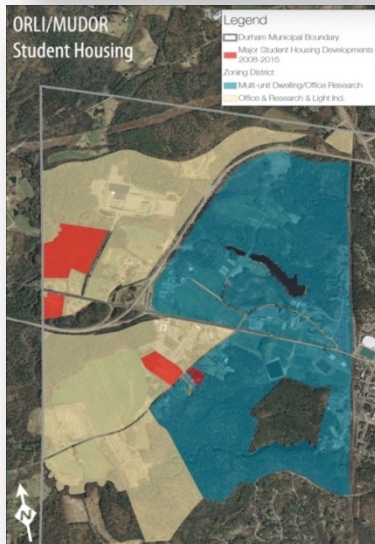
STUDENT HOUSING DEVELOPMENT



- UNH has approximately 12,531 undergraduate and 2,411 graduate students enrolled
- UNH provides 7,180 beds of undergraduate housing and 333 beds of family/graduate housing
- 57% of undergraduates and 14% of graduate students can and do reside on-campus
- As a result, 5,351 undergraduate and 2,078 graduate students require off-campus housing
- Traditionally, students occupied rental housing units in downtown single-family homes in Durham or affordable rental units in Dover and Newmarket
- Since 2008, large-scale private student housing developments



STUDENT HOUSING DEVELOPMENT (CONT.)



- Durham's Student Housing Tally
 - 876 dwelling units within 92 existing student housing developments
 - Provide total of 2,114 bedrooms for 2,993 occupants
 - 1.42 occupants per bedroom
 - Placeholders for 5 planned housing developments that could provide housing additional occupants in 2015
- Remember... approximately 5,351 undergraduate and 2,078 graduate students who require some form of off-campus housing
 - Existing and planned developments together represent a combined off-campus housing stock capacity of 4,245 occupants
 - 57% of Durham's off-campus housing demand is currently accommodated
 - As Durham's student housing supply begins to approach demand, it's anticipated that Durham's student housing supply could have implications on the housing market in adjacent communities

HOUSING PREFERENCE AND DEMAND EVOLUTION

- Home ownership is declining
 - Declining in-migration, an unstable housing market, and difficulty in procuring financing have each contributed to a declining attractiveness of owning a home
 - Seniors are experiencing liquidity challenges as they attempt to downsize and relocate
- Housing Preferences are evolving
 - Young population (non-student) demand has shifted from ownership towards more flexible housing arrangements such as renting
 - Older populations, with average household sizes of approximately 1.5 persons, are down-sizing from large 3+ bedroom homes to 1 and 2 bedroom units closer to community centers
 - Together, these preference shifts are causing demand shortage for larger, more rural homes
- Existing housing stock is not flexible
 - Competition between older and younger generations for single-family homes and rental units in or adjacent to community center areas will create excessive demand on a limited housing stock supply in these areas
 - Communities might consider the implementation of ordinances and regulations that allow for innovative repurposing, rehabilitation, and expansion



HOUSING PREFERENCE AND DEMAND EVOLUTION (CONT.)

- The aging of the Baby Boom generation is expected to result in the doubling of our senior population by 2030.
 - Housing unit occupancy by seniors will double
- Seniors choose to 'age in place'
 - Only 3% of New Hampshire's seniors move annually to other states
 - An AARP survey indicates that 86% of respondents would "like to stay in their current residence as long as possible"
 - Ability of seniors to remain in their community is directly related to factors such as income, healthcare, housing stock, and housing cost burden
 - 75% of the state's senior population lives in suburban or rural areas typically lack access to key services and amenities such as healthcare and food
 - Down-sizing seniors are searching for housing in downtown areas with close proximity to these vital services
 - Much of the existing community-center housing stock is older and not 'senior-friendly'



HOUSING PREFERENCE AND DEMAND EVOLUTION (CONT.)

- How can Durham design and retrofit our housing for seniors with and without disabilities.
 - Nearly 45% of the State's senior population classify themselves as having one disability.
 - Of those, 18% report that their disability makes independent living challenging.
- Can seniors afford to stay in Durham increasing taxes and real estate costs, increased prevalence of disability combined with decrease in 'caregiver' population, and a decrease in median household income?
- Assisted living demand will rise
 - NHHFA's Senior Housing Perspectives report estimates demand for nursing home beds will increase by more than 50% by 2025 (state nursing homes are currently at 100% capacity)
 - Demand for assisted living units is expected to grow from 4,400 to 7,400 statewide in the next 15 year period, a 68% increase

What You Said: *"Policies that allow seniors on limited or fixed income to stay in Durham"*



DATA SOURCES

- Durham Planning Department Student Housing Tally (2014)
- Census Bureau American Community Survey (2008-2012 5-Year Estimates)
- Census Bureau Decennial Census (1960-2010)
- 2011 Durham Market Analysis (2011)
- 2011 Durham Visioning Forum (2011)
- 2011 Durham Master Plan Survey (2011)
- NH Office of Energy and Planning/RLS Demographics Population Projections (2013)
- University of New Hampshire Campus Planning Enrollment Figures (2014)
- Housing and School Enrollment in New Hampshire: 2000-2010- A Decade of Change (2012)
- Durham Assessing Database (2013)
- ORCSD Enrollment Figures and Projections (2000-2016)
- Town of Durham Building Permit data (1998-2013)
- NHHFA Authority Purchase Price and Frequency Data (1990-2013)
- NHHFA Rental Cost and Frequency Data (2000-2013)
- Department of Housing and Urban Development Comprehensive Housing Affordability Strategy Data (Derived from 2006-2010 ACS Data)



FOR MORE INFORMATION:



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