

Development Activity in the Lakes Region

2012 Annual Report



June 2012

Prepared by the
Lakes Region Planning Commission
Meredith, New Hampshire
www.lakesrpc.org

This document was produced with Targeted Black Grant Funds administered by the New Hampshire Office of Energy and Planning. Opinions in this report are not necessarily those of the grantor agency and the accuracy of all information contained herein is the sole responsibility of the Lakes Region Planning Commission.

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Regional Planner
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Rosemarie Gelinis
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INTRODUCTION

The *Development Activity in the Lakes Region: 2012 Annual Report* is a document that summarizes and assesses development trends based on commercial, industrial and residential permit activity. This annual report is a planning tool that can inform land use regulations and Master Plans. The data can be utilized in various planning applications, from Hazard Mitigation Plans to Smart Growth Assessments. Examining these development trends enables state and local decision-makers to better understand and anticipate needs for services, housing, and employment. This 2012 report represents the 14th consecutive year this document has been compiled and distributed by the Lakes Region Planning Commission.

Data collection for this report begins by LRPC sending a *Regional Development Survey* (RDS) to each of the 30 communities in the Lakes Region. The RDS is designed to gather information on the number of commercial and industrial permits issued throughout the year and the total number of new units and square feet that result from these permits. In addition, it requests communities to specify details on new residential lots created including: the number of subdivisions, acres subdivided, and the number of lots that resulted from these subdivisions. It also asks for the number of lots revoked. In addition it asks communities to specify whether the subdivision accounts for lots with frontage on a body of water, and whether the lot is served by both town water and sewer. This report represents an ongoing effort to count the pace and magnitude of construction activity specifically in this region on an annual basis.

The New Hampshire Office of Energy and Planning (NHOEP) distributes another survey that collects data on the number of residential permits issued by each municipality in the state. An annual report from NHOEP titled *Current Estimates and Trends in New Hampshire's Housing Supply* is traditionally used to supplement RDS results. Due to staff shortages and budgetary constraints, NHOEP was unable to complete it prior to this report being completed. However, NHOEP compiled and released preliminary 2010 housing data to contribute to this report. The combined data provide the basis for the permit information presented in this annual report.

Some caution must be used when interpreting the results expressed in this document. For example, some towns do not require building permits, and as such, the regional trends do not completely reflect all development activity. The regional averages are based upon information provided by the communities that responded to the NHOEP and LRPC annual surveys; not all communities have historically responded. While limitations exist, there is enough information available to produce reasonable conclusions, and to identify statewide and region-wide development trends.

1. STATE AND REGIONAL RESIDENTIAL PERMITTING

As depicted in Figure 1, the number of residential permits issued in New Hampshire increased from 2,160 in 2009 to 2,350 in 2010; an increase of 8.8 percent. Figure 1 also shows that residential permitting in New Hampshire peaked in 2003, when 9,263 permits were issued. Since then, the number of permits granted declined to its lowest point in 2009. 2010 represents the first increase in the number of permits issued in a given year since 2004.

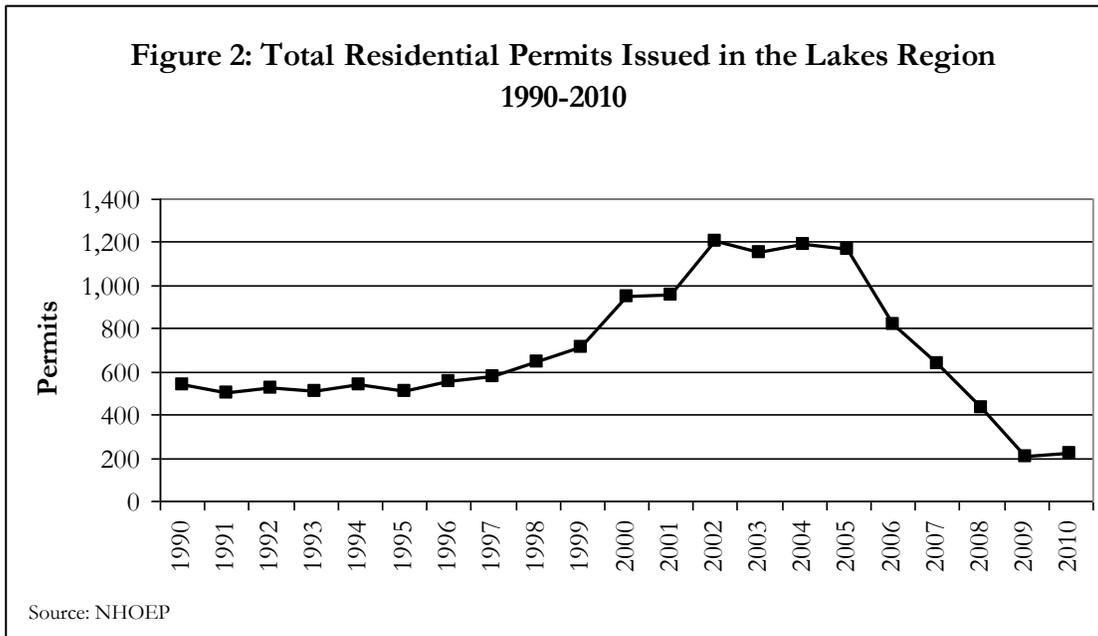
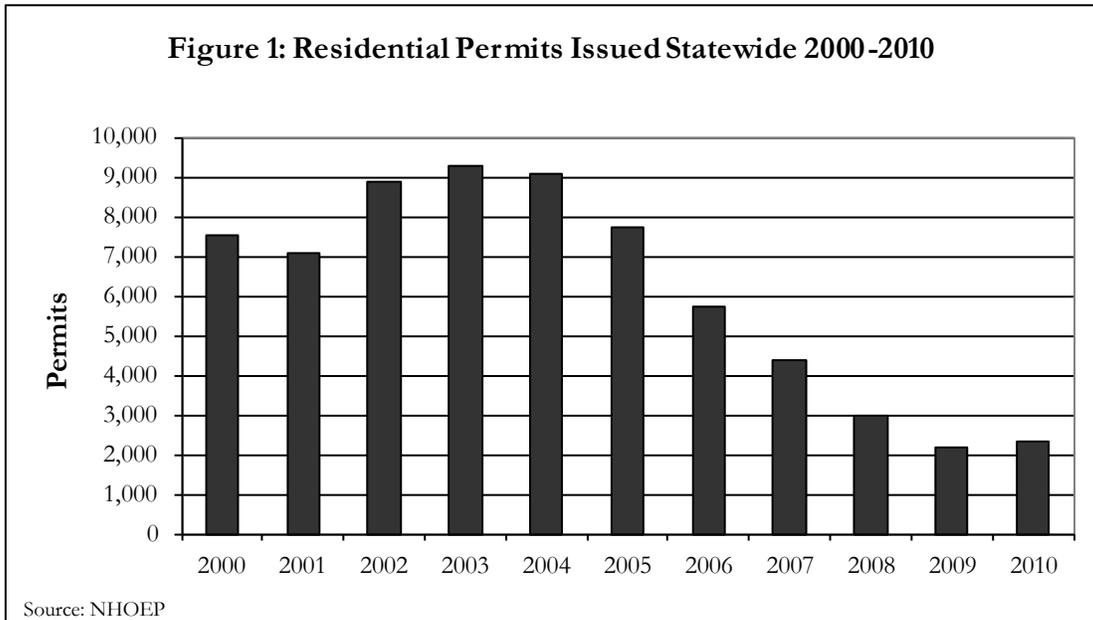
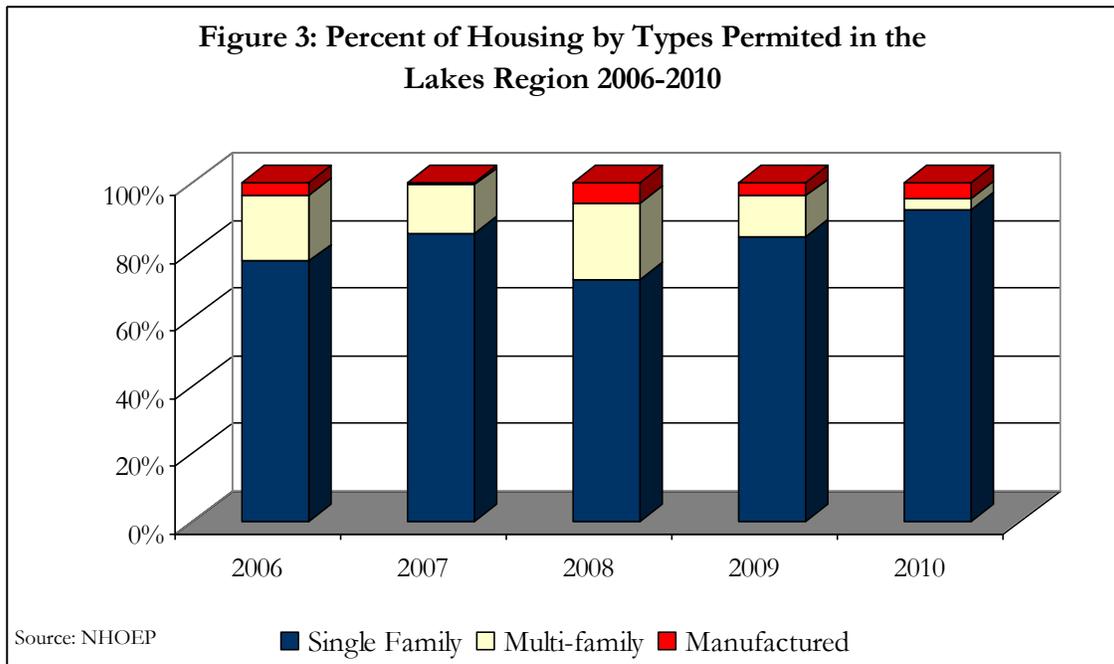


Figure 2 illustrates a slight increase in housing permits issued in the Lakes Region from 2009 (207) to 2010 (216) or an increase of 4.3 percent. While an increase in housing development was experienced in 2010, the rate of residential development in the Lakes Region is well below historic development patterns dating back to 1990 when more than twice as many (534) residential permits were issued.

The three types of residential housing permits are: manufactured, single family, and multi-family. In 2010, single family housing permits represented 92 percent, multi-family units represented 3 percent, and manufactured building permits represented 5 percent of the total permits issued in the Lakes Region. This contrasts from 2009 when single family permits reflected 84 percent, multi-family 12 percent, and manufactured permits four percent of the total permits issued. Figure 3 illustrates the permits issued by housing type. In the Lakes Region, single family permits continue to dominate the residential permits issued each year. In comparison, single family housing represented 67 percent of the housing permitted for development statewide.



Starting in 2010 the US Census no longer provides residential housing information by type of residential unit (single family, multi-family, manufactured) at the County Subdivision (municipal) level. As a result the NHOEP annual residential permitting survey represents a unique resource to track residential development by types of housing permitted over-time.

Belknap County, which is completely within the Lakes Region, accounts for 50 percent of the region’s housing units. The Lakes Region portion of communities in Merrimack (5) and Grafton (6) County each make up 11 percent of the region’s total housing units. Carroll County makes up 28 percent with eight municipalities within the Lakes Region. Figure 4 provides a descending ordered list of estimated total housing units by Lakes Region

community. Laconia has the most housing (9,929 units) with nearly twice as much as Gilford, which has the second greatest number of residential housing units (5,128).

Increased rates of residential development can affect a community's municipal services as well as its annual tax roll because of the increased demand for services. Laconia and Moultonborough issued the most permits in 2010. Combined they comprise 33 percent of the total residential permits issued in the region. The municipalities issuing the greatest number of residential permits between 2006 and 2010 include: Laconia (358), Moultonborough (214), Alton (214), Gilford, (172), and Meredith (132).

The map on the following page displays a graduated scale based on the percentage of total residential permits issued by Lakes Region

communities. Noteworthy was the net loss of nine residential permits in Wolfeboro. These may have been issued, but not acted on. Permits issued in Freedom represented a 6.5 percent increase to the housing stock, which was the fifth highest rate of residential growth in the region. Freedom has experienced fairly consistent permitting in the past six years averaging 12.4 permits annually, with 14 granted in 2010.

Figure 4: Estimated Total Housing Units 2010

Location	2010 Census Total Housing Units	2010 Permits	NHOEP Estimated Total Housing Units
Laconia	9,879	50	9,929
Gilford	5,111	17	5,128
Moultonborough	4,940	21	4,961
Meredith	4,728	17	4,745
Wolfeboro	4,443	-9	4,434
Alton	4,281	7	4,288
Franklin	3,938	4	3,942
Belmont	3,615	3	3,618
Ossipee	3,057	13	3,070
Bristol	2,488	5	2,493
Tuftonboro	2,435	6	2,441
Barnstead	2,319	4	2,323
Gilmanton	2,118	1	2,119
Tamworth	1,969	8	1,977
Northfield	1,969	0	1,969
Tilton	1,845	8	1,853
Sanbornton	1,612	2	1,614
Freedom	1,580	14	1,594
Holderness	1,510	3	1,513
Ashland	1,355	3	1,358
Andover	1,121	4	1,125
New Hampton	1,083	9	1,092
Sandwich	1,057	2	1,059
Bridgewater	995	3	998
Alexandria	967	5	972
Effingham	963	3	966
Center Harbor	795	0	795
Danbury	684	3	687
Hebron	600	8	608
Hill	512	2	514
Lakes Region Total	73,969	216	74,185

Sources: US Census and NHOEP May 2012 Preliminary Data

Figure 5 displays the communities that issued the greatest number of residential permits from 2006 to 2010. Laconia and Alton have consistently been among the top five communities issuing the greatest number of residential permits in recent years. In 2010, Freedom (14) exceeded the permits issued in Alton (7) as did five other communities not in the top-five including: Ossipee (13), New Hampton (9), Tamworth (8), Tilton (8), and Hebron (8). Figure 6 illustrates the type and number of residential permits granted by the communities that issued the most permits in the five-year period from 2006-2010. Figure 6 illustrates the type of residential permits granted by the communities that issued the most permits in the five year period from 2006-2010. Meredith reflects the most balanced permitting between single family and multi-family housing.

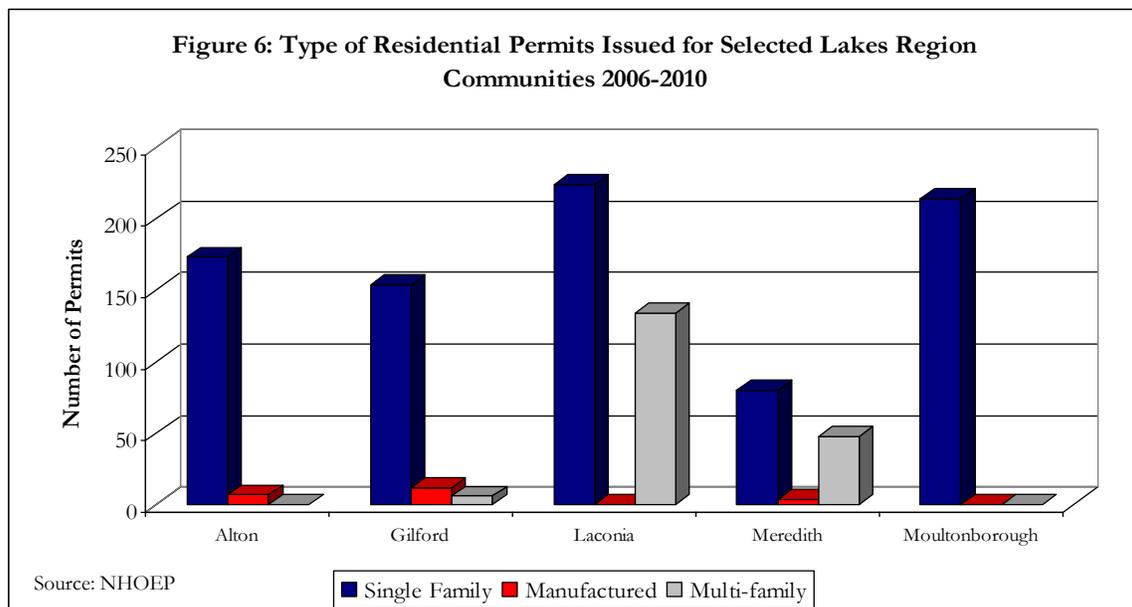
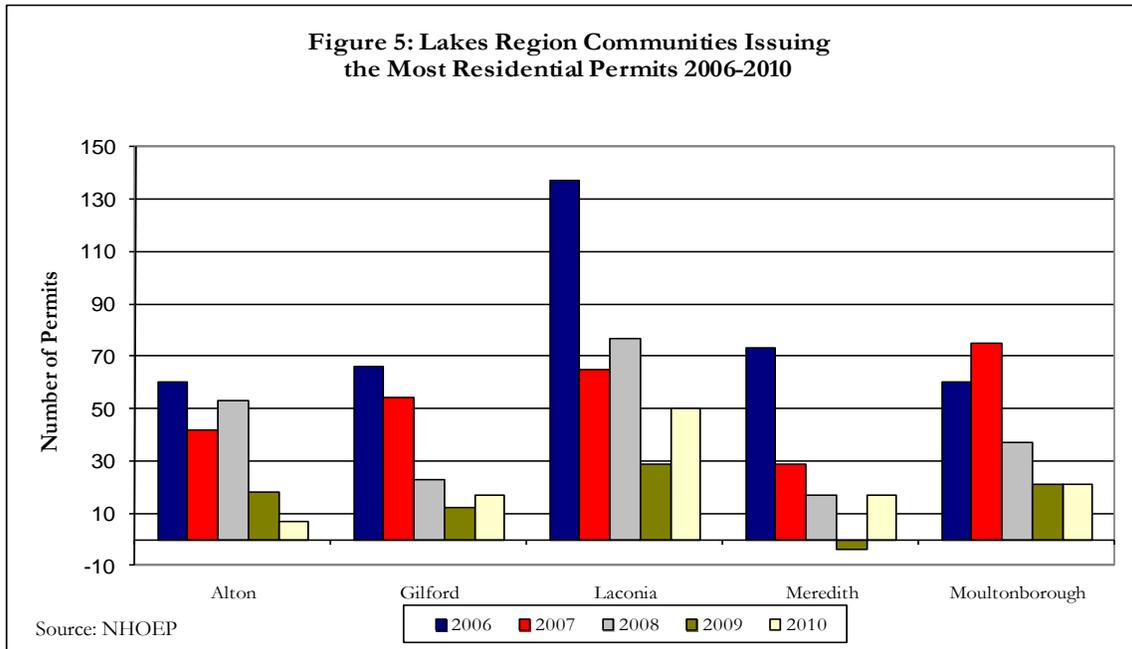
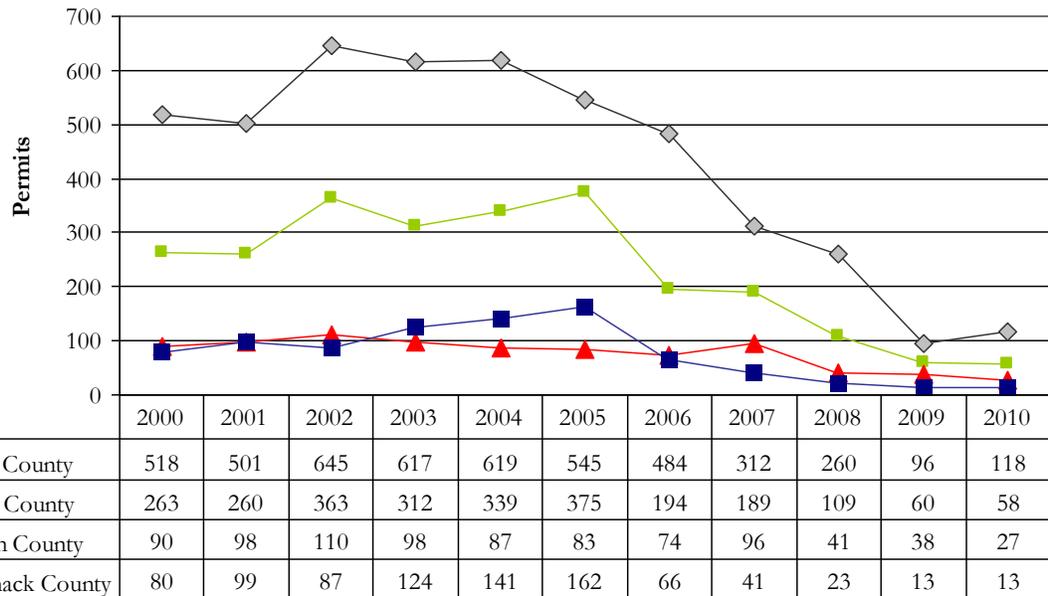


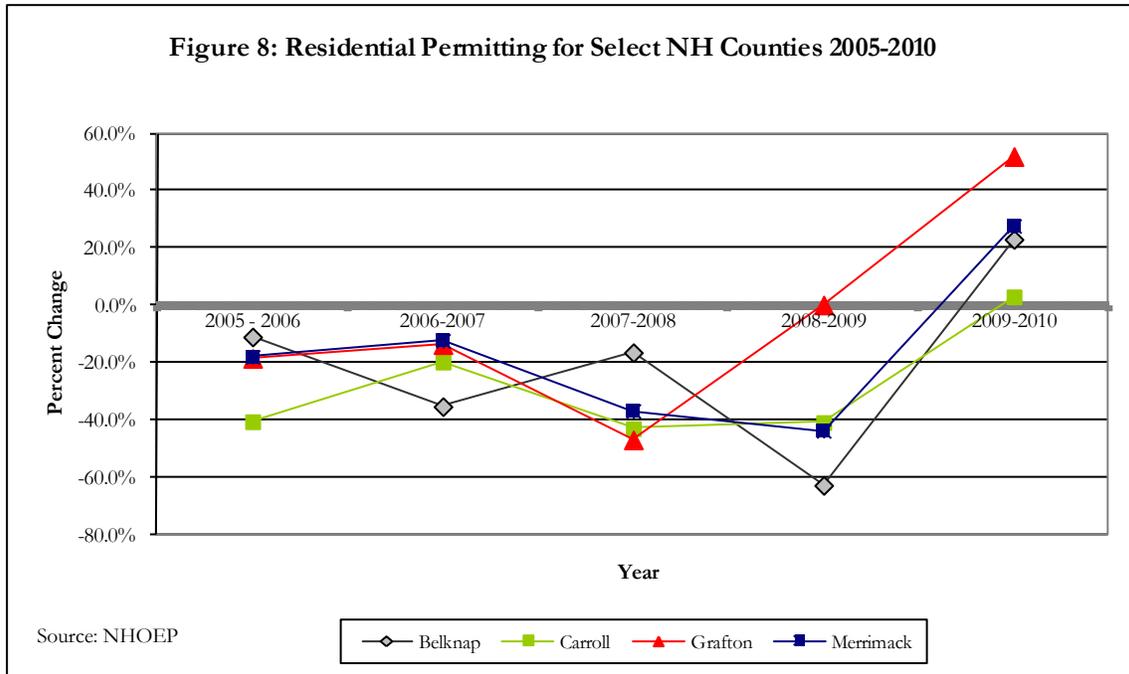
Figure 7 indicates Lakes Region residential permitting from 2000-2010 by county. The region is comprised of all of Belknap County, and portions of Carroll, Grafton, and Merrimack Counties. Belknap County was the only area in the Lakes Region that experienced an increase in the number of residential permits issued in 2010 in comparison to 2009. For Carroll and Merrimack County communities within the Lakes Region, permitting in 2010 was comparable to the previous year; though Grafton County communities within the Lakes Region collectively issued fewer permits in 2010 (27) than in 2009 (38). However, for these counties as a whole, each experienced growth in residential permitting in 2010.

Figure 7: Lakes Region Residential Permits Issued by County 2000-2010



* Only Lakes Region communities in county
 Source: NHOEP Annual Residential Permitting Survey

Figure 8 compares county-wide growth rates in residential permits for the four counties of relevance to the Lakes Region. These data indicate that Grafton County is experiencing a residential construction recovery sooner and more pronounced than Belknap, Carroll, and Merrimack Counties. Statewide the only County to experience a greater percentage increase in residential permitting than Grafton County was Coos where permits increased by 100 percent. However, this increase produced far fewer permits (13) compared to Grafton County which went from 289 permits issued in 2009 to 439 permits in 2010. Only Rockingham County issued more permits (540) than Grafton County in 2010. As previously noted, however, the strength of the Grafton County permitting trends is occurring in communities that are located outside of the Lakes Region.



2. SUBDIVISION DATA

The LRPC *Regional Development Survey (RDS)* is the primary source of subdivision activity data in the Lakes Region. Communities were asked to provide details on residential subdivision activity that took place in 2010. Of the 30 Lakes Region communities contacted, 26 communities responded. According to the 2010 survey results, 2,361.7 acres were subdivided in the Lakes Region and 163 lots were created. While there were more total acres subdivided in 2010 than in 2009 (1,552.5), the number was still less than the average annual number of acres subdivided from 2000 to 2010 (3,401.2). A total of five waterfront lots were reported being created in 2010. Noteworthy is that only one percent of the lots created in 2010 (2) were serviced by municipal water and sewer, and these were only in Laconia.

Of the municipalities reporting, Sandwich experienced the most acres subdivided within the last three years (1,485). Other survey participants that recorded the most subdivided acres from 2008 to 2010 were Barnstead (428), Center Harbor (485.9), Holderness (564.6), and Northfield (639). In this three-year timeframe a total of 3,602.5 acres were subdivided in these five towns. Figure 9 details the regional subdivision activity in 2010 when a total of 56 subdivisions created 163 lots, involving 2,362 acres. A total of six lots were revoked in this year for a net increase of 157 lots. This represents nearly half of all the recorded acres subdivided during that time period.

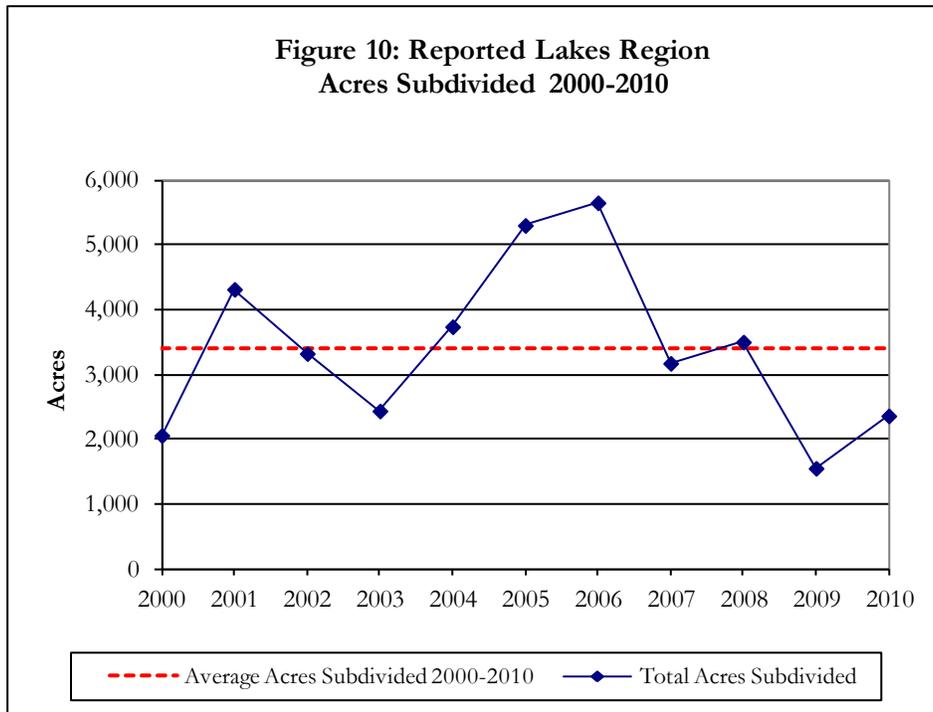
Figure 9: Lakes Region Subdivision Activity 2010

Municipality	Number of Subdivisions	Number of Resulting Lots	Lots Revoked	Total Acres Subdivided	Waterfront Lots Created	Lots Served by Municipal Water and Sewer
Alexandria	2	4	0	19.6	0	0
Alton	-	-	-	-	-	-
Andover	0	0	0	0.0	0	0
Ashland	-	-	-	-	-	-
Barnstead	4	11	0	149.9	0	0
Belmont	4	34	1	194.8	0	0
Bridgewater	1	1	0	5.0	0	0
Bristol	2	6	4	145.8	0	0
Center Harbor	3	5	0	300.0	2	0
Danbury	0	0	0	0.0	0	0
Effingham	1	4	0	13.3	0	0
Franklin	0	0	0	0.0	0	0
Freedom	0	0	0	0.0	0	0
Gilford	5	31	0	264.1	0	0
Gilmanton	0	0	0	0.0	0	0
Hebron	1	2	0	8.4	0	0
Hill	-	-	-	-	-	-
Holderness	3	6	0	168.1	0	0
Laconia	3	8	0	-	0	2
Meredith	4	9	0	195.7	0	0
Moultonborough	2	2	0	14.9	0	0
New Hampton	4	10	0	65.5	0	0
Northfield	3	9	0	203.0	0	0
Ossipee	0	0	0	0.0	0	0
Sanbornton	1	3	0	33.6	0	0
Sandwich	3	5	0	514.3	1	0
Tamworth	6	7	1	46.7	0	0
Tilton	2	2	0	5.0	0	0
Tuftonboro	-	-	-	-	-	-
Wolfeboro	2	4	0	14.0	2	0
Totals	56	163	6	2,361.7	5	2

- No Response

Source: LRPC Regional Development Survey, 2011

Figure 10 indicates the total reported acres subdivided in the Lakes Region during the 11 years from 2000 to 2010. Noteworthy is the increased number of affected acres in 2010 compared to 2009, with the 2010 figure still below the historic average.



Source: LRPC

3. LAKES REGION COMMERCIAL AND INDUSTRIAL PERMITTING

The *Regional Development Survey (RDS)* also collects data for commercial and industrial permitting in the Lakes Region. A total of 26 communities responded to the commercial permitting questions in the RDS, indicating that a total of 75 new commercial buildings were permitted totaling more than 105,577 square feet of commercial space. When factoring for demolitions and expired permits (no conversions were reported) the net gain in permitted commercial buildings was 31, totaling 78,407 square feet of commercial space (see Appendix C for complete details).

Moultonborough issued the greatest number of commercial permits with 21 approvals in 2010 and no adjustments for demolitions or expired permits. This number represents 28 percent of the total reported commercial permits in the region in 2010. Wolfeboro issued the second greatest number of commercial permits (11), but experienced a net loss of nine commercial buildings due to the demolition of 20 units.

The municipality that reported the most industrial growth was Gilford with three of the six permits issued regionally. Ossipee and Wolfeboro were the only other towns to report industrial development; Ossipee issued two industrial permits and Wolfeboro issued one. The amount of industrial space permitted was not provided for any of the issued permits.

Figure 11: Lakes Region Commercial and Industrial Permits 2010

Municipality	Commercial	Industrial
Alexandria	0	0
Alton	-	-
Andover	4	0
Ashland	-	-
Barnstead	0	0
Belmont	1	0
Bridgewater	6	0
Bristol	0	0
Center Harbor	0	0
Danbury	4	0
Effingham	0	0
Franklin	2	0
Freedom	0	0
Gilford	3	3
Gilmanton	0	0
Hebron	0	0
Hill	-	-
Holderness	0	0
Laconia	1	0
Meredith	4	0
Moultonborough	21	0
New Hampton	0	0
Northfield	1	0
Ossipee	8	2
Sanbornton	3	0
Sandwich	0	0
Tamworth	0	0
Tilton	6	0
Tuftonboro	-	-
Wolfeboro	11	1
Totals	75	6

- No Response

Source: LRPC Regional Development Survey, 2011

4. SUMMARY

This report contains several indicators of economic recovery since the Great Recession including increased residential, commercial, and industrial permitting in 2010 versus 2009. The total number of residential permits issued both statewide and within the Lakes Region increased in 2010, which supports the notion the housing market bottomed out last year. For the region this represents the first increase since 2005. Residential development in the region centered on Belknap County where four of the top five communities issuing the greatest number of permits in recent years are located (Alton, Gilford, Laconia, and Meredith) and the fifth community (Moultonborough) is in close proximity. Residential permitting in the Lakes Region showed an increase in single family homes with associated decreases in manufactured and multi-family development. While only Belknap County experienced increased residential development when considering just Lakes Region communities, all other counties that comprise a portion of the region (Carroll, Grafton, and Merrimack) as a whole experienced more residential development in 2010 compared to 2009.

Subdivision data also indicate increased development activity in 2010, when both the number of acres subdivided and the number of lots created increased from 2009. A total of 66 subdivisions affected 1,553 acres of land in 2009, while in 2010 163 approved subdivisions affected 2,362 acres. Regionally, Belmont and Gilford contained 40 percent of the subdivided lots in 2010. From 2000 to 2010, the average number of acres subdivided in participating communities is approximately 3,400. Lakes Region communities reported 58.5 square miles or 37,440 acres of land subdivided from 2000 to 2010.

In 2009, 58 commercial and three industrial permits were approved. In 2010, commercial permitting was up 29 percent and industrial permitting up 100 percent when a total of 75 commercial and 6 industrial permits were issued. Industrial permitting was divided between Belknap and Carroll County communities where Gilford issued three, Ossipee two, and Wolfeboro one industrial permits. Moultonborough issued the greatest number of commercial permits with 21 approvals or 28 percent of the regional total. More than half of the commercial permits issued in the region were issued in three Carroll County communities – Moultonborough 21 (28%), Wolfeboro 11 (15%), and Ossipee 8 (11%). While Wolfeboro experienced the second highest number of commercial permits, the net result was an overall loss of nine commercial units when demolitions are factored in. Overall, the region experienced a net gain of more than 78,400 square feet of commercial space in 2010.

Residential permitting data were provided by the New Hampshire Office of Energy and Planning (NHOEP). This data was provided prior to being incorporated into the annual publication: *Current Estimates and Trends in New Hampshire's Housing Supply* from NHOEP. The data displayed in this report are the most accurate at the time of publication, but may require revision.

The Lakes Region Planning Commission would like to thank everyone who participated and contributed to this year's survey. Your efforts help make this a valuable tool to measure development trends in our region.

APPENDICES

A. ESTIMATED HOUSING UNITS 2010

B. LAKES REGION HISTORIC HOUSING PERMITS 2000-2010 BY HOUSING TYPE

C. COMMERCIAL PERMITS ISSUED IN THE LAKES REGION 2010

D. HOUSING UNITS, USE, and OCCUPANCY

APPENDIX A:
ESTIMATED HOUSING UNITS 2010

Figure A-1: Estimated Total Housing Units 2010

Location	2000 Census Total Housing Units	2010 Census Total Housing Units	Net Residential Permits Issued 2010	NHOEP Estimated Total Family Housing Units	County as a Percent of Regional Total
Alton	3,522	4,281	7	4,288	
Barnstead	1,994	2,319	4	2,323	
Belmont	3,113	3,615	3	3,618	
Center Harbor	653	795	0	795	
Gilford	4,312	5,111	17	5,128	
Gilmanton	1,848	2,118	1	2,119	
Laconia	8,554	9,879	50	9,929	
Meredith	4,191	4,728	17	4,745	
New Hampton	944	1,083	9	1,092	
Sanbornton	1,359	1,612	2	1,614	
Tilton	1,631	1,845	8	1,853	
Belknap County	32,121	37,386	118	37,504	50.55%
Effingham	791	963	3	966	
Freedom	1,406	1,580	14	1,594	
Moultonborough	4,523	4,940	21	4,961	
Ossipee	2,742	3,057	13	3,070	
Sandwich	965	1,057	2	1,059	
Tamworth	1,662	1,969	8	1,977	
Tuftonboro	2,019	2,435	6	2,441	
Wolfeboro	3,903	4,443	-9	4,434	
*Carroll County	18,011	20,444	58	20,502	27.64%
Alexandria	783	967	5	972	
Ashland	1,149	1,355	3	1,358	
Bridgewater	850	995	3	998	
Bristol	2,073	2,488	5	2,493	
Hebron	517	600	8	608	
Holderness	1,208	1,510	3	1,513	
*Grafton County	6,580	7,915	27	7,942	10.71%
Andover	1,038	1,121	4	1,125	
Danbury	596	684	3	687	
Franklin	3,676	3,938	4	3,942	
Hill	436	512	2	514	
Northfield	1,782	1,969	0	1,969	
*Merrimack County	7,528	8,224	13	8,237	11.10%
Lakes Region Totals	64,240	73,969	216	74,185	

*Lakes Region communities only

Sources: NHOEP and US Census

APPENDIX B:

**LAKES REGION
HISTORIC HOUSING PERMITS
2000-2010 BY HOUSING TYPE**

Figure B-1: Single Family Housing Permits 2000-2010

Location	2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits	2009 Permits	2010 Permits
Alton	67	57	80	100	106	86	58	42	49	17	7
Barnstead	48	123	56	35	33	40	34	25	24	6	3
Belmont	25	29	37	43	40	23	26	19	8	6	5
Center Harbor	3	7	6	15	19	12	10	3	1	7	0
Gilford	51	62	102	59	38	57	51	51	23	12	17
Gilmanton	45	43	53	55	45	26	17	17	-1	5	1
Laconia	47	60	72	139	166	36	57	51	30	32	54
Meredith	59	42	71	70	79	46	23	27	17	-4	17
New Hampton	21	13	25	24	21	12	20	10	9	3	6
Sanbornton	36	19	29	23	27	36	16	16	8	6	0
Tilton	6	-2	19	15	12	12	10	4	1	1	-1
Belknap County	408	453	550	578	586	386	322	265	169	91	109
Effingham	3	0	22	30	32	31	14	7	8	8	2
Freedom	31	10	37	20	26	16	13	14	10	11	14
Moultonborough	94	73	110	88	89	77	60	75	37	21	21
Ossipee	18	33	58	41	78	56	28	32	10	13	13
Sandwich	10	10	11	17	18	18	10	10	8	1	2
Tamworth	6	0	0	0	0	40	35	17	9	5	6
Tuftonboro	19	37	48	34	30	51	25	15	17	7	5
Wolfeboro	55	70	66	60	60	16	4	17	2	-8	-9
*Carroll County	236	233	352	290	333	305	189	187	101	58	54
Alexandria	12	28	24	11	10	18	21	14	6	4	5
Ashland	4	7	6	12	13	11	6	4	3	7	3
Bridgewater	21	5	8	3	11	11	11	6	3	1	2
Bristol	9	23	37	30	20	14	14	10	2	2	5
Hebron	15	6	8	13	11	11	6	6	4	1	7
Holderness	21	20	17	11	12	9	5	6	-1	1	4
*Grafton County	82	89	100	80	77	74	63	46	17	16	26
Andover	7	16	10	14	17	18	11	6	5	2	4
Danbury	4	7	2	18	24	7	8	12	3	-1	2
Franklin	11	28	24	42	49	36	23	12	11	4	2
Hill	8	3	7	10	6	3	4	7	2	1	2
Northfield	28	33	27	36	30	26	8	6	2	2	0
*Merrimack County	58	87	70	120	126	90	54	43	23	8	10
Lakes Region Totals	784	862	1,072	1,068	1,122	855	628	541	310	173	199

Source: NHOEP

*Lakes Region communities only

Figure B-2: Multi-Family Housing Permits 2000-2010

Location	2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits	2009 Permits	2010 Permits
Alton	6	0	2	4	4	1	0	0	0	0	0
Barnstead	4	4	2	0	0	0	0	1	0	0	0
Belmont	6	0	3	14	5	2	12	2	33	5	-2
Center Harbor	0	0	0	0	0	0	0	0	0	0	0
Gilford	5	0	8	7	0	12	4	2	0	0	0
Gilmanton	0	0	2	0	2	2	2	0	0	0	0
Laconia	8	4	10	0	0	72	80	14	47	-3	-4
Meredith	0	0	0	0	4	48	46	2	0	0	0
New Hampton	2	0	1	1	0	3	0	2	0	1	2
Sanbornton	0	0	0	0	0	0	0	3	0	0	0
Tilton	2	0	0	0	0	0	2	19	0	0	10
Belknap County	33	8	28	26	15	140	146	45	80	3	6
Effingham	0	0	0	0	0	0	0	1	0	0	1
Freedom	0	0	0	0	0	0	0	0	0	0	0
Moultonborough	0	0	0	0	0	0	0	0	0	0	0
Ossipee	0	2	0	0	0	25	0	0	0	0	0
Sandwich	0	0	0	0	0	0	0	0	0	0	0
Tamworth	2	0	0	0	0	33	0	0	0	0	0
Tuftonboro	0	2	0	0	0	0	0	0	0	0	0
Wolfeboro	0	0	0	0	0	4	0	0	2	0	0
*Carroll County	2	4	0	0	0	62	0	1	2	0	1
Alexandria	0	0	0	0	0	2	0	0	2	0	0
Ashland	0	1	0	0	0	3	10	33	-2	0	0
Bridgewater	0	0	0	0	0	0	0	0	0	0	0
Bristol	0	0	2	0	0	2	0	13	21	21	0
Hebron	0	0	0	0	0	0	1	0	0	0	0
Holderness	0	-5	0	0	0	0	0	0	0	0	0
*Grafton County	0	-4	2	0	0	7	11	46	21	21	0
Andover	0	0	0	2	0	0	0	1	0	0	0
Danbury	0	4	0	0	0	0	0	0	-4	0	0
Franklin	0	0	2	-5	2	4	1	-1	0	1	0
Hill	0	0	0	0	0	0	0	0	0	0	0
Northfield	0	0	0	0	2	70	0	0	0	0	0
*Merrimack County	0	4	2	-3	4	74	1	0	-4	1	0
Lakes Region Totals	35	12	32	23	19	283	158	92	99	25	7

Source: NHOEP

*Lakes Region communities only

Figure B-3: Manufactured Housing Permits 2000-2010

Location	2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits	2009 Permits	2010 Permits
Alton	5	1	3	0	0	0	2	0	4	1	0
Barnstead	5	12	19	2	0	0	0	1	2	0	1
Belmont	22	22	14	5	3	-2	-2	0	1	-1	0
Center Harbor	2	0	1	0	2	0	0	0	0	0	0
Gilford	7	-3	14	-5	0	6	11	1	0	0	0
Gilmanton	2	0	0	0	0	0	0	0	0	0	0
Laconia	26	1	0	1	0	0	0	0	0	0	0
Meredith	0	0	4	1	5	5	4	0	0	0	0
New Hampton	0	2	-1	-1	1	0	-1	0	1	2	1
Sanbornton	6	5	0	0	0	1	2	0	1	0	2
Tilton	2	0	13	10	7	9	0	0	2	0	-1
Belknap County	77	40	67	13	18	19	16	2	11	2	3
Effingham	3	0	0	0	0	0	1	1	0	0	0
Freedom	6	14	0	12	0	3	0	0	0	0	0
Moultonborough	0	0	0	0	0	0	0	0	0	0	0
Ossipee	10	9	10	10	5	3	0	0	3	1	0
Sandwich	0	0	0	0	0	0	1	0	2	0	0
Tamworth	0	0	0	0	0	2	3	0	1	1	2
Tuftonboro	6	0	0	0	1	0	0	0	0	0	1
Wolfeboro	0	0	1	0	0	0	0	0	0	0	0
*Carroll County	25	23	11	22	6	8	5	1	6	2	3
Alexandria	2	5	0	0	3	0	0	0	0	0	0
Ashland	2	0	-1	14	0	-1	1	0	1	1	0
Bridgewater	0	3	4	3	0	2	0	0	0	0	1
Bristol	2	4	3	0	6	1	-2	4	2	0	0
Hebron	0	1	1	0	0	0	0	0	0	0	1
Holderness	2	0	1	1	1	0	1	0	0	0	-1
*Grafton County	8	13	8	18	10	2	0	4	3	1	1
Andover	6	0	-1	-2	0	-5	0	-2	0	1	0
Danbury	1	0	7	0	0	0	2	0	2	0	1
Franklin	8	0	5	7	9	3	7	0	3	2	2
Hill	7	1	2	1	2	0	2	0	-2	0	0
Northfield	0	7	2	1	0	0	0	0	1	1	0
*Merrimack County	22	8	15	7	11	-2	11	-2	4	4	3
Lakes Region Totals	132	84	101	60	45	27	32	5	24	9	10

Source: NHOEP

*Lakes Region communities only

APPENDIX C:
COMMERCIAL PERMITS ISSUED IN THE LAKES
REGION 2010

FIGURE C-1: LAKES REGION COMMERCIAL PERMITTING DETAILS 2010

	New Construction			Demolitions			Conversions			Expired Permits			Net Total		
	# of Buildings	# of Units	Total Sq. Ft.	# of Buildings	# of Units	Total Sq. Ft.	# of Buildings	# of Units	Total Sq. Ft.	# of Buildings	# of Units	Total Sq. Ft.	Buildings	Units	Sq. Ft.
Alexandria	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Andover	4	4	6,154	0	0	0	0	0	0	0	0	0	4	4	6,154
Ashland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Barnstead	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Belmont	1	1	2,400	1	1	1,200	0	0	0	0	0	0	0	0	1,200
Bridgewater	6	6	15,784	4	4	10,100	0	0	0	0	0	0	2	2	5,684
Bristol	0	0	0	1	1	1,996	0	0	0	0	0	0	-1	-1	-1,996
Center Harbor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Danbury	4	-	-	-	-	-	-	-	-	1	-	-	3	-	-
Effingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Franklin	2	2	3,753	1	1	1,935	0	0	0	0	0	0	1	1	1,818
Freedom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gilford	3	-	-	-	-	-	-	-	-	-	-	-	3	-	-
Gilmanton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hebron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Holderness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laconia	1	1	4,472	2	2	11,939	0	0	0	0	0	0	-1	-1	-7,467
Meredith	4	4	12,540	2	2	0	0	0	0	0	0	0	2	2	12,540
Moultonborough	21	21	-	0	0	0	0	0	0	0	0	0	21	21	-
New Hampton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northfield	1	1	24,000	0	0	0	0	0	0	0	0	0	1	1	24,000
Ossipee	8	8	-	11	-	-	0	0	0	0	0	0	-3	8	-
Sanbornton	3	-	823	-	0	0	0	0	0	0	0	0	-	-	823
Sandwich	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tamworth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilton	6	29	-	1	1	-	0	0	0	0	0	0	5	28	-
Tuftonboro	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wolfeboro	11	11	35,651	20	20	-	0	0	0	0	0	0	-9	-9	35,651
TOTALS	75	88	105,577	43	32	27,170	0	0	0	1	0	0	31	56	78,407

- No Response

Source: LRPC Regional Development Survey, 2011

APPENDIX D:

HOUSING UNITS, USE, and OCCUPANCY

FIGURE D-1: HOUSING USES AND OCCUPANCY

	Municipality	Total Units	Vacant	Seasonal, Recreation, Occasional Use (SROU)	SROU as a Percent of Total Housing Stock
Belknap County	Alton	4,281	2,136	1,928	45%
	Barnstead	2,319	592	516	22%
	Belmont	3,615	674	495	14%
	Center Harbor	795	232	290	36%
	Gilford	5,111	2,104	1,863	36%
	Gilmanton	2,118	666	588	28%
	Laconia	9,879	3,041	2,293	23%
	Meredith	4,728	2,020	1,710	36%
	New Hampton	1,083	235	185	17%
	Sanbornton	1,612	446	387	24%
	Tilton	1,845	383	212	11%
		37,386	12,529	10,467	28%
Carroll County*	Effingham	963	342	280	29%
	Freedom	1,580	881	827	52%
	Moultonborough	4,940	3,199	2,991	61%
	Ossipee	3,057	1,231	1,045	34%
	Sandwich	1,057	440	373	35%
	Tamworth	1,969	677	493	25%
	Tuftonboro	2,435	1,406	1,293	53%
	Wolfeboro	4,443	1,604	1,322	30%
		20,444	9,780	8,624	42%
Grafton County*	Alexandria	967	333	299	31%
	Ashland	1,355	375	267	20%
	Bridgewater	995	524	502	50%
	Bristol	2,488	1,205	1,089	44%
	Hebron	600	332	310	52%
	Holderness	1,510	650	568	38%
		7,915	3,419	3,035	38%
Merrimack*	Andover	1,121	231	163	15%
	Danbury	684	194	149	22%
	Franklin	3,938	531	193	5%
	Hill	512	99	66	13%
	Northfield	1,969	126	32	2%
		8,224	1,181	603	7%

Source: US Census 2010

*Lakes Region communities only