

POPULATION AND HOUSING

INTRODUCTION

The Town of Jaffrey has a mix of rural and densely populated areas with a range of options in which to live in. While a great proportion of the land area contains homes with a rural appeal, a large proportion of residents live in the village area near the town center. This development pattern has helped to maintain the small town feel and the rural character that has attracted residents to live in, and raise families in Jaffrey. The recreational opportunities and aesthetic values available from Mount Monadnock and numerous other natural resource areas are also important considerations.

The purpose of the Population and Housing Section is to assess future needs and requirements for housing in Jaffrey by examining past, present and projected population growth, demographic characteristics and trends, existing residential patterns and subregional aspects relative to population and housing. Based upon this statistical information, needs and goals may be identified, and policies recommended, which encourage safe, affordable, and decent housing options for Jaffrey residents. Also informed future decisions can be made about various elements of the town's infrastructure, so that the town's growth will be balanced, sustainable and a benefit to all of its residents.

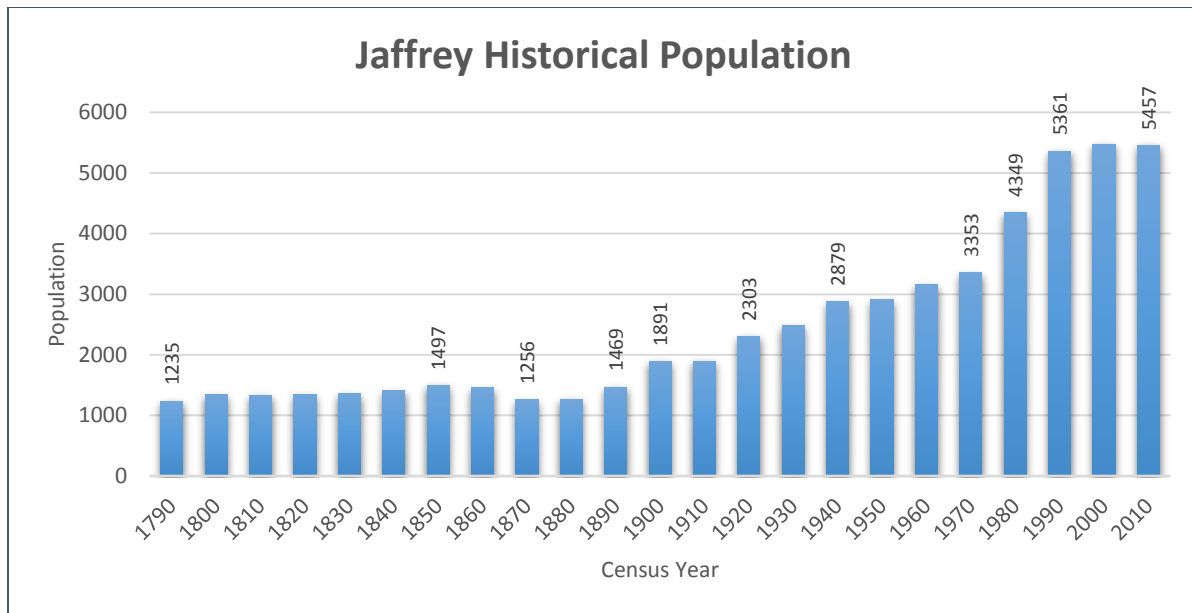
This chapter addresses population projections and housing challenges and opportunities that may well confront Jaffrey. The analysis relies on three primary sources: the US Census Bureau decennial census, US Census Bureau American Community Survey (ACS) estimates, and the New Hampshire Office of Strategic Initiatives (OSI).

The value of an analysis of this chapter is an aid in planning for the impact of demographic and population changes. An examination of the past, current and potential population and housing trends may serve to foster new approaches to, and solutions for, managing the growth of the Town of Jaffrey not only in a responsible, practical, efficient way but also in new innovative ways that would make Jaffrey a leader in the subregion.

POPULATION ANALYSIS

Past and Current Growth Trends

For much of the 19th century, Jaffrey maintained a relatively stable population average of 1,372 residents with a low of 1,256 in 1870 and a high of 1,497 in 1850. During the 20th century, however, more significant changes began and the town experienced a steady incline in population. The largest increase was between 1970 and 1980 when Jaffrey's population increased nearly 30%. In 1990, the changes began to level off.



Source: NH Office of Strategic Initiatives, 2017

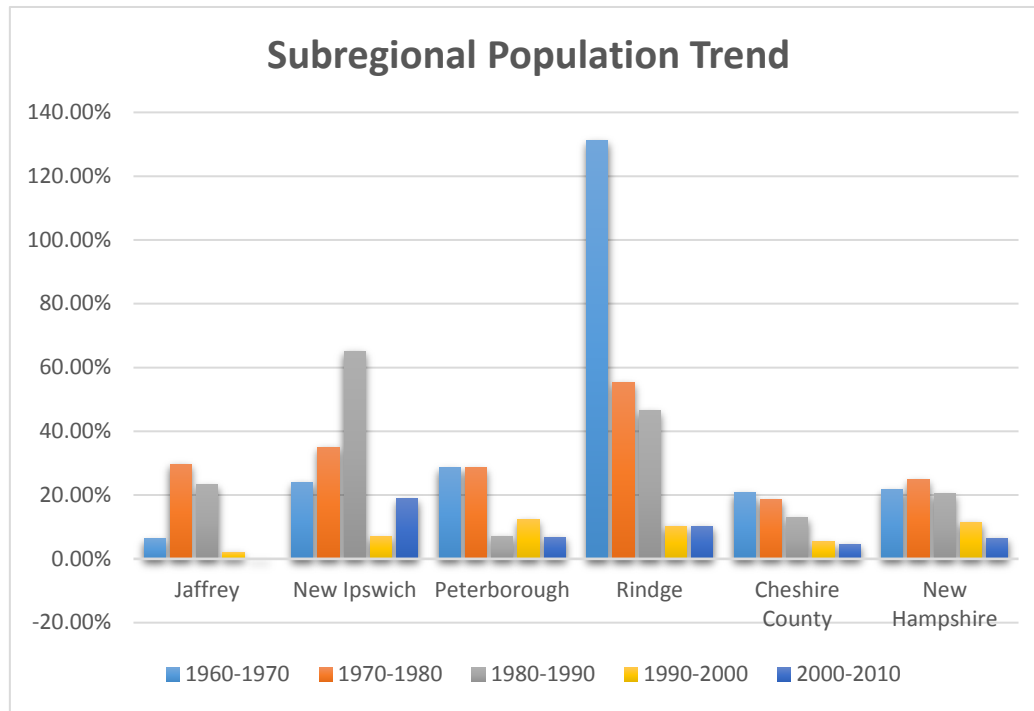
The next table shows the population trends for Jaffrey and the subregion, from 1960 to 2010. It includes the actual population count, as well as the percent change between decades. The columns showing the *percent change* provides a more accurate view of the rate of change rather than the number of people since a few of the towns are significantly smaller. This table also shows the figures for Cheshire County and New Hampshire to make a broader comparison. The corresponding graph gives a visual representation of the percentage change for each decade.

JAFFREY SUBREGIONAL POPULATION TRENDS, 1960 - 2010

Population						
	1960	1970	1980	1990	2000	2010
Jaffrey	3,154	3,353	4,349	5,361	5,476	5,457
New Ipswich	1,455	1,803	2,433	4,014	4,289	5,099
Peterborough	2,963	3,807	4,895	5,239	5,883	6,284
Rindge	941	2,175	3,375	4,941	5,451	6,014
Cheshire County	43,342	52,364	62,116	70,121	73,825	77,117
New Hampshire	606,400	737,681	920,610	1,109,252	1,235,786	1,316,470
Percentage Change						
	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	
Jaffrey	6.3%	29.7%	23.3%	2.1%	-0.3%	
New Ipswich	23.9%	34.9%	65.0%	6.9%	18.9%	
Peterborough	28.5%	28.6%	7.0%	12.3%	6.8%	
Rindge	131.1%	55.2%	46.4%	10.3%	10.3%	
Cheshire County	20.8%	18.6%	12.9%	5.3%	4.5%	
New Hampshire	21.6%	24.8%	20.5%	11.4%	6.5%	

Source: NH Office of Strategic Initiatives (OSI), US Census

During the years between 1970 and 1990, Jaffrey most closely maintained a similar growth rate as New Hampshire with a range of 20% to 30% increase in residents. Since then, the population growth rate has remained very low, and much below the state's overall growth rate.



Source: NH Office of Strategic Initiatives (OSI), US Census

Growth Factors

Changes in population are attributed to two factors: natural increase (defined as births minus deaths) and migration (defined as the movement of people in or out of a community). The most recent census of 2010 showed that Jaffrey experienced a decline in population of 19 people. The natural increase during this period was 128, which indicates that there were more births than deaths. Therefore, the decline in population was the result of people moving out of town as can be seen in the *In-migration table* below.

IN-MIGRATION 2000-2010	
Population, 2000	5,476
Natural Increase, 2000-2010	128
Population in 2010 with no in-migration	5,604
Actual 2010 Population	5,457
Population change due to migration	-147
Sources: US Census Bureau; NH DHSS, Health Statistics & Data Management	

Other factors that can influence population change include:

- **New Industry** – A new, large-scale commercial or industrial development could have significant impacts on population increase or decrease.
- **In-migration** – The high cost of housing in neighboring urban areas sends many people to surrounding communities to look for lower cost housing.
- **Economies** – It is difficult to determine how the regional, state, New England, U.S. and world economies will change over the next five to ten years. Changes in the economic climate impact housing and population in geographic regions for a myriad of reasons, differing from region to region. Maintaining a strong local economy based on community assets will help mitigate impacts on the town created outside of Jaffrey.
- **Fuel costs** – The cost of the fuel for motor vehicles and heating homes will continue to impact housing costs as long trips and large houses are costly to maintain. Increasing or decreasing fuel costs can impact population growth.
- **Age and Family size** – Age and family size play a very important role in population projections.

Population projections are prepared by the NH Office of Strategic Initiatives every five years. The methodology used for the most recent projections was done by examining past trends from the *local* census data of 1970, 1980, and 1990 and factoring in the changes experienced on a *county* level for the more recent census counts of 2000 and 2010. The data considered in the methodology includes population, age distribution, in-migration as well as other demographical trends. Since any of the factors listed above can change the rate of growth, these projections should be used with caution.

Population Projections 2015-2040							
	2015 est.	2020	2025	2030	2035	2040	% Change 2015-2040
Jaffrey	5,393	5,308	5,225	5,246	5,262	5,272	-2.3%
New Ipswich	5,160	5,383	5,635	5,744	5,812	5,836	13.1%
Peterborough	6,445	6,604	6,795	6,926	7,008	7,037	9.2%
Rindge	6,043	6,154	6,268	6,293	6,311	6,324	4.7%
Cheshire County	77,345	77,653	78,002	78,315	78,543	78,695	1.7%
New Hampshire	1,330,501	1,349,908	1,374,702	1,402,878	1,422,530	1,432,730	7.7%

Source: NH Office of Strategic Initiatives (OSI)

Population Density and Distribution

Density is expressed in terms of people per square mile and is determined by dividing the population (at any given time) by the area of the town. The US Census density of Jaffrey is based on 38.4 square miles of land after subtracting the area of rivers, lakes and ponds of more than 40 acres.

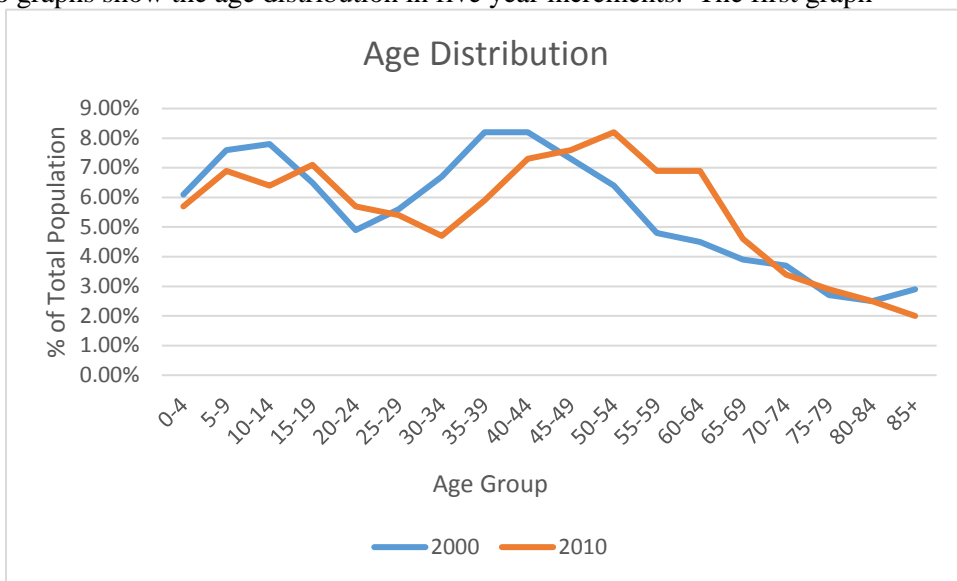
A sizable portion of Jaffrey's population, however, is concentrated near the town center. The remainder of the population is distributed along the numerous roads that access the rural areas of the town. Therefore, the overall density of 142.1 people per square mile in Jaffrey does not necessarily reflect the community as a whole. To better understand areas such as this, the US Census recognizes denser areas as *Census Designated Places* (or CDP's) and provides additional demographical information specific to these areas. This information is useful in deciding where to place the town's infrastructure, especially water and sewer. The CDP in Jaffrey encompasses 2.5 sq. miles of land area and holds 2,757 people, or approximately 51% of the town's population. The population density in this area is approximately 1,103 people per square mile. There are 1,329 housing units in the CDP which accounts for 52% of the total housing units.

PROFILE OF POPULATION

Age Characteristics

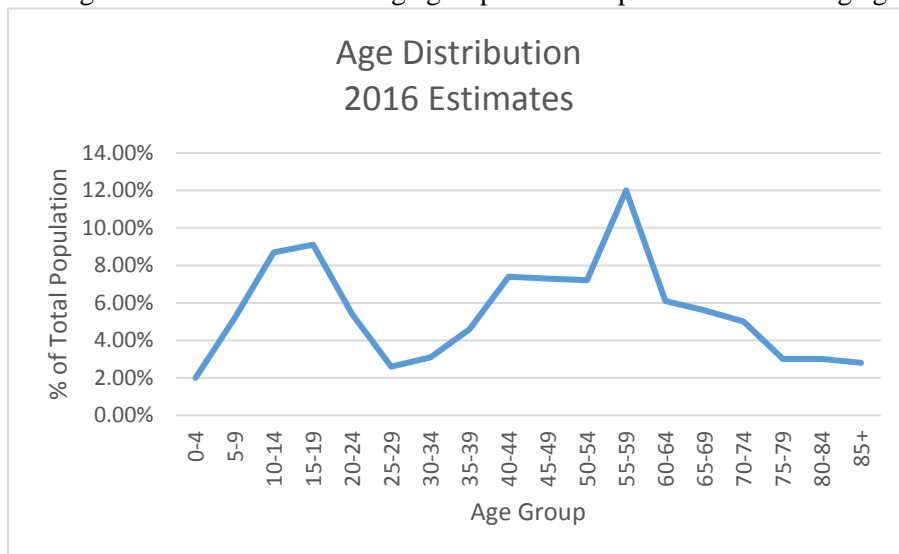
Knowing the age characteristics of the town provides valuable information for current and future needs of the residents. These needs include social services, recreation programs, employment, education, and others. For planning purposes, the age distribution is shown in two different ways: 5 year increments, and age sectors.

5- Year Increments: The next two graphs show the age distribution in five year increments. The first graph shows the data from the 2000 and 2010 census years and the second graph shows the ACS 2012-2016 estimates. Since the second graph is based on a sampling of the population instead of the complete census survey, the data should not be combined on the same graph. The first graph indicates that Jaffrey, has a larger percent of residents in the ages between 5 and 19 and the ages between 40 and 64 in the 2010 census. This was a natural shift from the 2000 census indicating that these groups most likely remained in town during the 10 year period.



Source: US Census Bureau

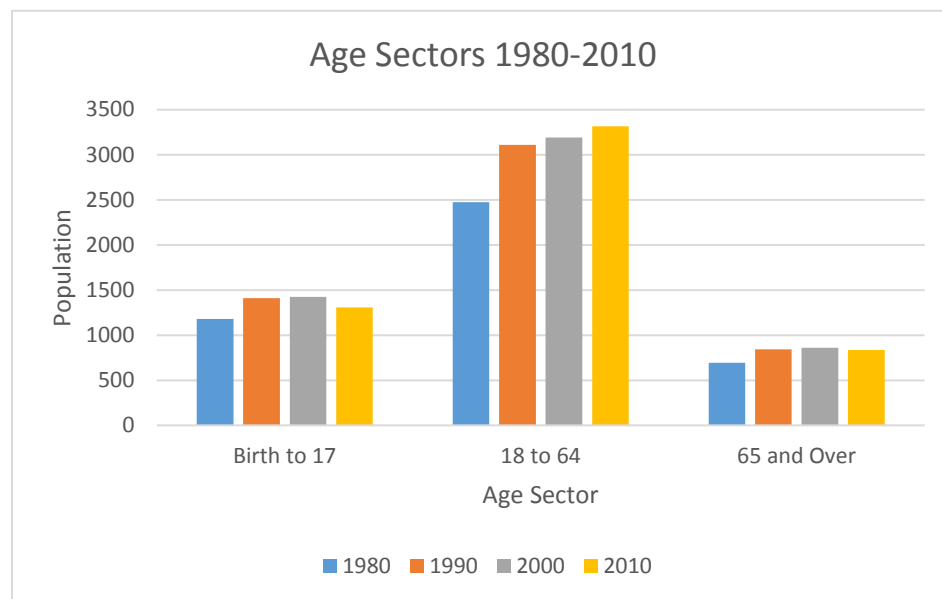
In comparison to the previous graph, the most noticeable differences in the graph showing the 2016 estimates is the lower percentages in the 0-9 and 25-34 age groups and the spike in the 55-59 age group.



Source: US Census ACS 2012-2016 estimates

Age Sectors: Another way of looking at the age distribution is potentially more useful for community planning since it groups the ages into three general categories: school age (birth to 17), working age (18 to 64), and retirement age (65 and over).

In the graph below, the working age group maintained a steady increase in the rate of growth (percent of total population), while both the school age and retirement age maintained slow declines in the rate of growth.



Source: US Census and NH OSI

Educational Attainment

The following table present the available data for Jaffrey's educational level, comparing data from the American Community Survey 2012-2016 estimates with neighboring towns. This shows the highest level of education attained by all residents that are 25 years or older. At least 52% of Jaffrey residents in this age category have had some college and 21.5% have received a bachelor's degree or higher.

Subregional Educational Attainment 25 Years and Older (2015)

	Population 25 Years and Older	Less Than High School Diploma	High School Diploma (includes equivalency)	Some College/ Associates degree	Bachelor's degree	Master's, professional or doctorate degree
Jaffrey	3,716	9.4%	33.1%	31.0%	12.7%	8.8%
N Ipswich	3,402	10.2%	26.6%	30.4%	18.1%	14.7%
Peterborough	4,857	2.9%	19.2%	23.9%	26.8%	27.3%
Rindge	3,340	6.6%	35.2%	28.9%	19.9%	9.3%
Cheshire County	52,514	7.3%	33.3%	27.9%	19.2%	12.3%
NH	932,344	7.5%	28.4%	28.8%	21.1%	13.4%

Source: US Census ACS 2012-2016 estimates (S1501)

Income

Income figures provide information that can be used to determine specific needs that residents have and can also help to influence the type of development that the community could support successfully. The next table shows the median household income, median family income, and per capita income. The US Census defines these three income levels as: *median household income*- the total income of all workers who occupy a house regardless of relationship; *median family income*- the total income of family members (related by birth, marriage, or adoption) living in the same house; and *per capita income*- income per person.

According to the most recent figures from the US Census Bureau 5-year estimates, Jaffrey has a higher income average than Cheshire County for the median household incomes, but a slightly lower average in per capita and median family income.

Income Levels – 2016 Estimates

	Jaffrey	Cheshire County	New Hampshire
Median Household Income	\$62,800	\$58,359	\$68,485
Median Family Income	\$82,911	\$89,258	\$103,069
Per Capita Income	\$30,366	\$30,935	\$35,256

Source: US Census ACS 2012-2016 estimates (DP03)

This table provides information about the percentage of residents living below the poverty levels from 2010 to 2016. Jaffrey remained below the state and county poverty levels in both the family and individual categories in most of the selected years until the most recent years of 2014 to 2016 and has consistently remained below the poverty levels of the United States. In 2016, it was estimated that 10.2% of households in Jaffrey received food stamps (SNAP), of which 69.9% were households with children under 18 years of age.

Poverty Status

	2010	2011	2012	2013	2014	2015	2016
% Families below Poverty Level							
Jaffrey	4.9%	3.2%	5.8%	5.2%	9.4%	6.5%	6.1%
Cheshire County	6.0%	5.3%	5.3%	5.8%	6.1%	6.1%	5.2%
New Hampshire	5.1%	5.2%	5.6%	5.6%	5.7%	5.6%	5.3%
United States	10.1%	10.5%	10.9%	11.3%	11.5%	11.3%	11.0%
% Individuals Below Poverty Level							
Jaffrey	6.5%	4.9%	6.4%	8.0%	14.3%	15.0%	14.2%
Cheshire County	10.0%	9.9%	10.6%	11.4%	11.7%	11.8%	10.9%
New Hampshire	7.8%	8.0%	8.4%	8.7%	8.9%	8.9%	8.5%
United States	13.8%	14.3%	14.9%	15.4%	15.6%	15.5%	15.1%

Source: US Census ACS estimates Table DP03

Work by Industry

This table shows the distribution of jobs by the type of work between 2000 and 2015. The total number of jobs fluctuated during this time period from a low of 2,425 in 2010 to a high of 2,755 in 2015. The categories of employment distribution include goods producing, service producing, and government jobs. The table not only shows the numbers of jobs in each category, it also shows the average weekly wage.

During this time period, the average number of residents employed rose in the goods producing and government sectors, and declined in the service producing sector. This is a significant trend since the goods producing and government jobs have a higher average weekly wage than the service producing sector.

Employment by Industry Type- Jaffrey Residents 2000-2015

	2000	2005	2010	2015
Total Number of Jobs	2,662	2,616	2,425	2,755
Goods Producing				
Average Employment	1,274	1,148	1,082	1,394
Average Weekly Wage	\$765	\$813	\$986	\$1,073
Service Producing Industry				
Average Employment	1,053	1,066	994	990
Average Weekly Wage	\$486	\$499	\$559	\$618
Government (Federal, State, Local)				
Average Employment	335	402	349	371
Average Weekly Wage	\$620	\$629	\$875	\$865
<i>Source: Economic and Labor Market Information Bureau, NH Employment Security- figures not inflation adjusted</i>				

HOUSING ANALYSIS

Housing Trends

To better understand the development of the Town, the number of housing units build in each of the past five decades is shown in the next table. It also shows the subregional towns, county, and state figures. During the past 50 years, the largest housing increases occurred between 1970 and 1990 which is a similar pattern seen throughout New Hampshire. Between 1970 and 1980, Jaffrey's housing stock expanded by nearly 45% and again between 1980 and 1990 by 37%. These numbers represent all housing types.

Town	Housing Units						%Change 2000-2010
	1970	1980	1990	2000	2010	2016*	
Jaffrey	1,223	1,770	2,426	2,352	2,547	2,386	8.3%
New Ipswich	545	798	1,326	1,449	1,916	2,020	32.2%
Peterborough	1,374	1,952	2,242	2,509	2,956	3,284	17.8%
Rindge	493	985	1,781	1,863	2,224	2,156	19.4%
Cheshire County	17,241	23,274	30,350	31,876	34,773	34,964	9.1%
New Hampshire	235,529	347,758	503,541	547,024	614,754	620,729	12.4%

Source: US Census Bureau; US Census ACS 2012-2016 estimates

Housing Type

The housing stock in Jaffrey is a collection of many different styles and ages of construction. For official tracking purposes, the present housing stock is broken down by type: single-family, multifamily, and manufactured housing.

October 2018

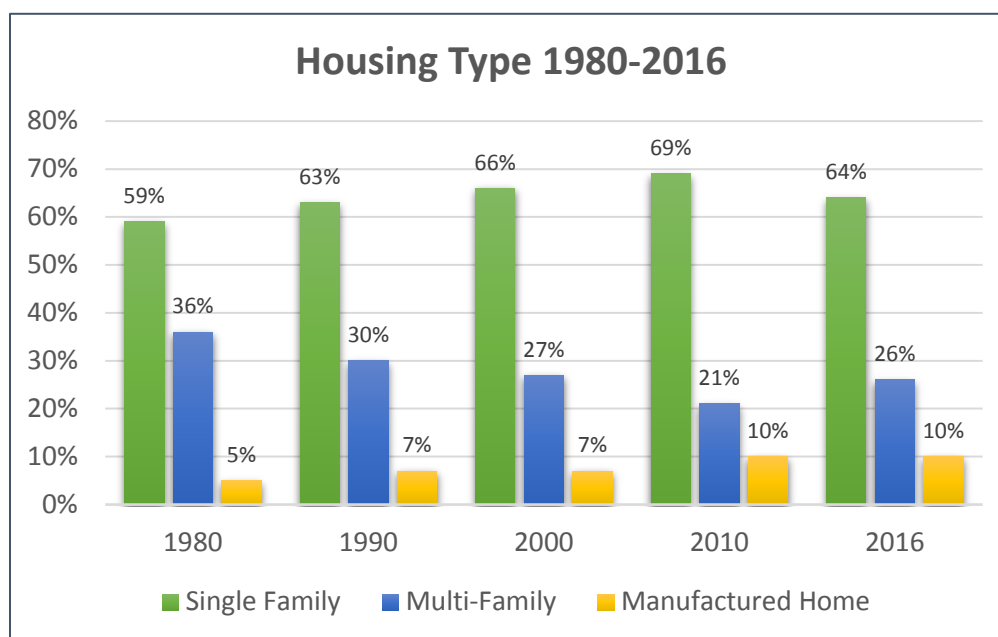
Single-family: A one-unit structure detached from any other structure. This also includes some mobile homes or trailers to which one or more permanent rooms have been added.

Multifamily: Any structure containing two or more housing units (this includes the Census classification of “Single-family Attached” and “Duplex” (any structure containing two units).

Manufactured Housing: Although manufactured homes are also single family units, they are categorized separately in the US Census. The census defines a manufactured home as “a movable dwelling unit that is 8 feet or wider and 40 feet or longer, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation”.

The percentages for each type of housing have remained relatively stable in the 40-year period. The trend in the next chart shows that the overall percentage of single family homes increased in each decade between 1980 and 2010 while the percentage of multi-family units has decreased. The percentage of manufactured homes has also increased.

The most current figures however, show that single family homes decreased and multi-family homes increase by 5% each while manufactured homes remained the same.



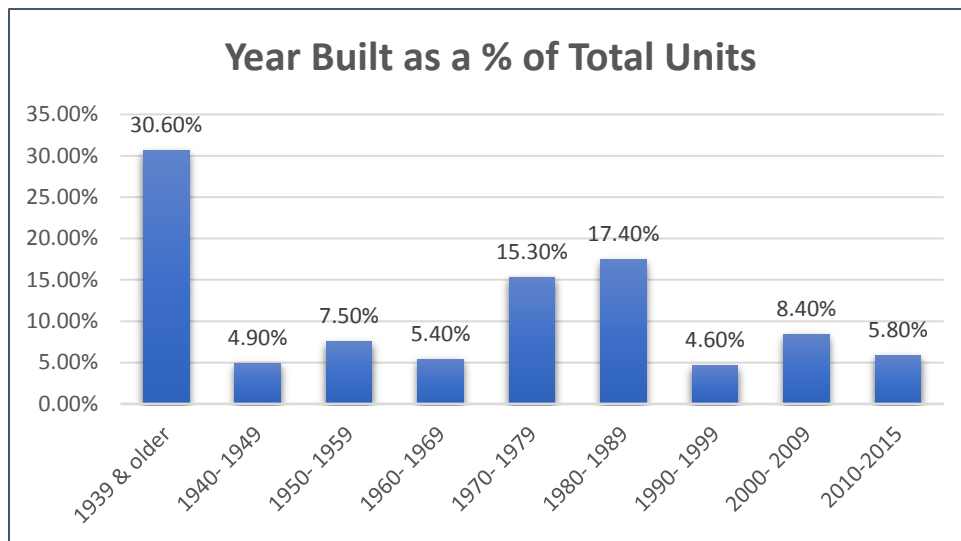
Source: US Census; NH Office of Strategic Initiatives

Age of Housing Stock

The changes in the housing industry have been numerous through the decades as needs and technology evolves. Rural parts of New England are often characterized by the large, ornate older homes that add to the historic charm of the community. In the more recent decades, the emphasis has shifted towards smaller and more energy efficient housing. To retain some of these large historic homes, Jaffrey has allowed for the

adaptive reuse and conversion to mixed- use and multi-family units.

The graph shows that 30.6% of the housing stock was constructed prior to 1940. After that, there was a limited amount of new construction until 1970.



Source: US Census ACS 2011-2015 estimates

Household Indicators

A household includes all people living in one housing unit, whether or not they are related. In 1970, the average household size in Jaffrey was 2.9 people. The most recent figure as determined by the 2010 Census, shows that the number has dropped to 2.4 people per household. While this may seem like a small change, the trend shows that there has been a consistent decrease over the past five decades.

The decreasing household size has important implications for analyzing and determining future housing demand. Smaller households mean greater competition for housing resources. However, these households require smaller housing units to meet their needs, which could present opportunities for alternative affordable development techniques and housing types.

Housing Tenure

Housing tenure provides information on the occupancy status of the home regarding ownership. It shows the number of units that are owned by the people living in the unit as well as those that are renters. The next table shows the trend in home ownership in Jaffrey according to the US Census in the last two decades as well as the estimates obtained in the 2010-2016 American Community Survey.

Jaffrey had 2,112 occupied housing units and 274 units that were deemed vacant in 2016. Vacant units encompass “seasonal” units, which by Census definition are not available for long-term rental or owner occupancy. That is, they are not considered available in the housing market. Nearly 70% of occupied units are owned by the resident and 30% are rented. This figure accounts for the ownership of occupied units only and does not include all housing units such as vacant and seasonal units. The vacancy rate in owner occupied units has been declining, while the vacancy rate in rental units has been steadily increasing. The trend shown in the table indicates that there is likely an increase in home ownership. Since the 2016 figures are estimates

and were obtained using a random sampling of the population, this may not be an accurate representation for Jaffrey. A more accurate indicator will be obtained with the results of the next US Census.

Housing Tenure and Occupancy

Housing Occupancy	2000	2010	2016*
Total Units	2,352	2,547	2,386
Total Occupied	2,120	2,234	2,112
Owner Occupied	1,422 (67.1%)	1,478 (66.2%)	1,475 (69.8%)
Renter Occupied	698 (32.9%)	756 (33.8%)	637 (30.2%)
Vacant	232	313	274
Homeowner Vacancy Rate	7%	2.9%	0.9%
Rental Vacancy Rate	5.5%	6.4%	11.7%

Sources: US Census Bureau 2000- 2010; US Census ACS 2012-2016 estimates* DP04

Economics of Housing

The economics of housing is a factor of real estate values, rental fees, availability, and ultimately the affordability and percentage of income spent on housing.

Costs of Homeownership

The median housing values for Jaffrey, Cheshire County and New Hampshire are shown in the next table. Values shown include the census years of 1990 and 2000, and also ACS estimates for 2010 and 2016. All values have been adjusted using an inflation calculator to compare to the 2016 value. The 2010 values are much higher than the other years. This is due to the “housing bubble” that began in early 2006 when housing prices peaked. The 2016 median value of a home in Jaffrey is very similar to that of value in Cheshire County.

Median Housing Values	1990	2000	2010*	2016**
Jaffrey	\$208,951	\$144,165	\$239,913	\$187,600
Cheshire County	\$200,291	\$146,108	\$222,289	\$187,300
New Hampshire	\$233,312	\$184,959	\$278,907	\$239,700

Sources: US Census 1990-2000, US Census ACS 2006-2010 estimates* and 2012-2016 estimates** Table DP04
-figures are adjusted for inflation to 2016 rate

Below is a table showing the breakdown in the number of owner occupied units in each range of home values. The lower values are consistent with the number of manufactured homes in Jaffrey. The median home value in 2016 was \$187,600.

Home Values of Owner-occupied units	# of Units	% of Occupied Units
Less than \$50,000	209	13.7%
\$50,000 to \$99,999	74	4.9%
\$100,000 to \$149,999	103	6.8%
\$150,000 to \$199,999	491	32.2%
\$200,000 to \$299,999	453	29.7%
\$300,000 to \$499,999	84	5.5%
\$500,000 to \$999,999	97	6.4%
\$1,000,000 or more	13	0.9%
Median	\$187,600	

Source: US Census ACS 2012-2016 estimates

The monthly housing cost information provides a measure of affordability and can aid in the development of housing programs to meet the needs of residents at different levels of incomes. When used with income data, an analysis can be made to determine excessive housing costs. This table shows the monthly homeowner costs and the number of units in each category. Monthly housing costs take into consideration the mortgage, taxes, insurance, and utilities. This table indicates that 65% of Jaffrey homeowners (with a mortgage) pay between \$1,000 and \$1,999 per month on housing expenses.

Monthly Housing Cost		
Owner Occupied (w/ mortgage)	# Units	% of Homes
< \$500	41	4.2%
\$500-\$999	52	5.3%
\$1,000-\$1,499	316	32.1%
\$1,500-\$1,999	325	33%
\$2,000-\$2,499	144	14.6%
\$2,500-\$2,999	78	7.9%
\$3,000 & More	28	2.8%
Median Cost	\$1,629	

Source: US Census ACS 2012-2016 estimates

Affordable housing is gauged by a combination of household income and housing costs. The Department of Housing and Urban Development definition of “affordable” housing specifies that a cost of no more than 30% of a households’ monthly income should be devoted towards gross housing costs, which includes utilities. This definition applies to both owners and renters. This table shows the percentage of income spent on housing per month. It indicates that 28.4% of Jaffrey homeowners with a mortgage, and 26.9% of homeowners without a mortgage, spend 30% or more of their monthly income on housing.

Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI) Monthly

Jaffrey Housing Costs	With a Mortgage		Without a Mortgage	
% of Income Spent on Housing	# of Units	% of Units	# of Units	% of Units
Less than 20.0 %	279	28.4 %	256	52.1%
20.0 to 24.9 %	202	20.5 %	77	15.7%
25.0 to 29.9 %	223	22.7 %	26	5.3%
30.0 to 34.9 %	67	6.8 %	14	2.9%
35.0 % or more	213	21.6 %	118	24%
Total Housing Units	984		491	
Not Computed	0		0	

Source: US Census ACS 2012-2016 estimates

This next table shows the price of an affordable home at different levels of household income: 100% of median household income, 80% of median household income, and 50% of median household income. These levels are shown since they correspond with various state and federal guidelines and programs. The table indicates that the affordable price of a house in Jaffrey for someone meeting the median household income (2016) is \$254,856. Combining this information to the table showing the home values of owner-occupied units can be used as a gauge to meeting the needs of homeownership.

Housing Affordability

100% of 2016* Median Household Income	\$62,800	80% of Median Household Income	\$50,240	50% of Median Household Income	\$31,400
30% of monthly income	\$1,570	30% of monthly income	\$1,256	30% of monthly income	\$785
Monthly mortgage	\$1,169	Monthly mortgage	\$930	Monthly mortgage	\$571
Mortgage affordable at 3.5% for 30 years**	\$254,856	Mortgage affordable at 3.5% for 30 years**	\$204,777	Mortgage affordable at 3.5% for 30 years**	\$129,659

Source: New Hampshire Housing Finance Authority Mortgage Qualifier Calculator

* U. S. Census Bureau 2012-2016 American Community Survey (ACS) 5-Year Estimates Table DP03

**includes 2016 property tax rate of 3.3% a \$10,000 down payment and \$500 homeowners insurance

Affordability, whether in home ownership or rental housing is critical for economic development and the quality of life. If the amount of income spent on housing is affordable within the income levels, people have more available for spending on other wants and needs. If a significant number of households spend more than 30 percent of their incomes on housing, it can have negative effects on other sectors of the economy. That is, if limited resources are over-allocated towards housing, it comes at the expense of other economic sectors.

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Housing Rentals

Having a supply of rental units is an important component of meeting the housing needs for residents. For some residents, who may not wish to own a home and to others, it may not be affordable to own.

The next table shows the trend in median monthly rental costs for rental housing in Jaffrey based on a statewide survey of residential rental property owners and managers conducted annually by New Hampshire Housing. Contract rent and utility information is collected for each unit owned or managed by each survey respondent. Gross rental cost is the rent charged by the landlord plus dollar allowances for each utility paid by the tenant. Units in public housing, units with tenant income restrictions and/or rent restrictions, and units in projects that received public funding or tax credits are not included in this survey. The median rental cost in Jaffrey has followed the same trend as the state and county, but has consistently remained lower.

Median Monthly Rental Costs

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jaffrey	\$775	\$732	\$755	\$755	\$784	\$858	\$782	\$814	\$844	\$840
County	\$930	\$970	\$949	\$946	\$987	\$1,000	\$971	\$1,000	\$1,015	\$1,000
State	\$946	\$969	\$969	\$980	\$984	\$1,005	\$1,018	\$1,037	\$1,069	\$1,113

Source: New Hampshire Housing: Rental Cost Trends (7/6/17) at a 7.7% increase over the decade,

According to the US Census ACS estimates for 2012-2016, Jaffrey had 637 renter occupied units (approximately 30% of total occupied housing units). The table below shows a breakdown of rental cost ranges in 2016 and the estimated number of housing units in each range.

Jaffrey Monthly Rental	# Units	% of Rental Units
No Rent Paid	24	4%
Under \$500	48	8%
\$500-\$999	442	69%
\$1,000-\$1,4999	88	14%
\$1,500-\$1,999	35	5%

Source: US Census ACS 2012-2016 estimates

The next table shows the gross rent as a percentage of household income. It indicates that a higher percentage (58%) of renters are spending more than 30% of their income on housing than that of homeowners as shown in the previous section. This figure is considerably higher than the regional estimate of 46%. Households paying more than 30% of their income on housing are considered cost burdened because they have fewer resources to afford transportation, food, clothing, medical care, and other necessities. According to the Southwest New Hampshire Housing Plan, between 2000 and 2011, the region's median monthly gross rent rose by 47% and rental vacancy rates fell below 3%, meaning renters are paying more with fewer options to choose from. This indicates that additional multi-family units are needed to better meet the demand locally and region wide. Maintaining an affordable housing supply will help to maintain and grow our workforce.

Gross Rent as a Percentage of Household Income (GRPI) 2016

Housing Costs (Rental)	# of Units	% of Units
Less than 20.0 %	160	27%
20.0 to 24.9 %	61	10.3%
25.0 to 29.9 %	28	4.7%
30.0 to 34.9 %	64	10.8%
35.0 % or more	280	47.2%
Total Housing Units	593	
Not Computed	44	

Source: US Census ACS 2012-2016 estimates.

There are currently one hundred and forty-two (142) affordable housing units available in Jaffrey through subsidy or some other means of cost control. These units are shown in this next table.

Housing Development	Type	# of Units
Gilmore Court	Elderly	28
Jaffrey Housing	Family	44
Village at Jaffrey	Family	36
Mill at Bascom Falls	Family	30
Section 8 Voucher Units	Family	4
Total		142

Source: NH Housing Finance Authority and Jaffrey records

Housing Opportunity

Housing cost is influenced by a wide variety of market and institutional factors. Some of these can be affected by town government, but most are the result of larger socio-economic issues that are beyond the reach of local policymaking. It is important for Jaffrey to recognize there are limits to the housing issues that can be addressed within the scope of this Master Plan.

Zoning Regulations and Land Use Plan

One regulatory mechanism that can influence housing markets is zoning. Zoning districts can regulate minimum lot requirements and specify permitted and prohibited housing types. The zoning regulations for housing detailed, in the Land Use Plan, are briefly summarized as follows:

One principal structure per lot is allowed unless specifically authorized elsewhere in the ordinance. Two off-street parking spaces per unit are required except in the Main Street Program Area defined in LUP Section 5.10.

DISTRICTS

- *Mountain Zone:* 3 acre lot with 200' road frontage, 60' setback, 40' side and rear setbacks.
- *Rural without Town Water:* 3 acre lot with 200' road frontage, 60' front setback, 40' side & rear setbacks.
- *Rural with Town Water:* 1.5 acre lot with 150' road frontage, 60' front setback, 30' side & rear setbacks.
- *Residence A:* 1 acre lot with 125' road frontage, and 30' setbacks front, side and rear.
- *Residence A with Town Sewer or community septic system within an Open Space Development Plan or Village Plan Alternative:* 20,000 sq. ft (0.46 ac) with 125' road frontage and 30' setback front, side & rear.
- *Residence B:* 1 acre lot with 125' road frontage, and 30' setbacks front, side and rear (allows for two family housing for higher densities).
- *Residence B with Town Sewer or community septic system within an Open Space Development Plan or Village Plan Alternative:* 20,000 sq. ft (0.46 ac) with 125' road frontage and 30' setback front, side & rear.
- *General Business & General Business A:* 1 acre with 125' of road frontage, 30' front, side and rear setbacks except as provided in the Main Street Program Area.

Main Street Program Area: No minimum lot size, no minimum lot frontage, front setback, align where possible, side and rear setbacks 15' from adjacent buildings.

Open Space Development Plan regulations award bonus points for increased density based on the provision of open space, buffering the periphery, and landscaping the entrance. Provisions have been added to the ordinance that address accessory apartments in single-family homes.

The Zoning map at the end of the chapter shows the different zones in Jaffrey.

There are a number of districts which allow a variety of housing types, such as duplexes, multi-family and apartments in addition to allowing mixed use development and accessory dwelling units.

Future Housing Need

A Population and Housing chapter of a Master Plan includes a future housing needs analysis to help the community determine the amount of new housing units needed to meet the projected population growth. To determine this, two methods are used: the Past Population Method, and the Population Projection Method. The Past Population Method uses the trends in population based on the US Census data, whereas the Population Projection Method uses information provided by the NH Office of Strategic Initiatives in the population projections. Since both of these methods result in a decline in the projected population, the results would indicate that no additional housing units are needed to meet the population needs at this time. These methods, however, only take into consideration the number of units, and do not consider the size of the units, affordability, tenure, consumer preferences, and other factors that meet the needs or desires of current and potential Jaffrey residents. A 2014 study conducted by the New Hampshire Center for Public Policy Studies, *Housing Needs and Preferences in New Hampshire*, found that people's housing preferences are changing which has caused a mismatch of housing stock. This change is largely attributed to the slower population growth and an aging population. Older adults are preferring to "age in place" in either their current residence or elsewhere within their community which highlights the need for affordable senior housing.

Recent data from the US Census bureau on population estimates indicate a net in-migration to NH in the 2016-2017 year (60% increase over the prior year). With the labor market shortfalls and local manufacturing seeking employees from the New England region and beyond, it is likely that in-migration will be a factor

in population growth in Jaffrey. Consequently an increasing diversity in housing choices, such as townhouse and condominium development will be needed.

Housing Strategies

Assuring that the housing stock remains sound and affordable is a challenge facing many towns within the Southwest Region. Affordable workforce housing and housing for the elderly seem well suited for downtown/multi-use areas where the infrastructure and town services exist. Similarly, Open Space Development Plans seem well suited for those areas where preservation of open space is a priority.

The *Community Vision* of this master plan was developed with public input gathered from the community survey, outreach at public events, and two public forums. From that information, six principles were developed, of which all are related to concepts within this Population and Housing Chapter. Converting these principle into achievable strategies will help meet the vision expressed by residents.

- Promote preservation of natural and rural landscapes. Responses in the community survey indicate that residents value the rural character and natural beauty that Jaffrey has to offer. Maintaining this natural asset requires care in planning for future development. Periodic reviews of existing land use ordinances and regulations that protect and preserve the natural areas while still allowing for reasonable use of the property is recommended. Site development considerations such as buffers from wetlands, flood storage areas, and conservation easements in new subdivisions are beneficial and should be encouraged or required.
- Enhance economic advantage. Attracting new businesses and retaining/expanding existing ones will help to provide employment opportunities and therefore maintain and increase the population. A healthy economy fosters a healthy community. The closure of a large employer can cause a sudden drop in population. Likewise, new and innovative businesses are likely to attract younger employees that will help balance the demographics of the community.
- Promote improvement and business development in the downtown. For many residents that participated in the community visioning events, maintaining a denser downtown area and avoiding expansion into the rural areas was very important. Methods to improve the existing residential and business needs in the downtown area and considering new development at a scale that is compatible is of great importance. Maintaining a variety of housing choices in the downtown area will help to meet this principle and will also help to preserve the rural character that is desired by residents.
- Increase transportation choice and walkability. The creation of walkable communities helps to reduce the need for unnecessary short trips in the car and therefore less need of fossil fuels. It also promotes a healthier lifestyle and social interaction with other members of the community.
- Encourage housing diversity. The needs and desires of a changing population, both young and old are causing a mismatch of housing options. To maintain the current population and to grow at a sensible rate that is compatible with the responses in the Master Plan Survey, changes in the way that housing development has been occurring will need to be made. Options in housing types should include choices for people in all ages, incomes, and physical abilities.
- Foster educational services. A healthy and thriving community includes good educational opportunities to maintain a balance of ages among residents. Attracting younger workers not only requires adequate and affordable housing, but also a good education system as well as recreational programs to help build community connections.