

# 1. Population & Housing

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## Population

### *Introduction*

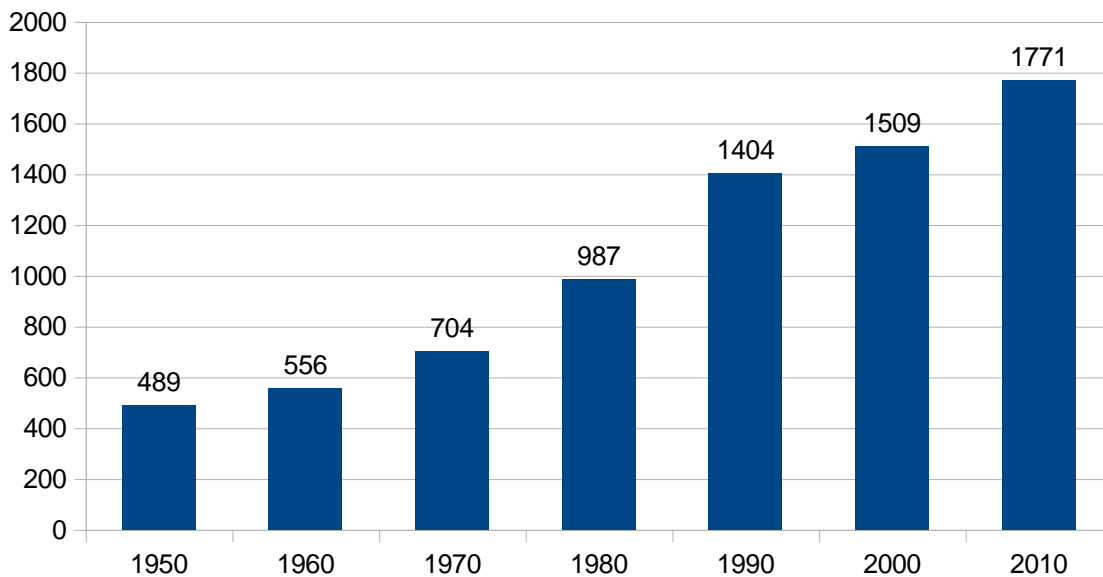
An understanding of Madbury’s population characteristics and trends provides the basis for short and long-term community planning. Total population, rate of growth, long-term population projections and the characteristics of Madbury’s various population groups can have an important influence on housing, land use, community services and facilities, and traffic circulation. Community officials can use this information to establish land use and housing policies as well as timely and efficient provision of community services.

Population characteristics change due to several independent factors: births, deaths and migration both into and out of the town. In-migration has been a significant factor affecting the town’s population.

### *Population History and Trends – Most growth between 1970 and 1990*

The population of Madbury was 695 in 1767, the year of the first census. By 1800, it was 544 and by 1880, it had decreased to 397. Over the next 60 years the population leveled off and reached only 401 by 1940. Since the end of World War II, the population has grown steadily reaching 704 in 1970 and 1404 in 1990 and 1509 in 2000. See **Figure 1-1**. By 2010, the date of the most recent census, the population had reached 1771, or 17.4% more than in 2000.

**Figure 1-1: Madbury - Population Trends since 1950**



*Source: US Census 1960-2010, NH Office of Energy and Planning*

### *Regional Population Change*

From 1980 to 1990, Madbury experienced a significant population increase both in terms of actual numbers and in the percentage of growth, from approximately 987 to 1404, or an increase of 42% percent.

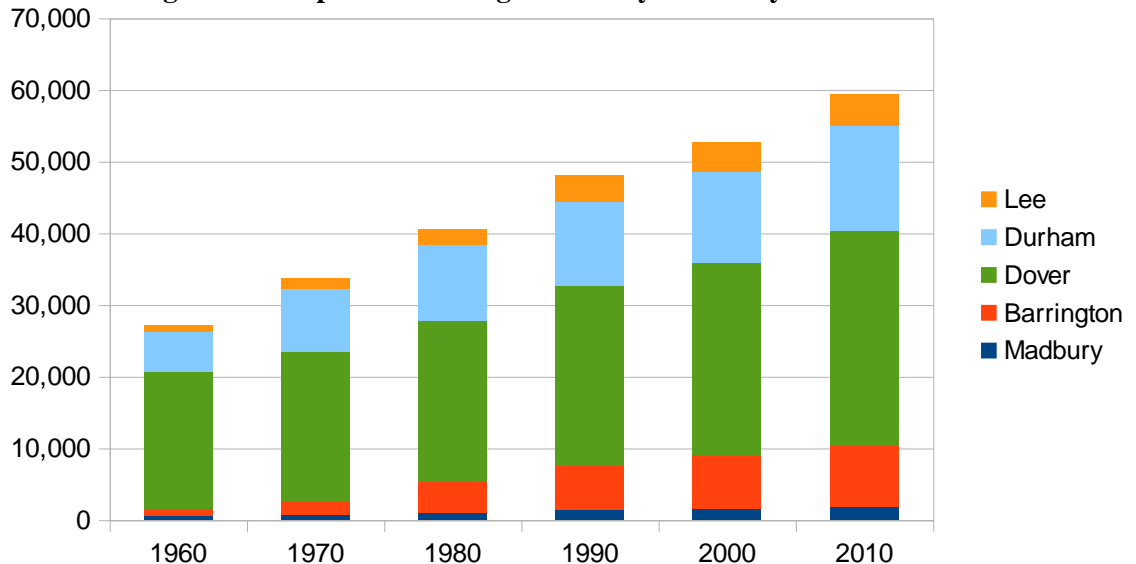
**See Table 1-1.** Most of the towns in Strafford County, including the County (22%) as a whole, reached their peak population growth during this same period. From 2000 to 2010 percentage of growth in Madbury was slightly higher than the previous decade.

**Table 1-1: Population Change-Madbury, Nearby Communities & Strafford County**

Town	1960	1970	% chng	1980	% chng	1990	% chng	2000	% chng	2010	% chng
<b>Madbury</b>	<b>556</b>	<b>704</b>	<b>27%</b>	<b>987</b>	<b>40%</b>	<b>1,404</b>	<b>42%</b>	<b>1,509</b>	<b>7%</b>	<b>1,771</b>	<b>17%</b>
Barrington	1,036	1,865	80%	4,404	136%	6,164	40%	7,475	21%	8,576	15%
Dover	19,131	20,850	9%	22,377	7%	25,042	12%	26,884	7%	29,987	12%
Durham	5,504	8,869	61%	10,652	20%	11,818	11%	12,664	7%	14,638	16%
Lee	931	1,481	59%	2,111	43%	3,729	77%	4,145	11%	4,330	4%
Strafford County	59,799	70,431	18%	85,408	21%	104,233	22%	112,233	8%	123,143	10%

Source: NH OEP, 1960, 1970, 1980, 1990, 2000 and 2010 US Census

**Figure 1-2: Population Change-Madbury & Nearby Communities**



Source: NH OEP, 1960, 1970, 1980, 1990, 2000 and 2010 US Census

**Population Density—Low density supports rural character**

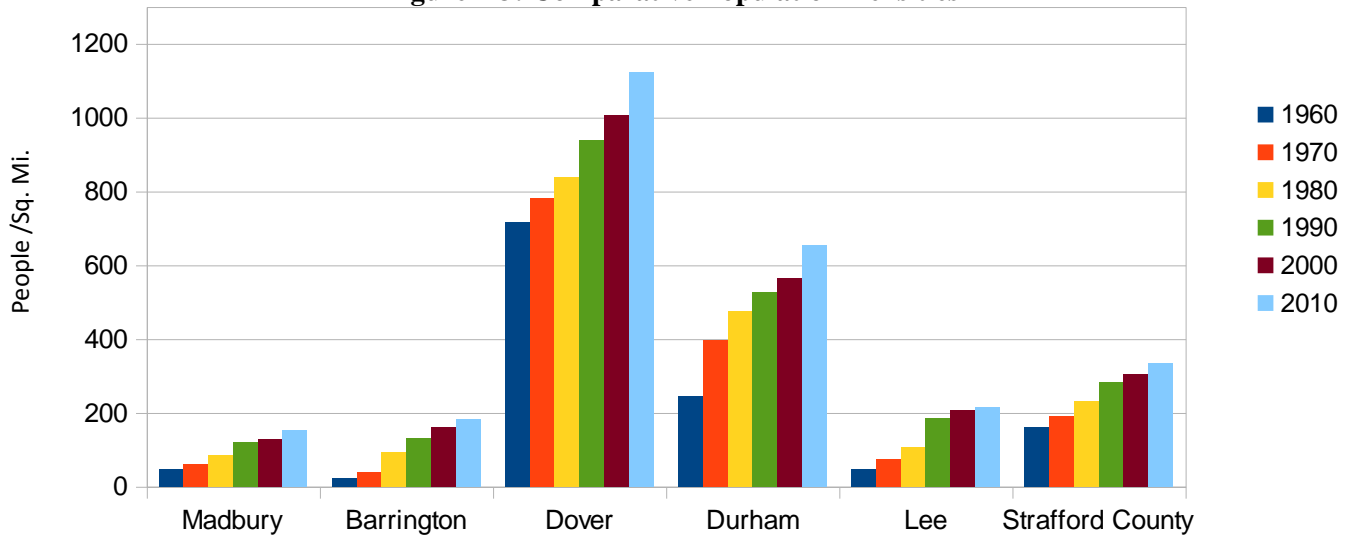
Madbury’s population density increased from 48 persons per square mile of land area in 1960 to 152 persons per square mile in 2010—a 68% increase. **See Table 1-2 and Figure 1-3.** The population density of Strafford County is highest in the town of Somersworth, which had 1201 persons per square mile in 2010. By 2010 Dover had reached 1123 person per square mile. Madbury has the lowest density of the towns in its immediate region, an indicator of its rural character. **See Figure 1-3.**

**Table 1-2: Comparative Population Densities Madbury, Nearby Communities & Strafford County**

Town	1960	1970	1980	1990	2000	2010	Land Area (sq. mi)
<b>Madbury</b>	<b>48</b>	<b>60</b>	<b>84</b>	<b>120</b>	<b>129</b>	<b>152</b>	<b>11.7</b>
Barrington	22	40	95	132	160	184	46.6
Dover	717	781	838	938	1007	1123	26.7
Durham	246	396	476	528	565	653	22.4
Lee	47	74	106	186	207	217	20
Strafford County	162	191	232	283	304	334	368.8

Source: NH OEP, 1960, 1970, 1980, 1990, 2000 and 2010 US Census

**Figure 1-3: Comparative Population Densities**



Source: NH OEP, 1960, 1970, 1980, 1990, 2000 and 2010 US Census

***Births & Deaths—Birth rate is decreasing***

Since 2000, Madbury has experienced an addition of 186 residents through birth, and a loss of 88 residents through death, resulting in a net increase of 98 residents. **Table 1-3** indicates that births and the natural increase of population have declined during the period of 2010 to 2012.

Madbury’s population has grown by 262 residents since 2000. Therefore, Madbury’s natural increase since 2000 has made up approximately 37% of the Town’s population growth, with in migration accounting for the remaining 63% (or 164 residents) of Madbury’s growth over that span.

**Table 1-3: Births v. Deaths 1995-2012**

Year	Births	Deaths	Natural Increase
2000	14	6	8
2001	18	3	15
2002	14	9	5
2003	11	5	6
2004	12	6	6
2005	18	9	9
2006	26	7	19
2007	21	9	12
2008	11	8	3
2009	16	2	14
2010	8	8	0
2011	9	9	0
2012	8	7	1
<b>Total</b>	<b>186</b>	<b>88</b>	<b>98</b>

Source: Town Reports – Madbury, 2000-2012

**Population by Age—Largest cohort between 35 and 49**

By analyzing the change in population distribution by age, a picture emerges with respect to the dynamics of Madbury’s population. **Table 1-4** presents the age distribution of the town’s last three national censuses. During this period the overall population increased by 367 persons. Most of this increase occurred in the 50-64 age group. Finally, the population over age 65 increased significantly, an indicator of an aging population. This group will very likely continue to increase as the relatively large 50-64 age group continues to age.

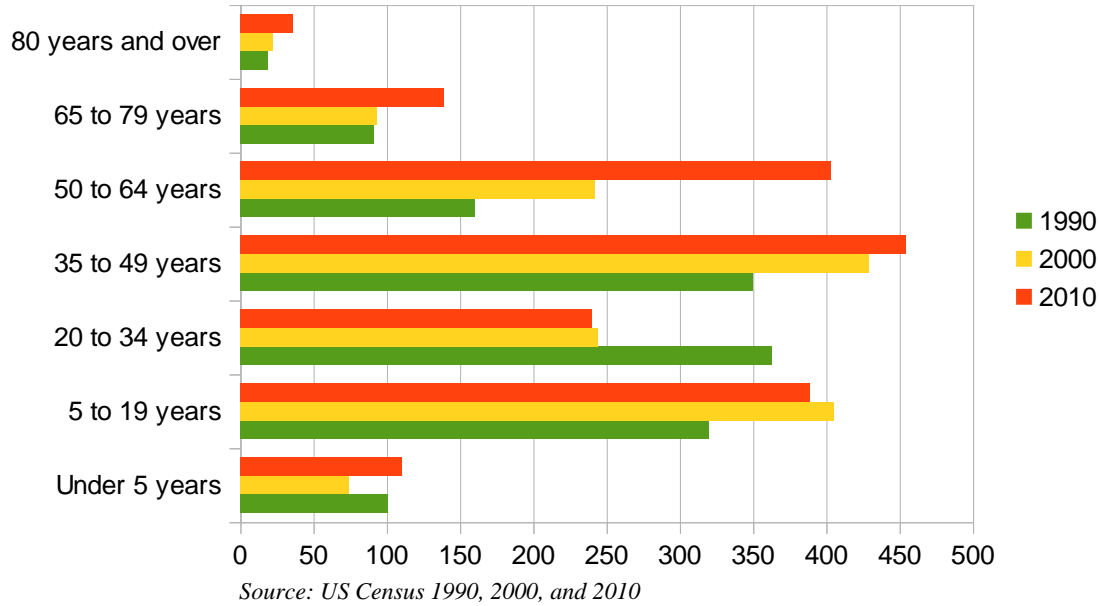
**Table 1-4: Age Distribution**

Age distribution	1990	% Share	2000	% Share	Change	% Change	2010	% Share	Change	% Change
Under 5 years	101	7%	74	5%	-27	-27%	110	6%	36	49%
5 to 19 years	320	23%	405	27%	85	27%	389	22%	-16	-4%
20 to 34 years	363	26%	244	16%	-119	-33%	240	13%	-4	-2%
35 to 49 years	350	25%	429	28%	79	23%	454	26%	25	6%
50 to 64 years	160	11%	242	16%	82	51%	403	23%	161	67%
65 to 79 years	91	7%	93	6%	2	2%	139	8%	46	49%
80+ years	19	1%	22	2%	3	16%	36	2%	14	64%
<b>Total population</b>	<b>1404</b>	<b>100%</b>	<b>1509</b>	<b>100%</b>	<b>105</b>	<b>7%</b>	<b>1771</b>	<b>100%</b>	<b>262</b>	<b>17%</b>

Source: US Census 1990, 2000, and 2010

**Figure 1-4** represents a graphic representation of Madbury’s age distribution for the year 2010, indicating the large jump in the 50-64 population from 2000 to 2010 and the continuing growth of the population over 65. The 20 to 24-age cohort continues to lag behind all age groups between 5 and 64 years. This appears to indicate that Madbury is a community of older households with families, especially with the increase in the Under 5 years cohort.

**Figure 1-4: 2000 and 2010 Age Distribution**



**Other Population Characteristics**

**Population Movement—Madbury has relatively stable population**

Madbury appears to have a relatively stable population, slightly more so than Strafford County. See **Table 1-5**. Based on the 2007-2011 American Community Survey, 85% of the population had lived in the same residence for more than 1 year while the figure for Strafford County was 81%. By comparison, Lee appears to be relatively more stable with 92% living in the same residence for more than a year while Durham has the most transient population (most likely University of New Hampshire induced).

**Table 1-5: Residence 1-year ago - Madbury, Nearby Communities & Strafford County**

Residence 1 year ago	Madbury	Barrington	Dover	Durham	Lee	Strafford County
	%	%	%	%	%	%
Same house	<b>85%</b>	88%	79%	59%	92%	81%
Different house in the U.S.	<b>13%</b>	12%	20%	39%	8%	19%
Abroad	<b>2%</b>	0%	1%	2%	1%	1%

Source: 2007-2011 American Community Survey

Considering the longer term historical trend, Madbury also has a relatively stable population with just 29% of its population moving into its units after 2005 while Strafford County was at 40%. See **Table 1-6**. More than 80% of Madbury’s householders moved to a unit in Madbury between 1990 and 2011.

**Table 1-6: Year householder moved into unit - Madbury, Nearby Communities & Strafford County**

Year householder moved into unit	Madbury	Barrington	Dover	Durham	Lee	Strafford County
	%	%	%	%	%	%
Moved in 2005 or later	<b>29%</b>	33%	47%	48%	25%	40%
Moved in 2000 to 2004	<b>28%</b>	22%	20%	14%	18%	20%
Moved in 1990 to 1999	<b>25%</b>	26%	17%	22%	28%	20%
Moved in 1980 to 1989	<b>9%</b>	14%	8%	8%	21%	11%
Moved in 1970 to 1979	<b>6%</b>	3%	5%	5%	5%	5%
Moved in 1969 or earlier	<b>3%</b>	2%	4%	4%	3%	4%

Source: 2007-2011 American Community Survey

***Place of Birth—Almost equal number of residents born in state and out of state***

The percentage of Madbury’s residents who were born in New Hampshire is approximately equal to the percentage of residents who were born in another state in the United States. **See Table 1-7.** There is a significant growth of foreign-born residents in the past decade. (from 4.3% to 10%)

**Table 1-7: Place of Birth**

Place of birth	% 2000	% 2011
<b>Native American</b>	<b>95.7%</b>	<b>90.0%</b>
- Born in state of residence	44.1%	45.0%
- Born in other state in the United States	50.6%	43.8%
- Northeast	36.1%	28.9%
- Midwest	5.8%	8.2%
- South	5.3%	5.7%
- West	3.4%	1.0%
- Born outside the United States	0.9%	1.2%
- Puerto Rico	0.1%	0.0%
- U.S. Island Areas	0.0%	0.0%
- Born abroad of American parent(s)	0.8%	1.2%
<b>Foreign born</b>	<b>4.3%</b>	<b>10.0%</b>
- Naturalized citizen	1.9%	3.9%
- Not a citizen	2.5%	6.0%

Source: 2007-2011 American Community Survey, 2000 US Census

***Median Age—Population is aging***

The median age of Madbury closely correlates with New Hampshire’s median age as shown in **Table 1-8.** The population of Madbury is aging, as well as the population of Strafford County and New Hampshire. The median age increased by 8 years between years 1990 and 2010.

**Table 1-8: Median Age - Madbury, Strafford County & State**

Area	1990	2000	2010
<b>Madbury</b>	<b>32.3</b>	<b>36.6</b>	<b>40.6</b>
Strafford County	30.5	34.4	36.9
New Hampshire	32.8	37.1	41.1

Source: 1990, 2000, 2010 US Census

***Educational Achievement—Madbury continues to increase educational levels***

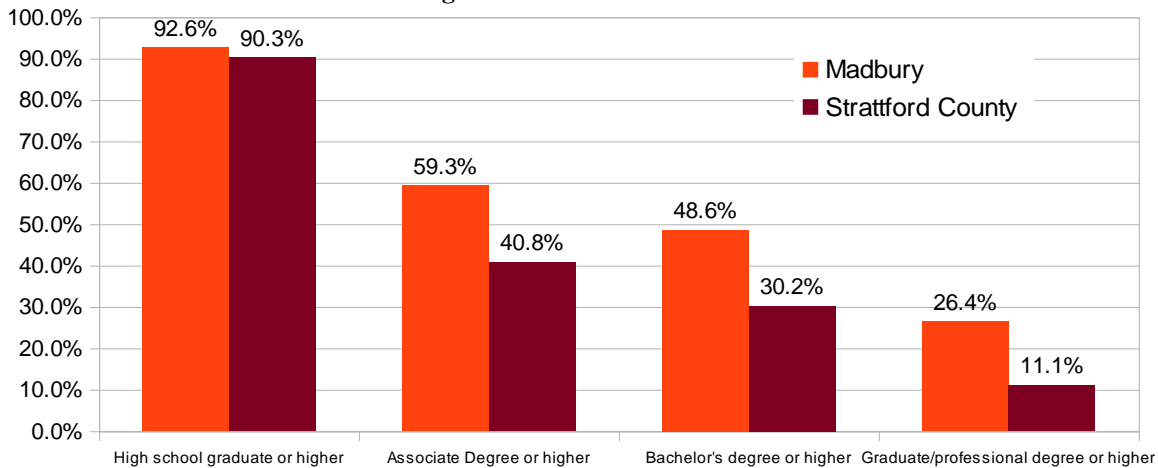
There has been a continual increase in level of education in Madbury as shown in **Table 1-9** and **Figure 1-5**. The most significant increase (4.4%) has been in the segment of Associate Degrees. Madbury’s residents have, in comparison with Strafford County, achieved higher educational levels in all categories. For 2011, high school and higher education exceeds the county by 3%; Associate Degrees and higher education exceeds it by 18%; Bachelors Degrees exceed it by 19%, and Graduate/Professional Degrees and higher exceed the county by 15%.

**Table 1-9: Educational Achievement – Madbury & Strafford County**

Educational Achievement--Cumulative	Madbury			Strafford County		
	2000	2011	Change	2000	2011	Change
High school graduate or higher	92%	93%	1%	86%	90%	4%
Associate Degree or higher	57%	59%	2%	35%	41%	6%
Bachelors degree or higher	51%	49%	-2%	26%	30%	4%
Graduate/professional degree or higher	22%	26%	4%	10%	11%	1%

Source: 2007-2011 American Community Survey, 2000 US Census

**Figure 1-5: Educational Achievement**



Source: 2007-2011 American Community Survey, 2000 US Census

***Marital Status—Significant increase in never married***

From 2000 to 2010, the number of married persons in Madbury decreased from 63% to 56%. The rate of separated and divorced decreased correspondingly. During this same period, the number of individuals that have never married increased from 25% to 37% while the county and the state experienced a much smaller increase as shown in **Table 1-10**. This trend indicates a greater acceptance for divorce as well as a trend to delay marriage. In 2000 both the county and state had higher percentages of married individuals. The percentage of residents with divorced status decreased by 2%, in contrast to the county and the state, where the percentage of divorced status increased.

**Table 1-10: Marital Status - Madbury, Nearby Communities & Strafford County**

MARITAL STATUS	Madbury	Madbury	Strafford County	Strafford County	NH	NH
	2000	2010	2000	2010	2000	2010
Never married	25%	37%	31%	34%	25%	28%
Now married	63%	56%	51%	48%	57%	53%
Separated	1%	0%	2%	1%	1%	1%
Widowed	4%	2%	5%	6%	6%	6%
Divorced	7%	5%	11%	11%	11%	12%

Source: 2000, 2010 US Census

***Heads of Households—Family households dominate***

Despite the general trend of a decreasing percentage of family households in Strafford County and the state, Madbury’s percentage of family households remains high. **See Table 1-11**. Family households make up 77% of all households. That is 14% more than in the county and 11% more than in the state.

**Table 1-11: Heads of Households - Madbury, Strafford County & State**

Status	Madbury	Madbury	Strafford county	Strafford county	NH	NH
	2000	2010	2000	2010	2000	2010
Family household	77%	77%	65%	63%	68%	66%
- Married	63%	66%	51%	48%	55%	52%
- Female Head	10%	7%	10%	11%	9%	10%
- Male Head	4%	3%	4%	4%	4%	4%
Nonfamily households	23%	23%	35%	37%	32%	34%

Source: 2000, 2010 US Census

***Population Projections—Steady growth through 2040***

NH Office of Energy and Planning (NH OEP) released new population projections in November 2013. These projections include data for all municipalities and counties in New Hampshire. The projections were created according to NH OEP’s predictive model. Madbury’s population projection from 2010 to 2040 indicates a relatively slow, but steady growth in population. **See Table 1-12**. By comparison, some municipalities in Strafford County are predicted to have a population stagnation (Lee, Somersworth, Rochester) or decline (Rollinsford). The highest growth in Strafford County is predicted for Middleton where the population is projected to grow by 24% over this period.



**Table 1-12: Population Projections - Madbury, Nearby Communities & Strafford County**

Area	2010	2015	2020	2025	2030	2035	2040	Change 2010-2040	% Change 2010-2040
<b>Madbury</b>	<b>1,771</b>	<b>1,863</b>	<b>1,964</b>	<b>2,010</b>	<b>2,051</b>	<b>2,083</b>	<b>2,101</b>	<b>330</b>	<b>19%</b>
Barrington	8,576	8,930	9,319	9,536	9,730	9,883	9,970	1,394	16%
Dover	29,987	30,808	31,733	32,470	33,131	33,652	33,950	3,963	13%
Durham	14,638	15,295	16,015	16,387	16,720	16,983	17,134	2,496	17%
Lee	4,330	4,301	4,282	4,381	4,470	4,540	4,581	251	6%
Strafford Co.	123,143	125,489	128,219	131,197	133,867	135,972	137,176	14,033	11%

Source: NH OEP 2013

***Residential Accessibility to the Workplace—mean travel time increased***

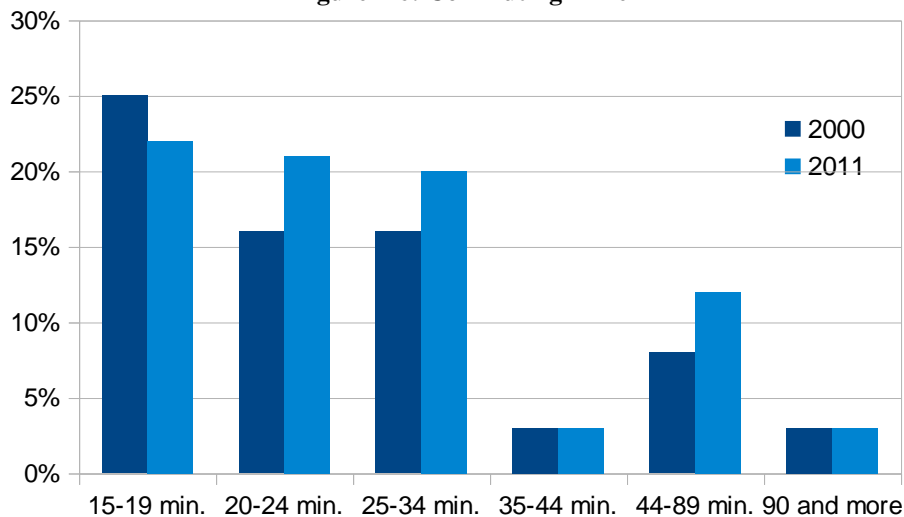
The mean travel time of Madbury’s workforce increased from 21.5 minutes in 1990 to 24.1 in 2000. In 2010, the mean travel time was 25.3. See Table 1-13 and Figure 1-6. This trend indicates that either the radius of workplaces of Madbury’s residents has expanded, or area traffic has increased. Approximately 85% of Madbury’s working residents work within a 45-minute driving time radius.

**Table 1-13: Home to Work Commute Times**

Commuting time	Madbury		Strafford County	
	2000	2011	2000	2011
0 to 14 minutes	29%	19%	31%	29%
15 to 19 minutes	25%	22%	16%	15%
20 to 24 minutes	16%	21%	16%	15%
25 to 34 minutes	16%	20%	18%	19%
35 to 44 minutes	3%	3%	6%	7%
44 or 89 minutes	8%	12%	11%	12%
90 minutes and more	3%	3%	2%	3%
Mean Travel Time (min.)	24.1	25.3	24.1	24.9

Source: 2007-2011 American Community Survey, 2000 US Census

**Figure 1-6: Commuting Time**



Source: 2007-2011 American Community Survey, 2000 US Census

## ***Summary and Observations***

- ❖ *Most of Madbury's population growth took place between 1970 and 1990.*  
Much of this increase was due to in-migration. Approximately half of Madbury's residents were born out of the state.
- ❖ *The largest segment of Madbury's population is in the 35-39 age category.*  
The entire population is aging and the median age increased from 32.3 in 1990 to 0.6 in 2010.
- ❖ *According to current population projections, the town of Madbury will grow at a moderate rate.*  
Through 2040 with there will be an overall increase of 330 individuals (19% increase) from the 2010 US Census figures.
- ❖ *Madbury's percentage of family households remains high—77%.*  
There have been a decreasing percentage of family households in Strafford County and the state, while Madbury's percentage of family households remains high.
- ❖ *Madbury's educational levels are among the highest in Strafford County.*  
Madbury has a significantly higher percentage of population with a college level education in comparison to Strafford County and New Hampshire.

## **Housing**

### ***Introduction***

The housing section of a local master plan is an optional element under the state’s planning enabling legislation for Master Plans—RSA 674:2. By including a housing section a community must assess local housing conditions and project future housing needs of residents of all levels of income and ages in the municipality and the region. It is critical for Madbury to continue to provide an opportunity for a wide variety of housing types and in particular provide opportunity for affordable housing.

### **State Policies and Statutes Provide Guidance for Local Housing Policy**

There are a number of state statues that provide guidance to a municipality as it prepares information for a Housing Chapter as part of its Master Plan process.

RSA 674:2 describes the required elements of a Master Plan (Land Use and a Vision statement). The statute also describes optional elements of a Master Plan—including the Housing Chapter under III (l), which states:

“A housing section which assesses local housing conditions and projects future housing needs of residents of all levels of income and ages in the municipality and the region as identified in the regional housing needs assessment performed by the regional planning commission pursuant to RSA 36:47, II, and which integrates the availability of human services with other planning undertaken by the community.”

In NH RSA 672:1 III e, the state encourages housing opportunity for low and moderate income persons and families:

“All citizens of the state benefit from a balanced supply of housing which is affordable to persons and families of low and moderate income. Establishment of housing which is decent, safe, sanitary and affordable to low and moderate income persons and families is in the best interests of each community and the state of New Hampshire, and serves a vital public need. Opportunity for development of such housing, including so-called cluster development and the development of multi-family structures, should not be prohibited or discouraged by use of municipal planning and zoning powers or by unreasonable interpretation of such powers;”

Two additional state statutes directly address the need for communities to provide housing opportunities for a variety of incomes, particularly those with low to moderate incomes.

- ❖ RSA 674:32 I. states that “municipalities shall afford reasonable opportunities for the siting of manufactured housing, and a municipality shall not exclude manufactured housing completely from the municipality by regulation, zoning ordinance or by any other police power.” Mobile homes and manufactured housing are oftentimes used interchangeably.
- ❖ NH RSA 674:59 – 61 requires municipalities to provide reasonable and realistic opportunities for the development of workforce housing to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality.

**Current Housing Trends**

Based on residential building permit data from the 10-year period of 2000 to 2010, there were a total of 151 housing units added to Madbury’s housing stock, bringing the total to 694 as seen in **Table 1-14**. Of the total units, 480 were single-family units (or almost 70%), the predominant housing type in the community. There were 139 multi-family units (which includes duplexes) and 75 units of manufactured housing. These are 20% and 11% of Madbury’s housing stock, respectively. **See Figure 1-7**.

**Existing Housing Situation—Primarily single family**

Based on the 2000 US Census and NH OEP data, there were 534 housing units in Madbury. According to 2010 US Census there were 653 housing units. The NH OEP data from 2012 show that the housing stock in Madbury reached 702 units. **See Table 1-14**. Residential units under construction at the time of this count are not included in the housing tenure statistics. Furthermore, Madbury property records indicate that there are only 65 units of manufactured housing, 53 of which are located in the Bunker Lane Park.

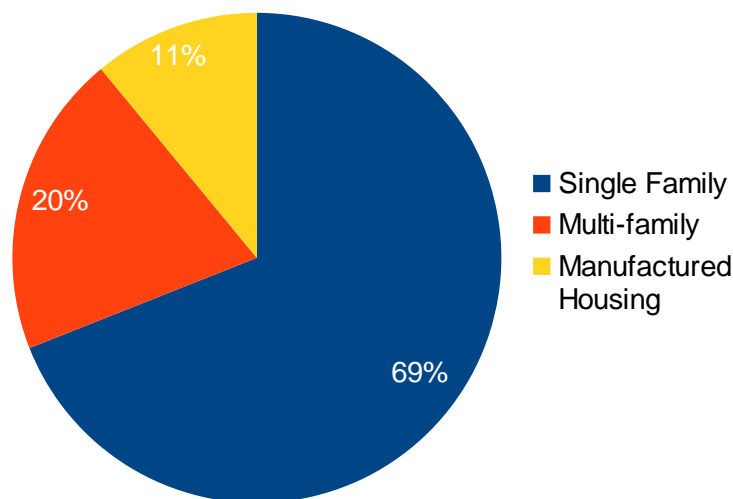
**Table 1-14: Housing by Type**

Residential Type	2000 (US Census)	2010 (NH OEP estimation)	2010 (US Census)	2007-2011 (ACS estimation)	2012 (NH OEP estimation)
Single Family	363 *(397-34)	480	n/a.	485	484
Multi-family	108*(74+34)	139	n/a.	94	143
Manufactured Housing	72	75	n/a.	49	75
Total Units	543	694	653	628	702

Source: NH OEP 2010, NHHFA 2013, 2000, 2010 US Census, 2007-2011 American Community Survey

\*The categorizing of row or town houses, often referred to as condominiums, is difficult. In the past, local officials were asked to report them under the single-family category. Nevertheless this structure type has caused confusion among some local officials. Beginning with the 1990 NH OEP report, any structure that is attached is reported as multi-family. The 1990 & 2000 censuses contain a housing category, “Single Family Attached.” This category, since 1990, has been included in the Multi-Family listing in this NH OEP report series. The Single Family Attached units are included in Multi-Family.

**Figure 1-7: Housing by Type**



Source: NH OEP 2010, NHHFA 2013

***Regional Housing by Type***

Madbury’s housing stock has grown in the past 10 years by 28%. **See Table 1-15.** That is the highest housing stock rate of growth in the immediate region. It is 13% more than Strafford County housing stock growth and 16% more than New Hampshire housing stock growth. The housing stock of the town’s in Madbury’s immediate vicinity only grew between 11 and 19% during this period.

**Table 1-15: Regional Housing by Type 2001-2010**

Community	Single Family			Multi Family			Mobile Home			Total		
	2000	2010	% Chng	2000	2010	% Chng	2000	2010	% Chng	2000	2010	% Chng
<b>Madbury</b>	<b>363</b>	<b>480</b>	<b>32%</b>	<b>108</b>	<b>139</b>	<b>29%</b>	<b>72</b>	<b>75</b>	<b>4%</b>	<b>543</b>	<b>694</b>	<b>28%</b>
Barrington	2,290	2,813	23%	253	281	11%	604	649	7%	3,147	3,743	19%
Dover	5,243	6,018	15%	6,274	6,891	10%	407	441	8%	11,924	13,350	12%
Durham	1,747	1,848	6%	1,176	1,517	29%	0	4	xx	2,923	3,369	15%
Lee	1,013	1,162	15%	351	365	4%	170	177	4%	1,534	1,703	11%
Strafford County	25,095	29,432	17%	15,355	17,127	12%	5,089	5,773	13%	45,539	52,332	15%
New Hampshire	341,299	387,358	13%	169,396	184,465	9%	36,329	40,016	10%	547,024	611,839	12%

*Source: 2000 US Census, NH OEP 2010 estimations*

Madbury also has the highest percentage of single-family homes in the region except for Barrington and far exceeds Strafford County and the state. Except for Barrington it also has the lowest percentage of mobile homes.

**Table 1-15a: Regional Housing by Type 2010**

Community	Single Family		Multi Family		Mobile Home		Total
	2010	%	2010	%	2010	%	2010
<b>Madbury</b>	<b>480</b>	<b>69%</b>	<b>139</b>	<b>20%</b>	<b>75</b>	<b>11%</b>	<b>694</b>
Barrington	2,813	75%	281	8%	649	17%	3,743
Dover	6,018	45%	6,891	52%	441	3%	13,350
Durham	1,848	55%	1,517	45%	4	0%	3,369
Lee	1,162	68%	365	21%	177	10%	1,703
Strafford County	29,432	56%	17,127	33%	5,773	11%	52,332
New Hampshire	387,358	63%	184,465	30%	40,016	7%	611,839

*Source: 2000 US Census, NH OEP 2010 estimations*

***Housing by Tenure—Most of Madbury’s housing stock is owner occupied***

According to the 2010 US Census, the town of Madbury had a total of 653 housing units, of which 626 were occupied (514 owner, 122 renter) and 27 remained vacant as shown in **Table 1-16.** Madbury has a significantly higher percentage of owner occupied housing units at 78% in comparison with Strafford County and the State New Hampshire as a whole. **See Figure 1-8.** The percentage of vacant housing

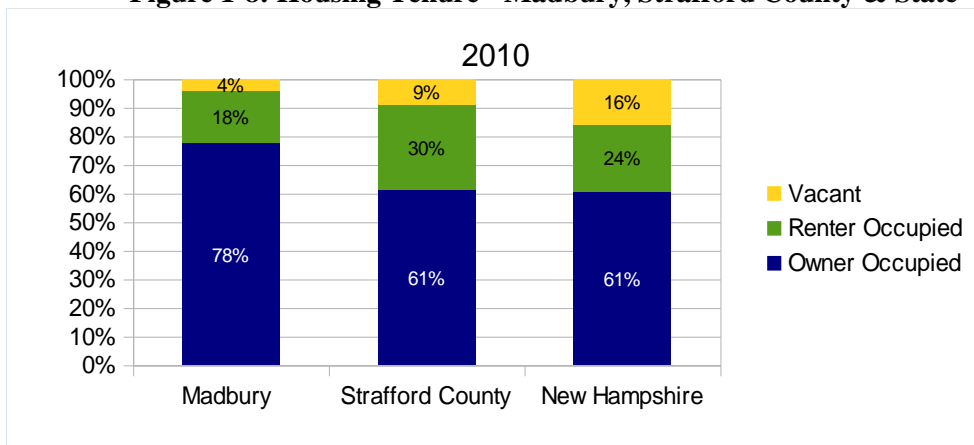
units remains low due to the fact that Madbury is primarily owner-occupied single-family homes and is not used for temporary recreational or second homes.

**Table 1-16: Housing Tenure – Madbury, Strafford County & State**

Area	Owner Occupied		% change	Renter Occupied		% change	Vacant		% change
	2000	2010		2000	2010		2000	2010	
<b>Madbury</b>	<b>412</b>	<b>514</b>	<b>25%</b>	<b>122</b>	<b>112</b>	<b>-8%</b>	<b>9</b>	<b>27</b>	<b>200%</b>
Strafford County	27,458	31,242	14%	15,123	15,858	5%	2,958	4,597	55%
New Hampshire	330,700	368,316	11%	143,906	150,657	5%	72,418	95,781	32%

Source: 2000, 2010 US Census

**Figure 1-8: Housing Tenure - Madbury, Strafford County & State**



Source: 2000, 2010 US Census

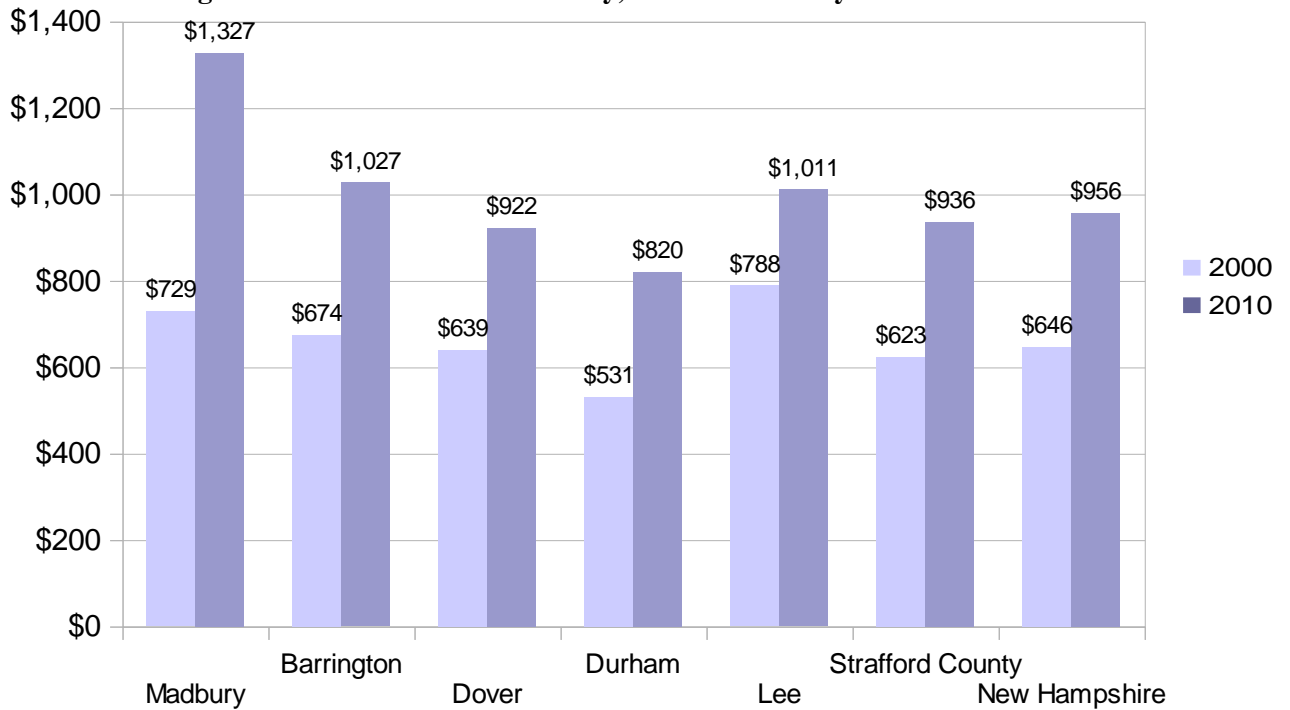
***Median Rent—Dramatic increase in Madbury and nearby towns***

There was a dramatic increase in median rent in Madbury between 2000 and 2010, almost doubling from \$729 per to months to \$1,327 per month. **See Figure 1-9.** Increases were also experienced in the towns surrounding Madbury as well as the county and state. The median rent in Strafford County and New Hampshire each rose by approximately 50%.

***Age of Housing Stock – Majority built from 1970 – 2000***

From 2000 to 2011, Madbury expanded its housing stock by 138 units or approximately 10% of its current stock. **See Table 1-17 and Figure 1-10.** Madbury’s housing stock is relatively young, experiencing a significant expansion during the 1970’s, 1980’s and 1990’s. There were 137 new units built between 1970 and 1980. That is 22% of the entire housing stock in Madbury. Prior to that time there were only 173 total units built. During the late 1900’s, Strafford County and New Hampshire also experience similar growth surges.

**Figure 1-9: Median rent - Madbury, Strafford County & State**



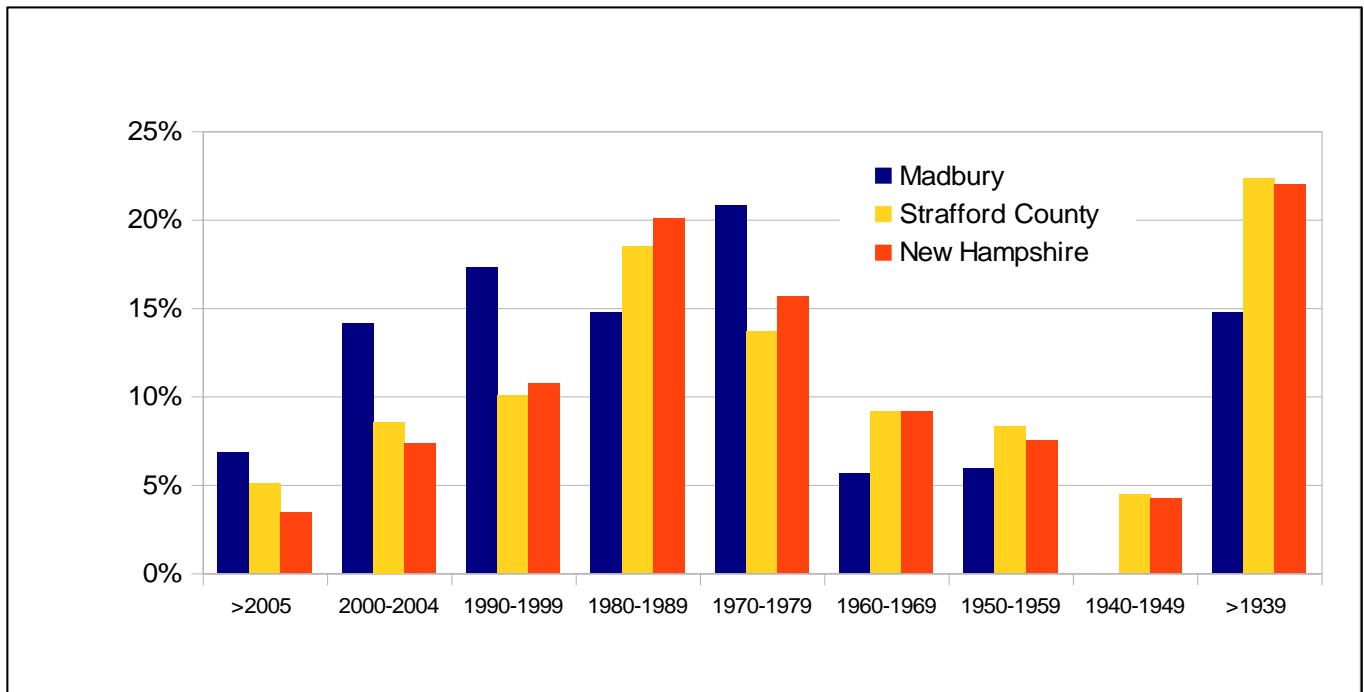
Source: 2000 US Census, 2007-2011 American Community Survey

**Table 1-17: Age of Housing by Period - Madbury, Strafford County & State**

Year Built	Madbury	%	Strafford County	%	New Hampshire	%
Built 2005 or later	45	6%	2,610	5%	20,951	3%
Built 2000 to 2004	93	11%	4,392	9%	44,935	7%
Built 1990 to 1999	114	18%	5,172	10%	65,652	11%
Built 1980 to 1989	97	15%	9,503	18%	122,640	20%
Built 1970 to 1979	137	22%	7,015	14%	95,683	16%
Built 1960 to 1969	37	6%	4,699	9%	56,022	9%
Built 1950 to 1959	39	6%	4,269	8%	45,865	8%
Built 1940 to 1949	0	0%	2,291	5%	25,817	4%
Built 1939 or earlier	97	16%	11,478	22%	134,351	22%

Source: 2000 US Census, 2007-2011 American Community Survey

**Figure 1-10: Age of Housing by Period - Madbury, Strafford County & State**



Source: 2000 US Census, 2007-2011 American Community Survey

***Residential Building Permits, 2000-2012—Reflects continued housing growth***

During the 12-year period from 2000 to 2012, the town issued a total of 159 residential building permits as shown in the **Table 1-18**. Of these, 119 were single-family detached homes, 35 units were multi-family and 7 were manufactured housing. There has been a building slowdown from 2010 to 2012.

**Table 1-18: Recent Trend in Residential Building Permits 2000-2012**

Housing Stock as of 2000 Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	% Change
Single Family	<b>363</b>	21	24	10	13	9	13	8	9	4	6	2	2	<b>482</b> 33%
Multi-Family	<b>108</b>	0	2	8	2	0	2	0	1	10	6	4	0	<b>143</b> 32%
Manufactured	<b>72</b>	3	0	1	0	0	-2	-2	0	0	3	0	0	<b>75</b> 4%
<b>Total Housing</b>	<b>543</b>	24	26	19	15	9	13	6	10	14	15	6	2	<b>702</b> 29%

Source: NH OEP 2010, NHHFA

***Other Housing Characteristics***

**Size of Units by Rooms - Median 7.4 Rooms**

Based on a 2007-2011 American Community Survey data, the median number of rooms in a Madbury dwelling unit was 7.3 rooms, 16% more than in 2000. **See Table 1-19**. By comparison, Strafford County had a median number of 5.2 rooms in 2000 and 5.4 rooms in 2010, only a 4% increase. New Hampshire’s median number of rooms increased from 5.5 in 2000 to 5.6 in 2010.



**Table 1-19: Size of Units by Rooms, Madbury, Strafford County & State**

Area	2000	2010	% Change
<b>Madbury</b>	<b>6.3</b>	<b>7.3</b>	<b>16%</b>
Strafford County	5.2	5.4	4%
New Hampshire	5.5	5.6	2%

Source: 2007-2011 American Community Survey 5-Year Estimates, 2000 US Census

**Household Size – 2.83 per Unit**

The household size figures show that there has been a slow decline of average household size in Strafford County and in New Hampshire since 2080. **See Table 1-20.** Madbury’s average household size decreased from 2.87 in 1980 to 2.83 in 2010. These figures also mirror the reduction in household size in the nation as a whole. These reductions are attributed to the increase in the following types of households:

- ❖ Individuals/families over 65 years of age
- ❖ Singles, not married with no children
- ❖ Single parents/unmarried people with children
- ❖ Startups, young couples who are buying first homes

**Table 1-20: Comparison of Household Size- 1980-2010 - Madbury, Strafford County & State**

Area	1980	1990	2000	2010
Madbury	2.87	2.84	2.83	2.83
Strafford County	2.74	2.59	2.5	2.44
New Hampshire	2.7	2.61	2.53	2.46

Source: 1980, 1990, 2000, 2010 US Census

**Median and Family Income**

According to the 2010 US Census, Madbury’s median household income is one of the highest in Strafford County. The median household income had risen by 42% between 2000 and 2010 as shown in Table 1-21. Madbury’s median household income is approximately 40% higher than a median household of New Hampshire.

**Table 1-21: Comparison of Median Household Income - Madbury, Strafford County & State**

Area	2000	2011	% change
<b>Madbury</b>	<b>\$57,981</b>	<b>\$82,333</b>	<b>42%</b>
Barrington	50,630	79,940	58%
Dover	43,873	57,521	31%
Durham	51,697	69,333	34%
Farmington	40,971	54,266	32%
Lee	57,993	73,448	27%
Strafford County	44,803	59,082	32%
New Hampshire	49,467	64,664	31%

Source: 2007-2011 American Community Survey 5-Year Estimates, 2000 US Census

**Value of Owner-occupied Units**

Value is the estimate of how much an owner’s property (house and lot) would sell for if it were for sale based on American Community Survey Data. The median value of owner-occupied units increased from \$169,600 in 2000 to \$345,000 dollars in 2011, more than doubling during this 11-year period. **See Table 1-22 and Figure 1-11.**

**Table 1-22: Value of Owner-occupied Units**

VALUE	2000	2011
Less than \$50,000	0%	3%
\$50,000 to \$99,999	12%	2%
\$100,000 to \$149,999	16%	5%
\$150,000 to \$199,999	46%	6%
\$200,000 to \$299,999	18%	24%
\$300,000 to \$499,999	7%	48%
\$500,000 to \$999,999	1%	12%
\$1,000,000 or more	0%	1%
Median value (dollars)	\$169,600	\$345,000

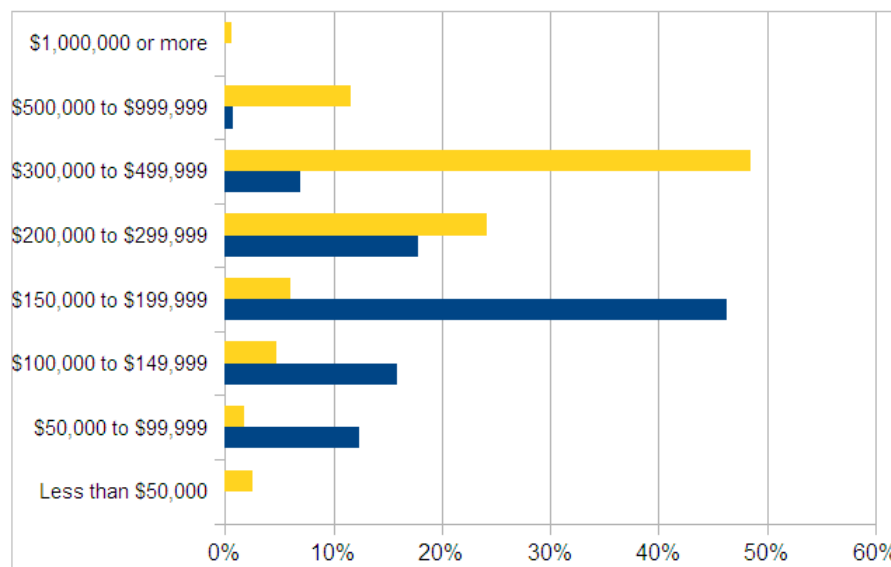
Source: 2007-2011 American Community Survey 5-Year Estimates, 2000 US Census

### ***Housing Affordability***

Housing is considered to be affordable when a person can afford to pay 30% of his/her monthly income toward rent or a mortgage payment. This amount would allow sufficient income to pay for other living expenses such as food, transportation, medical costs, utilities, etc. Thus, a person with an annual income of \$30,000 could afford a house worth approximately \$90,000 or pay \$833 dollars per month in rent. If the cost of housing is above this level, the housing may be considered not affordable. Persons that may be important to managing the functions in many communities--such as young teachers, police, fire fighters, and others--who provide basic services to the community may have low relative incomes and cannot afford to live in the community where they work.

Figure 1-11 indicates the relative increase in value of Madbury’s owner-occupied units from 2000 to 2011. Nearly 50% of the homes in 2011 are between \$300,000 to \$499,000 whereas in 2000 almost the same nearly the percentage was between \$150,000 and \$199,999.

**Figure 1-11: Value of Owner-occupied units, Madbury, 2000 (blue) and 2011 (gold)**



Source: 2007-2011 American Community Survey 5-Year Estimates, 2000 US Census

**Affordability based on 2010 US Census Median Household Income—Madbury has affordability gap.**

Income levels for 2010 for Madbury are compared to affordable housing prices based upon the above ratio of affordability. The last column of **Table 1-23** indicates whether a home is affordable based on the median affordable price. Of the 590 households in Madbury according to 2007-2011 ACS, 256 households or 44% could not afford a median affordable priced home of \$246,999 as shown in the table. This represents a significant affordability gap, especially since the median house value is almost \$100,000 greater than the median affordable home.

**Table 1-23: Housing Affordability 2011**

Income Level	Affordable Housing Price	Number of Households	Percent	Affordable
Less than \$10,000	Less than \$30,000	5	1%	No
\$10,000 to \$14,999	\$30,000 - \$44,997	8	1%	No
\$15,000 to \$24,999	\$45,000 - \$74,997	44	8%	No
\$25,000 to \$34,999	\$75,000 - \$104,997	31	5%	No
\$35,000 to \$49,999	\$105,000-\$149,997	57	10%	No
\$50,000 to \$74,999	\$150,000-\$224,997	111	19%	No
<b>\$75,000 to \$99,999</b>	<b>\$225,000-\$299,997</b>	<b>119</b>	<b>20%</b>	<b>Yes</b>
\$100,000 to \$149,999	\$300,000-\$449,997	103	17%	Yes
\$150,000 to \$199,999	\$450,000-\$599,997	75	13%	Yes
\$200,000 or more	\$600,000 and more	37	6%	Yes
<b>Median Household Income</b>	<b>Median Affordable Priced Home</b>	<b>Total Households</b>		<b>Median House Value</b>
<b>\$82,333</b>	<b>\$246,999</b>	<b>590</b>		<b>\$345,000</b>

Source: 2007-2011 American Community Survey 5-Year Estimates

**Median Purchase Price—Strong increase prior to recession, a decrease and now recovering**

Recent housing cost and median family income data to determine affordability can be obtained from NH Housing Finance Authority's (NHHFA) Purchase Price database, which is based on a limited sample. The database is kept current by monitoring sales and rentals by state, county and community. These numbers are recorded for both new and existing homes based on an annual sample that the NHHFA takes on home purchase prices in each community. Because in some years the sample size is relatively small the NHHFA does guarantee the validity of the sample. In spite of this qualification, as can be seen in **Table 1-24**, the purchase price of existing homes increased from 2003 to 2012. New home prices peaked in 2007 and have begun increasing since 2010.

**Median Household Income**

For purposes of the New Hampshire Workforce Housing Law, affordability is based in part on the Department of Housing and Urban Development (HUD) Adjusted Median Household Income. For Madbury, the Portsmouth-Rochester Region is used. Therefore, as seen in **Table 1-25**, in 2012 the median household income was set at \$84,000. This would allow for the purchase of a home for \$252,200. These figure are very close to those derived from the American Community Survey as displayed in **Table 1-23**.

**Table 1-24: Median Purchase Price**

Year	All Homes	Existing	New
2003	\$259,900	\$259,900	\$360,533
2004	\$285,000	\$270,000	\$392,500
2005	\$300,000	\$283,500	\$527,500
2006	\$292,000	\$290,000	\$554,900
2007	\$430,000*	\$325,000	\$530,000*
2008	\$500,000	\$463,000	\$521,000
2009	\$385,000	\$400,000	\$370,000*
2010	\$279,000	\$279,000	\$239,000
2011	\$260,000	\$270,000	\$229,000
2012	\$295,000	\$295,000	\$300,000*

Source: NHHFA, \*estimates, 2003 through 2012

**Table 1-25: HUD Adjusted Median Household Income**

Area	2008	2009	2010	2011	2012	2013
<b>Portsmouth-Rochester,</b>	<b>\$77,300</b>	<b>\$80,000</b>	<b>\$81,600</b>	<b>\$83,100</b>	<b>\$84,200</b>	<b>\$84,000</b>
Boston-Cambridge-Quincy	\$85,800	\$90,200	\$91,800	\$96,500	\$97,800	\$94,400
Hillsborough Co.	\$74,000	\$77,000	\$77,500	\$78,700	\$79,800	\$81,000
Lawrence, MA-NH	\$80,600	\$84,800	\$85,300	\$87,100	\$88,300	\$84,900
Manchester, NH	\$76,400	\$76,800	\$75,600	\$76,000	\$77,000	\$75,700
Nashua, NH	\$87,400	\$90,000	\$90,500	\$92,700	\$94,000	\$92,700
Western Rockingham Co, NH	\$90,600	\$95,200	\$96,100	\$99,700	\$101,100	\$103,600

Source: NHHFA 2013

### **Summary and Observations**

- ❖ *Almost 70% of Madbury’s housing stock is single-family.*  
The remainder is multi-family (20%) and manufactured housing (11%).
- ❖ *Almost 80% of Madbury’s housing stock is owner-occupied.*  
The remainder is renter-occupied (18%) and vacant (4%).
- ❖ *Madbury’s housing growth rate in the last decade outpaced nearby communities and Strafford County.*  
Between 2000 and 2010 Madbury’s housing growth increased by 28% followed by Barrington at 12%--the same rate as Strafford County as a whole.
- ❖ *Madbury’s median rent has risen dramatically in 10 years*  
It is the highest in this area of Strafford County and is higher than the State of New Hampshire.
- ❖ *Madbury’s housing stock of 653 units is relatively new with a significant expansion experienced during the 1970’s, 1980’s and 1990’s.*

- ❖ *While the number of rooms in a house (average of 7.4 rooms) has expanded, the number of individuals in a household has decreased (average of 2.83).*
- ❖ *The median value of a home has increased from \$169,600 in 2000 to \$345,000 in 2011*
- ❖ *Individuals with a median household income can only afford a home priced at about \$250,000 while the median price of a home is \$345,000.*  
Madbury has a significant affordability gap for housing compared to its neighbors and Strafford County as a whole.

**Action Plan**

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**Goal for Housing**

*Current--Allow a diversity of housing so people of all ages and income may live in Madbury.*

*Suggested—Provide opportunity for a diversity of housing so people of all ages and income may live in Madbury*

**Current Housing Action Plan—2002 Master Plan**

Action	Status	Retain/Remove/ Modify
1. Promote strategies for the provision of fair and equitable housing opportunities.		
2. Examine regional housing needs in relation to the housing growth rate and cost of housing in Madbury. Should Madbury not be aligned with regional market demands, Planning Board will take appropriate steps to address the provision of life-cycle housing.		
3. Madbury's land use regulations will continue to permit mobile homes and manufactured housing throughout town.		
4. Amend the zoning ordinance to include a provision for multi-family housing in a specially designated area of town in which natural resources would not be adversely affected, where the soils can support a large septic system, and where access to transportation is convenient. This zoning amendment should provide for a modest density bonus in exchange for the setting aside of a prescribed percentage of new dwellings for low and moderate-income families.		
5. Investigate incorporating shared wall housing or accessory-housing units within appropriate residential developments having access to shared water or sewage facilities		
6. Modify subdivision and site plan regulations to reflect existing densities and housing patterns within the Town.		
7. Investigate allowing limited mixed densities (single and multifamily dwellings) in residential subdivisions that may provide more affordable housing opportunities.		