

Population and Housing

Introduction

Antrim's population and housing growth over the past 30 years is low compared to the more rapid growth in much of the rest of southern New Hampshire. Since 1970, the town's population has increased by approximately 15% while the number of housing units has increased by 76%. However, when the 1970 institutional population of the now-defunct Hawthorne College is excluded, the population increase rises to fifty-six percent (56%). Population and housing trends and characteristics in Antrim are examined further in this chapter, including historic and future growth. These are two of the most important factors affecting community growth and development. The tables that follow present historic population changes in Antrim and the region. These trends and characteristics provide a basis for the analysis and recommendations in this master plan.

The information in this chapter is based primarily on the decennial US Census and the New Hampshire Office of Energy and Planning (NHOEP) in conjunction with other local and state studies, estimates, and reports. While the 2000 Census information may be somewhat outdated, it is the most comprehensive and standardized data available at this time. Wherever possible, more recent data from other sources has been utilized. When alternative up-to-date data or estimates are available, it is often only for larger geographical units, such as by county, aggregate statistical area, or state.

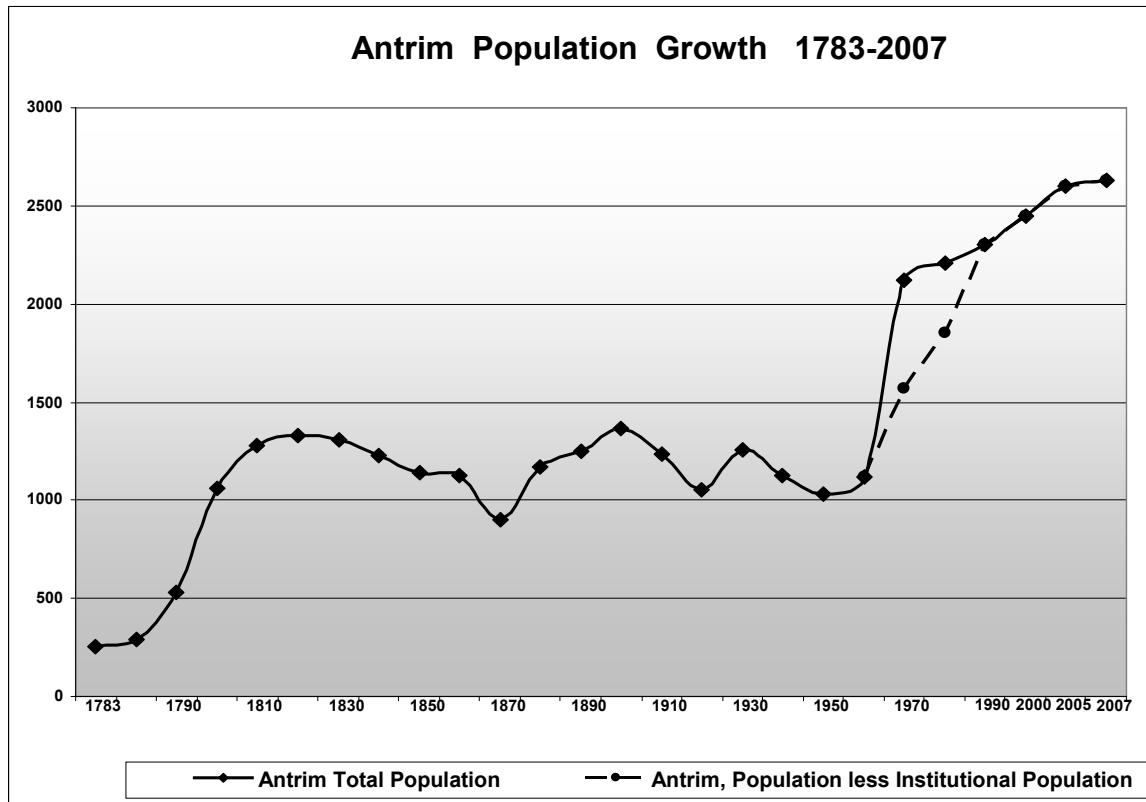
Population

The location of Antrim in relation to the rest of the southern portion of New Hampshire is a factor that has influenced population growth. Due in part to a somewhat more rural and peripheral location from the rest of this region, population growth in Antrim has been slower overall. Expected to contribute to Antrim's growth in the future, however, is its position on Routes 9 and 202. Based on recent historical trends, it is reasonable to expect that this growth will continue in southern New Hampshire, with Antrim and surrounding towns seeing an accelerated pace of growth as the area's more moderate housing prices attract buyers and as areas closer to the population centers of Manchester and Nashua become built out. In-migration from the Boston area is also a factor in population growth, as well as improvements to the state and federal road system, including the recent Hillsborough bypass and other improvements on Route 9.

Historical Trends

Antrim's population trends are illustrated in the charts and tables below. During the first part of the 20th century, population increased at a slow, steady pace. Then, from 1960 to 1970, the population jumped by 1001. Part of this is attributed to the building of Hawthorne College. Even adjusted for the institutional population of 552 attributed to the

college in the 1970 Census, the population increase of that decade of 449 remains Antrim's period of highest growth.



Source: US Census; NH Office of Energy & Planning

The next table shows recent population changes for Antrim, Hillsborough County and the State of New Hampshire. The 2007 NHOEP estimated population of the state was 1,315,000 persons. Based on these figures, the 2,626 estimated Antrim residents represent approximately 0.2 percent of the state population and approximately .65 percent of the Hillsborough County population of 401,397 people. Hillsborough County consists of 31 municipalities, including Nashua and Manchester.

Recent Population Changes for Antrim, Hillsborough County and New Hampshire

	1980	1990	2000	2007*	% Change 80-90	% Change 90-00	% Change 00-07
Antrim	2,208	2,360	2,449	2,626	6.9%	3.8%	7.2%
Hillsborough County	278,608	335,073	380,841	401,397	20.3%	13.7%	5.4%
New Hampshire	920,610	1,109,117	1,235,550	1,315,000	20.5%	11.14%	6.4%

Source: US Census; NH Office of Energy & Planning

In examining the growth of the population in the chart below, one must remember the impact of Hawthorne College, located in Antrim through the 1970s and 1980s, but now no longer in existence. Removing that institutional population from the analysis provides a clearer picture of Antrim's growth in those decades.

Antrim's Population Growth, Adjusted for Institutional Population

	1950	1960	1970	1980	1990	2000	2007
Antrim's Population	1,030	1,121	2,122	2,208	2,360	2,449	2,626
% change from previous period	-9%	8.8%	89.3%	4.1%	6.9%	3.8%	7.2%
Antrim's Population, less institutional population	1,030	1,121	1,570	1,853	2,360	2,449	2,604
% change from previous period, not including institutional population	-9%	8.8%	40.1%	18%	27.4%	3.8%	7.2%

Source: US Census; NH Office of Energy & Planning

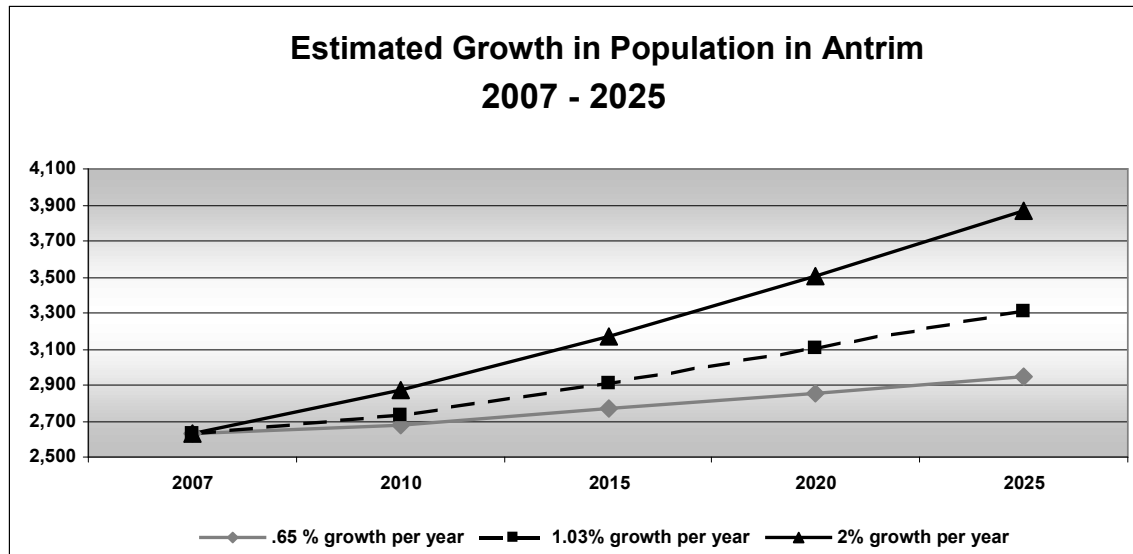
In the 1990s, regional growth moderated, due to the recession of the late 1980s and early 1990s. Economic resurgence in the later 1990s was accompanied by higher growth rates. For example, there were fairly steady increases in the annual average building permits issued in Antrim from the late 1990s into this decade. Total home sales also increased in the state and region. This growth is driven by new in-migration to the region, and natural increases in the existing population.

It is important to note that the population growth from 2000-2007 represents a 7.2% increase *over a seven year period*. Should the pace continue at this rate of 1.03% per year, the population would be 3,313 by 2025. Using a more moderate rate of .65% a year, the average annual growth rate for the 1990 to 2005 period, Antrim would have a population of 2,951 by 2025. Finally, if there were growth of 2% per year over a sustained period, Antrim's population would grow to 3,751 by 2025.

Estimated Future Population Growth, Varying Rates of Growth

	2005	2010	2015	2020	2025
Antrim's population, assuming .65% increase in growth per year	2,604	2,678	2,766	2,857	2,951
Antrim's population, assuming 1.03% increase in growth per year	2,604	2,730	2,912	3,106	3,313
Antrim's population, assuming 2% increase in growth per year	2,604	2,787	3,077	3,397	3,751

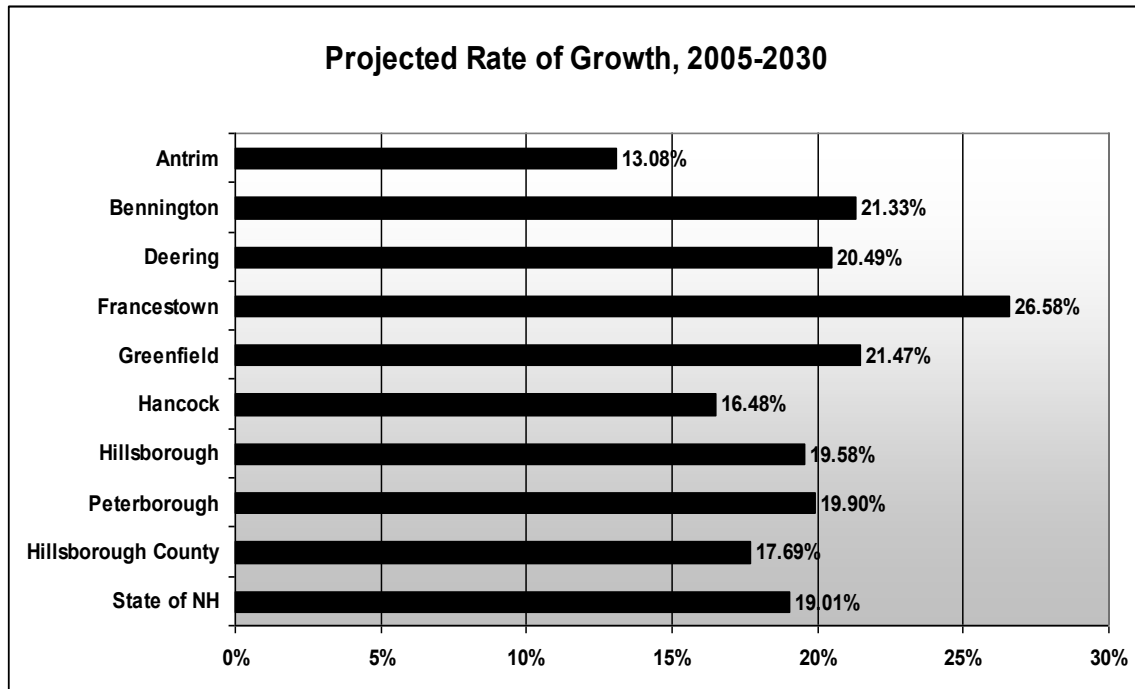
Source: NH Office of Energy & Planning



For comparison purposes, the following table and chart present the population projections by NHOEP for the neighboring towns as well as for Hillsborough County, and the State of New Hampshire. To be consistent, the NHOEP January 2007 estimates have been used for this comparison.

Population Projections for Antrim, surrounding towns, Hillsborough County and the State of NH						
	2005	2010	2015	2020	2025	2030
Antrim	2,600	2,680	2,750	2,810	2,880	2,940
Bennington	1,500	1,560	1,640	1,700	1,760	1,820
Deering	2,050	2,130	2,230	2,310	2,390	2,470
Francestown	1,580	1,660	1,750	1,830	1,920	2,000
Greenfield	1,770	1,850	1,930	2,010	2,080	2,150
Hancock	1,820	1,840	1,920	1,990	2,050	2,120
Hillsborough	5,670	5,900	6,150	6,360	6,570	6,780
Peterborough	6,130	6,390	6,670	6,890	7,120	7,350
Hillsborough County	402,790	417,280	432,820	446,590	460,410	474,040
State of New Hampshire	1,315,000	1,365,140	1,420,000	1,470,010	1,520,310	1,565,040

Source: NH Office of Energy & Planning

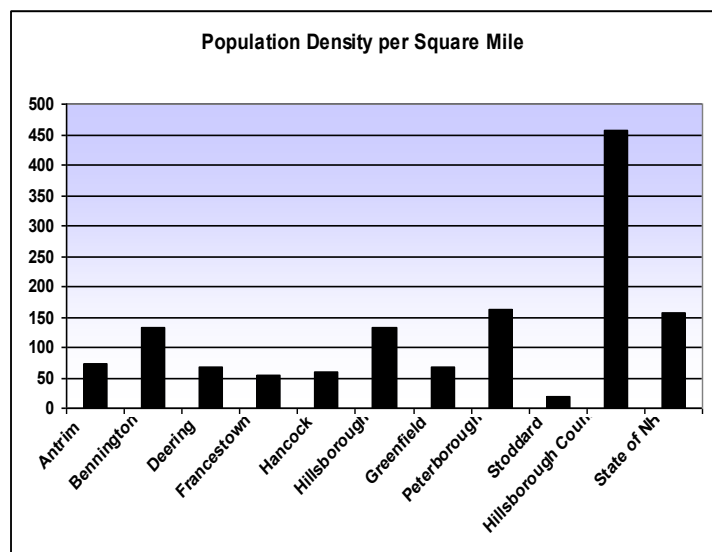


Source: NH Office of Energy & Planning

Population Density

Population densities (residential population per square mile of land) for Antrim and our surrounding towns, as well as for the Southwest Regional Planning Commission (SWRPC) region and the State of New Hampshire are presented below. Antrim's population density of 73.6 is much lower than that of Hillsborough County, but slightly higher than some of the neighboring towns. The area with the highest population density in Antrim is the downtown area. This was one of the original mill centers in town.

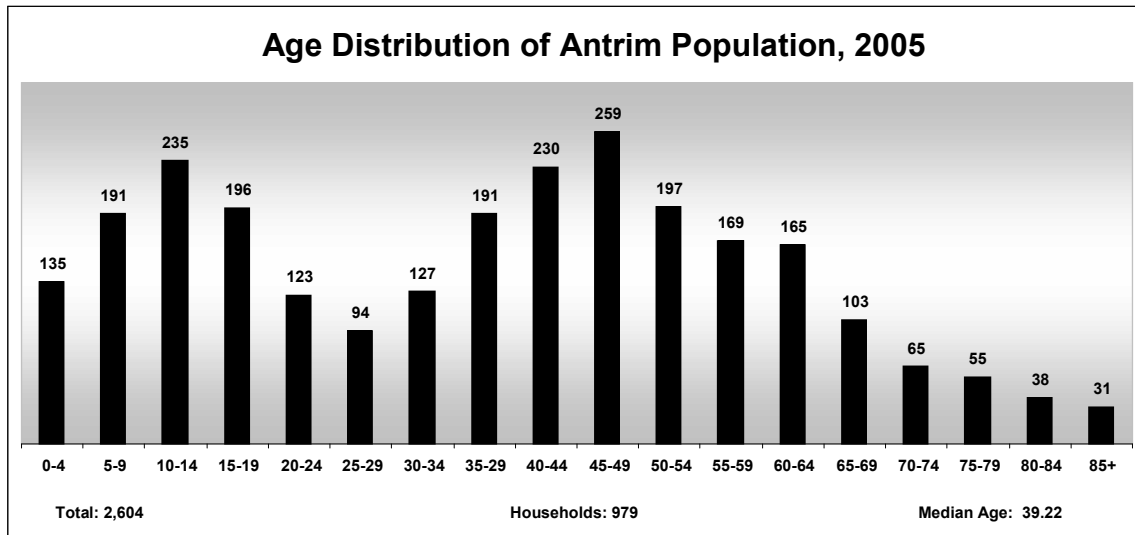
Population Density per square Mile, 2007 Population	
Antrim	73.6
Bennington	132.3
Deering	67.5
Frankestown	52.9
Hancock	60.5
Stoddard	20.1
Hillsborough	132.2
Greenfield	67.3
Peterborough	162.8
Hillsborough County	457.6
State of NH	157.6



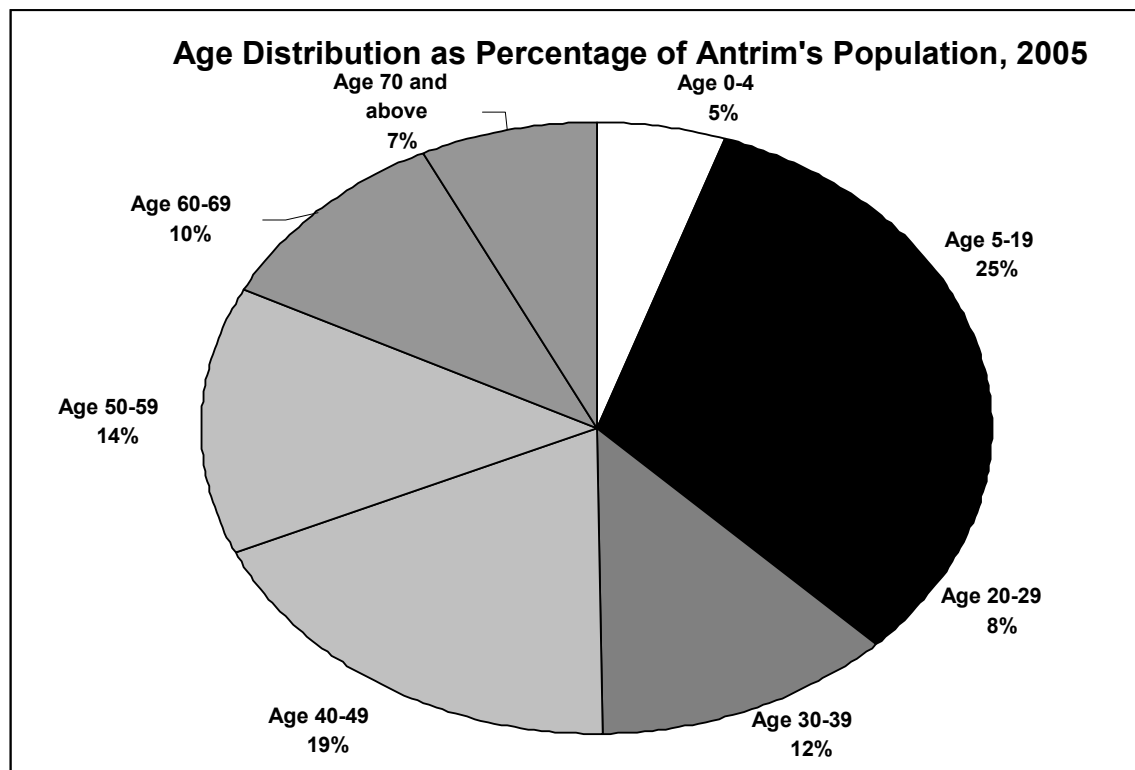
Source: NH Office of Energy & Planning

Age Distribution

Examining the population's age profile provides insight into future changes in population, and the future public service needs within town. Antrim's age distributions for 2000 and 2005 are depicted in the following tables, showing population distribution among 18 age cohorts tracked by the US Census.



Source: US Census; NH Office of Energy & Planning



Source: US Census; NH Office of Energy & Planning

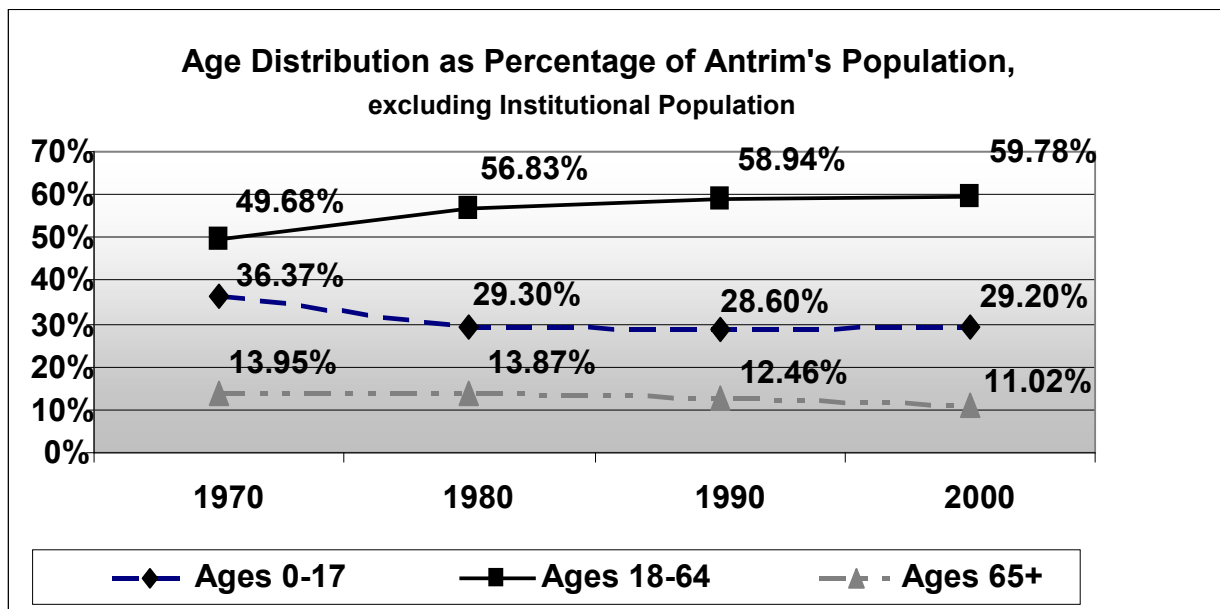
Antrim roughly resembles the region. There were slightly higher percentages of people 17 years or younger in Antrim, with 29.2 percent in Antrim versus 26.3 percent in the county and 25 percent in the state. The working age population of persons 17 to 64 years of age was smaller in Antrim than the region (59.6 percent versus 63 percent for both the county and the state). Smaller percentages in the 20 to mid-30 year old brackets may be due to a shortage of jobs or affordable housing. Defined as people 65 years or older, there were more senior citizens as a percentage of population in Antrim than the county (11 percent versus 10.6 percent) and fewer senior citizens than the state (12 percent).

Historical Aging Trends

Antrim's school age population has slowly declined over the past 35 years and stabilized just below 30% of the town's population. The percentage of the senior citizen population has slightly declined. The workforce population, the group ranging from 18-64, has steadily increased, which will have a significant impact on the town as this segment of the population ages and requires new services and facilities, both public and private.

Age Distribution of the Population, 1970-2000									
	0-17 years			18-64 years			65+ years		
	Antrim	Hillsb. County	NH	Antrim	Hillsb. County	NH	Antrim	Hillsb. County	NH
1970	571	79,628	254,211	1,332	121,687	405,058	219	22,626	78,412
1980	543	81,027	258,082	1,408	167,367	559,561	257	28,214	102,967
1990	675	86,198	278,755	1,391	215,446	705,468	294	34,429	125,029
2000	715	100,221	309,562	1,464	240,094	778,254	270	40,526	147,970

Source: US Census; NH Office of Energy & Planning



Source: US Census; NH Office of Energy & Planning

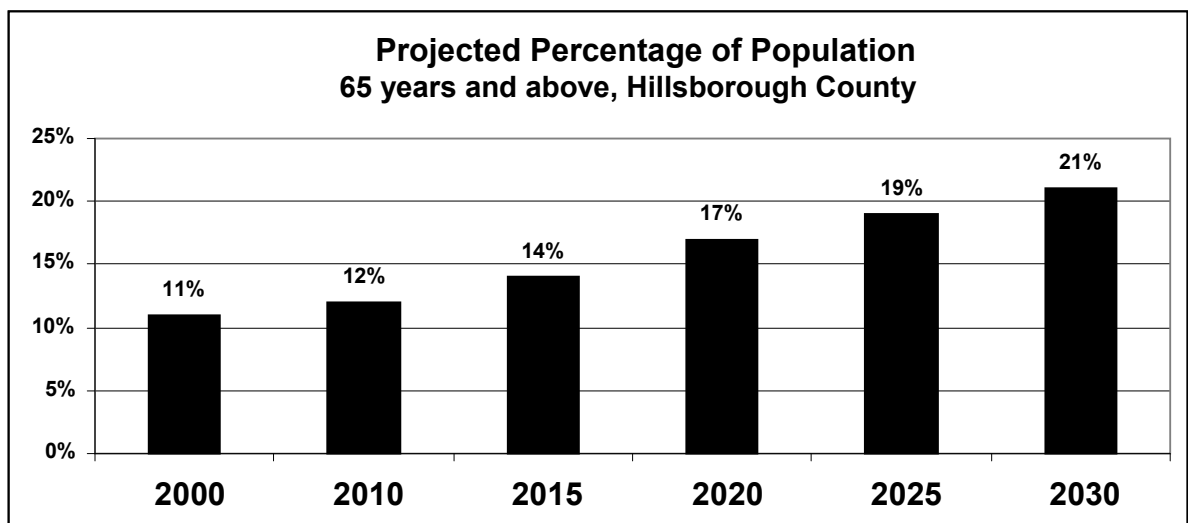
Median Age

According to the 2000 Census and subsequent estimates by NHOEP, the median age in New Hampshire is increasing. In Antrim, the median age was 37.4 in 2000. While updated data for Antrim is not available, the second chart below illustrates the median age of New Hampshire's population by county. It is expected that the median age in New Hampshire will continue to increase, which will have a significant impact of the type of services and facilities the town will need to provide for its residents. This will include smaller housing units, assisted living facilities, and transportation for those who can no longer drive. The third chart shows that the percentage of the population of those 65 and older in Hillsborough County is expected to steadily increase to 21% of the total population by 2030, mirroring a similar increase in the state as a whole to 28%.

Place	Median Age, 2000
Antrim	37.4
New Hampshire	37.1
United States	35.3

Source: 2000 US Census

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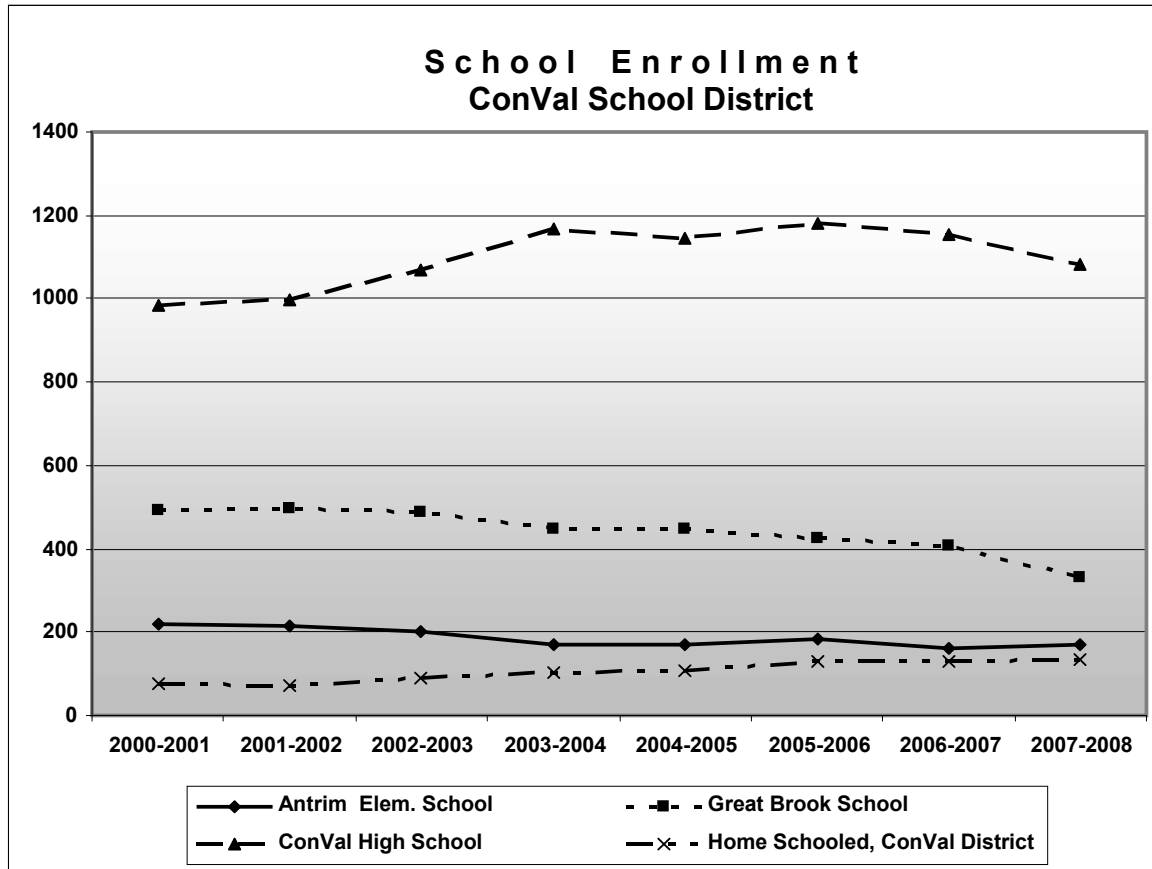
Source: NH Office of Energy & Planning

School Enrollment

The number of school age children is also an important factor in planning for the future of the town. The table below shows that the number of students enrolled in Antrim's Elementary School (students from Antrim) and Great Brook School (students from Antrim, Bennington, Hancock and Frankestown) has decreased, while the number of students at ConVal High School (students from all nine towns of the ConVal School District) and those students who are home-schooled has grown. If this trend continues as anticipated, this will mean a higher median age in Antrim and a greater percentage of older residents in the community.

School Enrollment 2000-2008				
	Antrim Elem. School	Great Brook School	ConVal High School	Home Schooled, Conval District
2000-2001	217	493	983	78
2001-2002	216	495	998	72
2002-2003	203	486	1,068	90
2003-2004	171	448	1,169	105
2004-2005	170	447	1,145	109
2005-2006	185	424	1,179	128
2006-2007	162	407	1,154	130
2007-2008	169	333	1,084	134

Source: ConVal School District



Source: Conval School District

Natural Increase and Migration

Over the last 15 years, migration of new residents into the community has come to represent a larger share of the total population increases. The chart below shows that both the death and birth rates have declined and people who have moved to Antrim in the 1990-2005 period represent more of the municipal population growth. If economic resurgence continues and more people migrate into the region, lower housing prices in more peripheral places such as Antrim may promote increased migration into town.

	1991-1995	1996-2000	2001-2007
Births	195	128	122
Deaths	105	86	100
<i>Natural Increase</i>	90	42	22
<i>(Out)/In Migration</i>	(78)	35	121
<i>Population Gain</i>	12	77	143

Examining where Antrim's new residents are coming from also illustrates the changing nature of the town. The master plan survey conducted in May of 2006 indicated that many of our residents have moved here from other New Hampshire communities. This accords with the data from the 2000 Census presented below. In addition, more and more are migrating to Antrim from outside New Hampshire. Still, there is a very small foreign born population.

Place of Birth		# of Antrim residents	% of Antrim residents
Native	New Hampshire	1,239	50.59%
	Other states	1,161	47.41%
	Born outside US*	12	.05%
Foreign Born **		37	1.5%

* Parents US natives, child born outside US; ** Born outside US to non-US natives

Source: 2000 US Census

Household Size

In 2000 there were 2.62 persons per household in Antrim according to the US Census. The following chart breaks down household size in Antrim, our neighboring towns, the state, and the United States. Antrim has slightly more people per household than most other local towns. The average family size in Antrim in 2000 was 3.17 persons. Local statistics may be influenced by the housing supply.

	Average Household Size, 2000	Average Family Size, 2000
Antrim	2.62	3.17
Bennington	2.54	3.18
Deering	2.52	2.95
Francestown	2.68	3.04
Hancock	2.46	2.94
Hillsborough	2.55	3.02
Stoddard	2.32	2.76
State of NH	2.53	3.03
United States	2.59	3.14

Source: 2000 US Census

In 1990, the average household size in Antrim was 2.69 persons, 1% higher than in 2000. In a similar manner, the average family size in 1990 was 3.22 persons, or 1.5% higher than it was in 2000. While the number of housing units remained essentially the same, the decrease in household size combined with an increase in population indicates that the number of households increased at a much faster pace than population growth. The following table demonstrates the increase or decrease in the number of housing units and households compared to the population increase.

Income

The next table shows the 2000 Census data for median household income for individual municipalities. The standard of living in New Hampshire is high, and southern New Hampshire overall has some of the highest levels of income in the state. Antrim's median household income is lower than that of the county and state, and while there was a significant increase of 23% in the 1990-2000 decade, Antrim did not experience the more rapid rate of growth in income as did some of the surrounding towns.

	Median Household Income 1990	Median Household Income 2000	% Increase from 1990-2000	Estimated Median Household Income 2007*
Antrim	\$37,246	\$45,677	23%	\$52,000
Bennington	\$34,375	\$46,150	34%	\$58,500
Deering	\$36,302	\$48,750	34%	\$61,800
Francestown	\$46,316	\$64,259	39%	\$78,870
Hancock	\$41,318	\$55,000	33%	\$69,700
Hillsboro	\$34,167	\$44,500	30%	\$40,400
Stoddard	\$31,705	\$37,639	19%	\$48,700
Hillsb. County	\$40,404	\$53,384	32%	\$67,667
New Hampshire	\$36,379	\$49,467	36%	\$62,369
United States	\$30,056	\$41,994	40%	\$50,233

Source: 2000 US Census; * www.city-data.com

Household income distributions in Antrim are shown in the next chart. Compared with the region, Antrim has more people in the lower income categories. Forty percent (40%) of households earned less than \$35,000 in 2000. The largest income category in Antrim in 2000 was the 27% of households earning \$50,000 to \$74,999. Antrim has an income curve skewed toward lower income categories.

Distribution of Antrim Households by Income		
Income	Number of Households	Percentage of Households
Under \$10,000	119	12.9%
\$10,000 to \$14,999	56	6.05%
\$15,000 to \$24,999	79	8.54%
\$25,000 to \$34,999	119	12.9%
\$35,000 to \$49,999	135	14.95%
\$50,000 to \$74,999	250	27.03%
\$75,000 to \$99,999	88	9.5%
\$100,000 to \$149,999	58	6.27%
\$150,000 to \$199,000	10	1.08%
\$200,000 or more	11	1.19%

Source: 2000 US Census

Poverty

New Hampshire consistently has one of the lowest poverty rates in the nation. The poverty line, defined as the minimum level of income needed to achieve an adequate standard of living, was \$17,050 for a family of four in 2000 or \$8,350 for an individual. According to the 2000 Census, the average number of individuals in New Hampshire experiencing conditions categorized as poverty was 6.5 percent. NHOEP reports that by 2007, the rate in New Hampshire increased 1% to 7.5%, with Hillsborough County at 6.3%. The state retains the lowest ranking among all 50 states for the percentage of persons in poverty. It is noteworthy that the New Hampshire income gap has been widening, with people in the lowest brackets typically earning disproportionately less than the upper brackets.

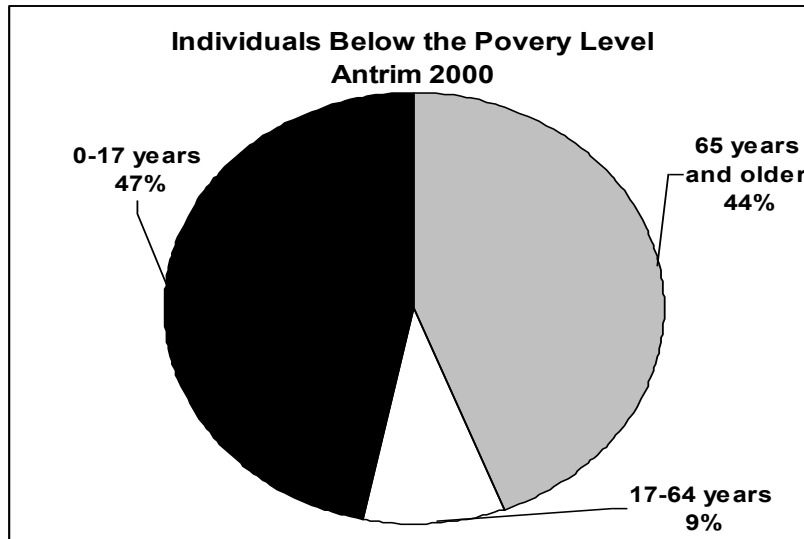
Antrim has one of the highest poverty rates in the area. The chart below presents data from the 2000 Census for Antrim, neighboring towns, the State of New Hampshire, and the United States.

Individuals Below the Poverty Level

	Population below the Poverty Level		
Antrim	11.5%	Hancock	3.8%
Bennington	7.9%	Hillsborough	9.8%
Deering	4.0%	Stoddard	8.6%
Francestown	3.0%		
Hillsborough County	6.3%		
State of NH	6.5%		
United States	2.59%		

Source: 2000 US Census

Although incomes in Antrim have increased since 1990, just over 40 percent of Antrim households earned less than \$35,000 in 2000. Furthermore, it is likely that many of those in the lowest income categories are children or people who are of retirement age. Of the 277 Antrim individuals identified as living below the poverty level for the 2000 Census, 45.3% were 17 years old or younger, while another 32% were 65 years old or older.



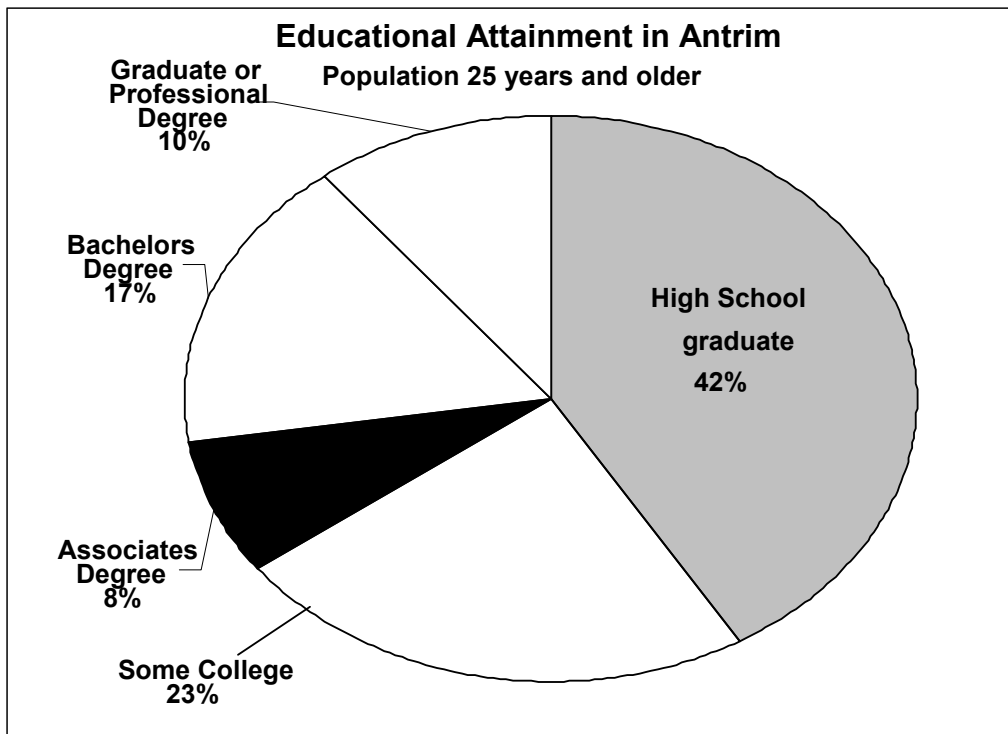
Source: 2000 US Census

Educational Attainment

Educational attainment levels in Antrim are lower than the Hillsborough County region, and lower than the state. Fewer residents of Antrim possess any college education. Antrim has a lower proportion of people with bachelor's degrees than the state overall.

Level of Educational Attainment							
	High School grad.	Some College	Associate Degree	Bachelors Degree	Graduate or Professional Degree	% High School Graduate or higher	% Bachelors Degree or higher
Antrim	560	314	106	230	141	84.9%	23.3%
Hillsb. County	69,165	8,925	22,849	50,475	25,328	87.0%	30.1%
State of NH	247,723	164,634	71,772	153,874	82,230	87.4%	28.7%

Source: 2000 US Census



Source: 2000 US Census

HOUSING

The number of housing units in Antrim grew steadily throughout the 1970s and 1980s, before leveling off in the housing slump of the early 1990s.

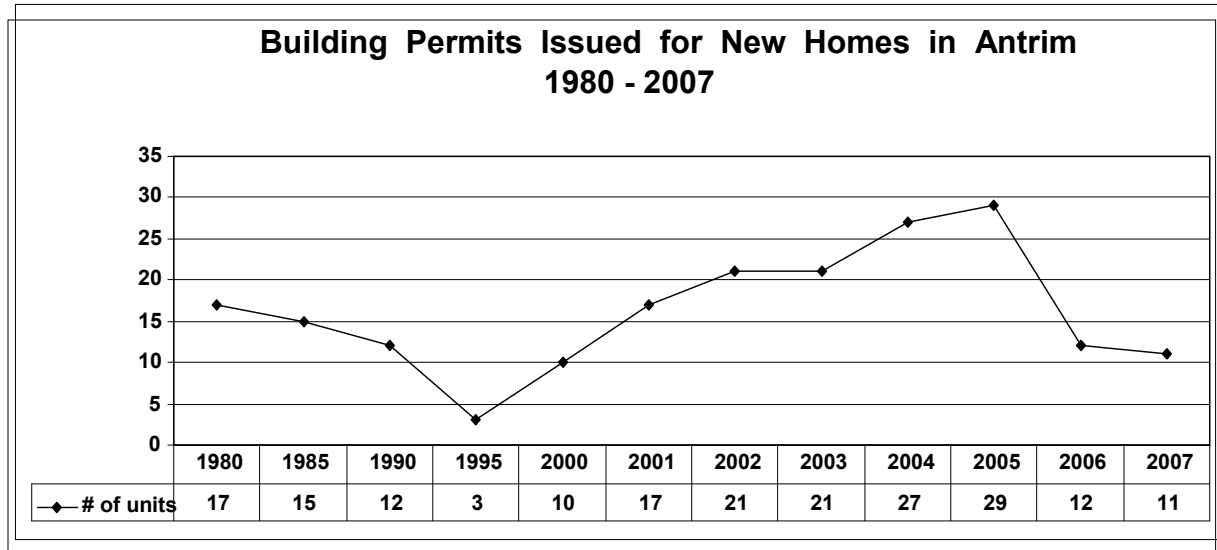
According to the 2000 Census, Antrim's housing supply remained stable over the 1990-2000 decade, with the percentage of mobile homes and the number of multi-family units slightly declining. Only single family homes increased in number.

Antrim's Housing Supply, 1990- 2000

Housing Unit Type	Number of Units 1990	% of Total Units 1990	Number of Units 2000	% of Total Units 2000
Single Family	846	73%	869	75%
Multi-Family	237	20%	235	20%
Mobile Home & Other	79	7%	56	5%
TOTAL	1,162		1,160	

Source: 2000 US Census

From 2001 to 2005, however, there was a sharp uptick in the number of building permits issued for new homes. The cooling of the economic climate has resulted in a sharp drop-off, but once the economy improves, many more applications for permits are expected as major subdivisions currently in existence come to fruition.



Source: Town of Antrim Building Department

Because of the number of pending subdivisions under way, the town expects building permits to continue to be issued in conformity with the rate established for this decade. Of course, how quickly building permits are issued for these proposed units will no doubt reflect the strength or weakness of the housing market.

Recent Antrim Subdivisions

Name of Subdivision	Permits already issued	# of housing units to be built	Location
Valley View	(permits already issued for 3)	3	Off Elm Avenue
Lauber		8	Off Elm Avenue
Knapton		8	Off Pierce Lake Rd
Cloud Court		6	Off Route 31
Torino		12	Off Route 202
Cloutier		5	Off West Street
Hardwick/Schnare		22	Off Route 202
TOTAL UNITS		64	
Other: Plan of the Maharishi Vedic School for 7 10,000 square foot buildings, housing 200-400 "residents"			

Source: Town of Antrim Planning Department

Persons per Housing Unit

The persons per housing unit figure is important in gauging population growth as it can be used with building activity to provide population estimates. As illustrated below,

Antrim's average persons per dwelling declined from 3.2 in 1970 to 2.62 in 2000. A declining persons per household ratio may be a function of factors such as a higher proportion who are elderly and live alone, as well as the declining size of families.

Household Size in Antrim (Persons/Household)				
1970	1980	1990	2000	% Change 1970-2000
3.2	2.7	2.7	2.62	-18.7%

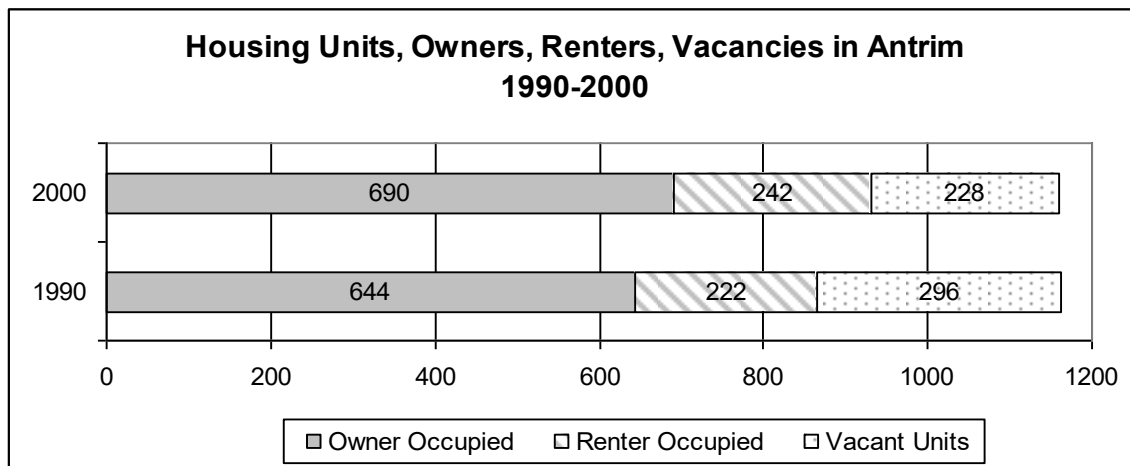
Source: 2000 US Census

Housing Tenure

Housing tenure refers to whether a housing unit is owned or rented by occupants. The table below presents housing tenure for Antrim. Of the 932 occupied housing units, 690, or 74 percent, are owner-occupied, and 26 percent are renter-occupied. Rental units are concentrated around the downtown area.

Housing Units in Antrim		
	1990	2000
Total Units	1,162	1160
Occupied Units	866	932
Owner Occupied	644	690
Renter Occupied	222	242
Vacant Units	296	228
Vacant for Sale	15	11
Vacant for Rent	27	4
Vacant Seasonal	216	207

Source: 2000 US Census



Source: 2000 US Census

Compared to New Hampshire and the United States and adjusting for those housing units that are vacant seasonally, Antrim has a very favorable rate of vacancy of about 2%. This also leads, however, to a very tight rental housing market. Antrim has 207 units categorized as seasonal, representing 17.8% of the housing stock, not a large share given our lakes and traditional “summer season”. We should note, however, that this is a fairly significant proportion of our total housing stock. These units could become year-round quickly and start demanding services year-round.

Occupancy & Vacancy Rates of Housing Stock

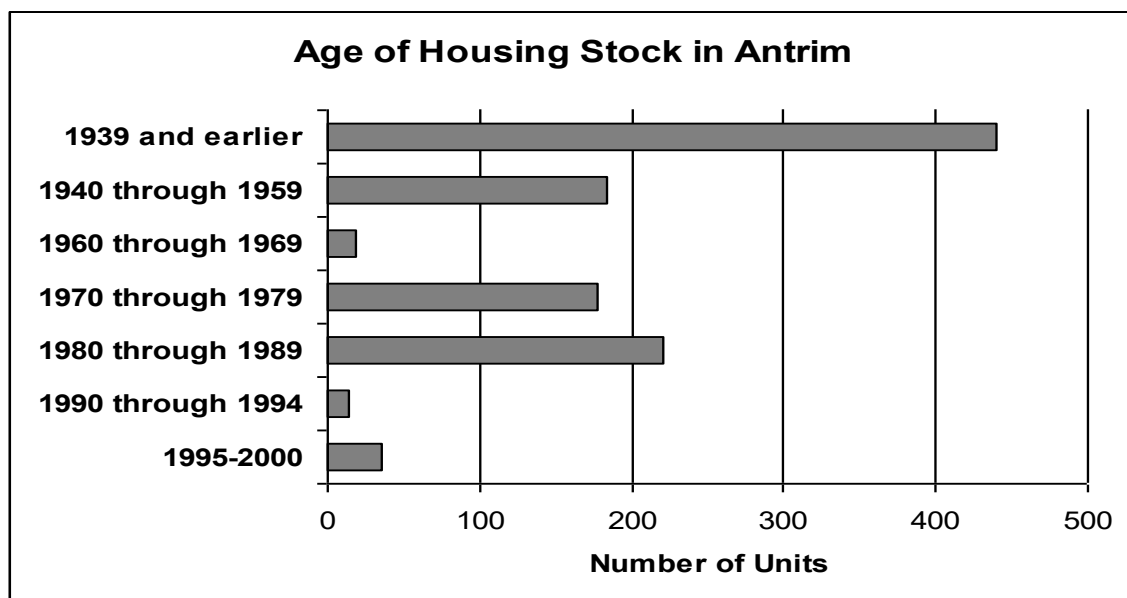
	Occupancy Rate 2000	Vacancy Rate 2000
Antrim	98.2%	1.8%
State of New Hampshire	86.8%	13.2%
United States	91%	9%

Source: 2000 US Census

Age of Housing

As the next table illustrates, 42.1% of the housing stock in Antrim was built between 1960-1980. The median year structures were built is 1960, which is older than the state average of 1974 for owner occupied units and 1963 for renter occupied units. This may be because Antrim has not yet experienced the rapid growth of residential housing that other parts of the New Hampshire have.

In Antrim, 37.9% of homes were built prior to the Second World War. Older homes may be architecturally significant and represent the heritage of the community, but they may also have been constructed according to less stringent building codes and safety requirements, and may include safety hazards such as the presence of lead based paint and asbestos.



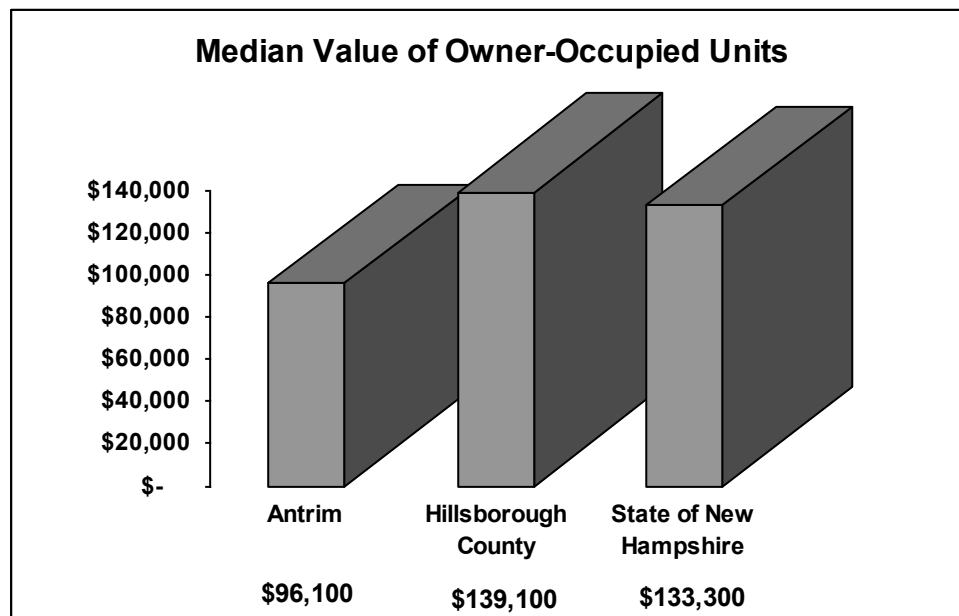
Source: 2000 US Census

Age of Housing Stock in Antrim		
Year Built	Units	% of Total
1995-2000	35	3.0%
1990 through 1994	14	1.2%
1980 through 1989	212	18.3%
1970 through 1979	177	15.3%
1960 through 1969	19	8.5%
1940 through 1959	183	15.8%
1939 and earlier	440	37.9%

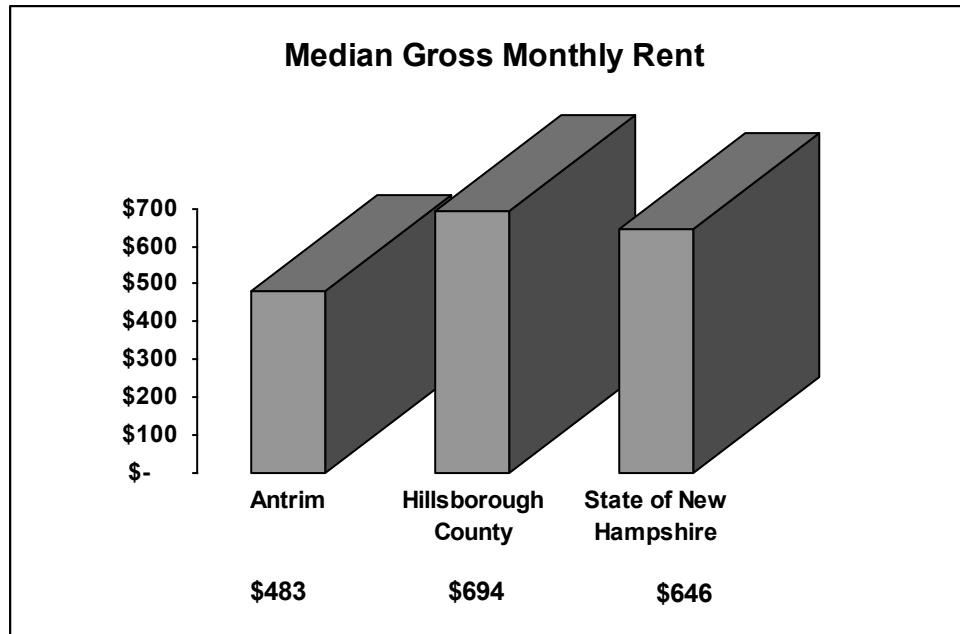
Source: 2000 US Census

Housing Costs

According to the 2000 Census, the median value of owner-occupied housing units in Antrim was \$96,100 and the median gross monthly rental was \$483. The following charts compare these housing costs to Hillsborough County and New Hampshire. On average, Antrim is still more affordable than the county or the state.



Source: New Hampshire Housing Finance Authority



Source: New Hampshire Housing Finance Authority

Renters in Antrim pay a slightly higher proportion of their income for housing than do homeowners. In 2000, the median household income for owner-occupied housing units in Antrim was \$51,012. Renters, on the other hand, had an annual income of \$25,096. In 2000, 32% of Antrim's homeowners spent more than 30% of their income on housing costs, while 39% of renters spent over 30% of their income on housing. In 2007, the tax rate was 20.49 and the equalization ratio was 85.8 % for properties in Antrim.

Affordable Housing

The U.S. Department of Housing and Urban Development (HUD) calls housing cost - rent plus basic utilities or mortgage, tax and insurance payments - affordable when they account for no more than 30% of a household's income. Households are deemed by HUD to have an affordability problem, or cost burden, if they pay more than 30% of income for housing; those paying over 50% are said to have a severe cost burden.

The Directory of Assisted Housing of the New Hampshire Housing Finance Authority lists 50 units in Antrim that are subsidized for the elderly: 40 at Antrim Village on Aiken Street and 10 at Great Brook Home on North Main and Grove Streets. In addition, 12 units are owned by the Contoocook Housing Trust, which develops and provides affordable housing opportunities, including rentals and small homeownership loans for families with modest incomes in the Contoocook Valley region. These 62 units, in total, represent 5.3% of Antrim's housing stock. While the entire State of New Hampshire has a percentage of only 2.9% of subsidized housing, Antrim's aging population may mean that more units of subsidized housing are needed in the future, particularly for the elderly.

Workforce Housing

In response to a shortage of housing that is affordable for working households, the New Hampshire Legislature recently passed a new law, effective July 1, 2009 that requires towns to provide the opportunity to developers to build workforce housing in more than half of their residential units, including rental multi-family housing. There must also be some place in town allowing multi-family dwellings with at least five (5) units. “Workforce housing” is defined to mean housing which is intended for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. “Workforce housing” also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. A municipality’s existing housing stock is allowed to be taken into consideration in determining its compliance with the new law.

Antrim, like many other small New Hampshire towns, will need to examine its existing housing stock and zoning ordinances to determine whether or not the town is in compliance with the new law. Some have speculated that this law may be used by a developer who proposes a workforce housing project but finds it isn’t feasible because of local zoning restrictions that increase his costs. If the town insists on the restrictions, then the developer could go to court and possibly win a ruling waiving some of the restrictions. The cost of litigation to the developer has been significantly mitigated by the provision in the law of an accelerated appeals mechanism. The developer can petition the superior court for review, and the court must conduct a hearing on the merits within six months. As a means of addressing exclusionary municipal land use regulations, the court will be able to order the “builder’s remedy,” allowing the developer to proceed without further local review in situations that call for such an award.

Land Use Implications

As Antrim’s population continues to grow, residential development will have a direct impact on the town, affecting both its residents and its businesses. An aging population may call for more cluster or condominium style housing units, as older families downsize and no longer want to maintain significantly sized properties. Older citizens may seek smaller housing units on one level that are less expensive and easier to maintain. As a corollary to this, Antrim’s older residents may wish to live in accessory units to single-family homes as an affordable way to remain in the community. Such housing may also provide affordable housing for young, single residents who are just entering the workforce and wish to remain in their hometown.

The town may also be called upon to provide additional services for an aging population, including transportation and social services. As we see increased commercial and retail activity both in neighboring towns and within Antrim in response to the growth of all

segments of the population, more affordable housing will be needed to house those who are employed in these establishments.

The demands of Antrim's population growth will have a major influence on land use and will have a significant impact on municipal services and the funds required for them. Through its zoning, the town and the planning board can attempt to provide housing opportunities for all income levels, as well as the businesses and services needed for the population, while maintaining the rural character of our community.

Recommendations

- Encourage the redevelopment of downtown properties such as the mill buildings to incorporate a mix of uses, including a variety of housing types and costs. More housing located in the downtown area on smaller lots can reduce housing costs, provide workers for local businesses, and reduce the cost of transportation to needed goods and services.
- Review the regulations concerning accessory units in owner-occupied single-family homes.
- Strive to provide affordable housing options within Antrim by providing incentives to housing developers that create workforce housing units, and examine other techniques.
- Examine Antrim's existing housing and zoning ordinances to determine if the town is in compliance with RSA 674:58, the new workforce housing law. If not, draft a new ordinance to assure compliance with the law.
- Work with developers to minimize the costs of living through quality housing design, energy efficient construction, proximity to transportation, and employment and reemployment options.
- Study the advisability of impact fees to generate adequate funds to cover the costs of the new infrastructure that new residential growth necessitates.
- Monitor the conversion of Antrim's many seasonal houses into year-round homes to ensure all are in compliance with building and safety requirements.
- As the percentage of the population comprised of those who are migrating into Antrim both from other New Hampshire towns and from other states increases, efforts should be made to reach out to these new residents in an effort to integrate them into our community, while also striving to maintain and preserve our heritage, history, and the things that make Antrim special.
- Study the causes of the relatively high rate of poverty in Antrim and work to reduce it. Continue support of social service programs such as The Grapevine and the before- and after-school programs.