LEBANON HOUSING TASK FORCE
MARCH 17, 2025 - 8:15 AM
COUNCIL CHAMBERS, CITY HALL OR REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

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1. Call to Order

A. To participate in this meeting, please join live via Microsoft Teams or call 929-229-5356 (access code: 178 020 131#). If you have trouble accessing this meeting, please email Catheryn Hembree.

2. Approval of Minutes

A. February 24, 2025

3. Study Items

A. Housing Data Update

B. Housing Needs Assessment Presentation

C. Community Engagement: Logo and Plan

4. Old Business

5. New Business

A. Letter of support for Minimum Housing Standards Ordinance

6. Other Business

7. Future Agenda Items

8. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by visting LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

If you have any questions, please contact the Planning and Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. You can view the entire agenda packet on the City's website at LebanonNH.gov/Agendas.

DRAFT

LEBANON HOUSING TASK FORCE
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
Monday, February 24, 2025
8:15 AM

MEMBERS PRESENT:	**Mayor Tim McNamara, Ryan Dube (remote), Andrew Faunce, Tia Winter**
MEMBERS ABSENT:	**Ellen Smith Ahern, Susan Almy, John D'Entremont David Duncan, Tracy Hutchins**
STAFF PRESENT:	**Leigh Hays, Chief Bldg. Official &Health Officer, Catheryn Hembree, Associate Planner, Nathan Reichert, Director, Planning & Development**

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1. CALL TO ORDER: Meeting was called to order at 8:18AM by Mayor McNamara.

2. APPROVAL OF MINUTES:

Mr. Andrew Faunce MOVED* to approve January 27, 2025 Minutes as amended. The motion was *Seconded by Mr. Ryan Dube.

Amendments:

Page 4, Line 32, replace The Federal Government owns public housing with: **The Federal Government *funds* public housing by providing funding thought capital funds and management operating funds to the public housing agency in this case Lebanon Housing Authority.**

**** The MOTION was approved unanimously***

3. STUDY ITEMS:

A. Housing Opportunity Planning Grant consultants

Joining today's meeting were: Liz Kelly, with Resilience Planning & Design, and Alison Christensen, RKG Associates.

Ms. Hembree shared some details about the City of Lebanon and West Lebanon tour she and other members of this task force/consultants completed recently. She also shared a map showing the route they took. They saw a variety of all types of housing in the area. Ms. Kelly commented that the tour was informative and served to give them more direction.

Next Ms. Christensen provided an update for the Task Force. She met recently with Mr. Mark Goodwin, GIS Coordinator, as well as local real estate brokers, landlords, property managers, and others to help provide her a broader view and inform her analysis, which she will have ready for next month's meeting. She is planning to also meet with Novo Nordisk as well as DHMC to include their feedback in this analysis. Mr. Dube will facilitate a meeting with Lebanon Housing Authority, and Mayor McNamara offered connecting her with Hypertherm, another large employer here (+1,350 employees), along with some mid-size and smaller employers, with a goal of meeting with 10 local employers. They will work with the planning office to get her contact information of some additional employers. He, along with the Planning Department, will work on getting them this information this week. Also, Ms. Winters offered to go in to employers and talk with them directly. She has done this in the past with success.

Mayor McNamara asked about the format of the report and Ms. Christensen said it will be a PDF paired with a narrative. It will be condensed, and high level and they will review this with the task force at the March 24th Lebanon Housing Task Force meeting.

Next the consultants shared their Outreach and Engagement Plan and displayed their spreadsheet which will be the working document used at every meeting (not in the agenda packet). This document includes the two categories, “getting the word out”, and “public participation opportunities”, the person(s) responsible, and the anticipated quarter in 2025 for each initiative

Ms. Kelly said given the history of the difficulty of getting information from the public, collecting peoples’ housing stories and struggles, can help inform this initiative. Their goal is to make it easy for people to share their experiences; she also posed the possibility of providing incentives.

Mayor McNamara and the Task Force need to read through this information before they can provide feedback. Mr. Faunce suggested some formatting changes. Ms. Hembree said they might want to make this survey information anonymous, particularly if the respondee has been homeless in the past. Ms. Dube suggested that conversations can provide a much better understanding of some peoples’ experiences, such as seniors, previously homeless, etc. Mayor McNamara reiterated the importance of talking with seniors.

Mr. Dube can assist with in person meetings at potentially five different locations (3 of these are senior communities). He and LHA can help drive attendance.

Mayor McNamara asked how they will get information from potential residents. Ms. Kelly said they will work with some of the large local employers and possibly use some of their past completed surveys. Mr. Faunce suggested that the pay grade of employees could also help further inform them. Mr. Dube suggested that they talk with local landlords about their applications and glean some information from these as well.

Ms. Kelly said the anchor of this project will be focus groups, both in person, Zoom, community meetings as well as small residents meetings, tacking on to other meetings such as Rotary Club, School Board, etc. She will bring a more concrete plan to the next meeting.

It was suggested (by Joan, a member of the public) that they also put up signage in numerous areas, to help public awareness about this initiative.

Mr. Dube stated they need to look at information from an entire calendar year and preferably multiple years as it can vary greatly because of DHMC and their big blitz of matching employees with housing, which takes place early March of every year. Ms. Hembree sent Ms. Christensen information from Dartmouth Hitchcock Medical Center with Graduate Medical Education Office (MATCH) information that happens every March.

Mayor McNamara also encouraged them to talk with some lending institutions; the City has a relationship with Mascoma Bank; they are very active in the community.

It was agreed that this Task Force will provide the consultants with these community contacts as discussed today.

Ms. Reichert suggested they also have marketing materials, ***a branded campaign,*** and have a presence at the dump, Farmers Market (as in the past), etc. Yards signs, signage on buses, QR codes, and other were mentioned by Ms. Kelly, as techniques to "get the word out".

Mr. Faunce asked if they are looking to team up community members to host some of these neighborhood meetings. These are likely to result in a good cross section of people.

Next Ms. Kelly displayed three draft logos along with the proposed initiative name: "LIVING IN LEBANON" (LIL). Mayor McNamara said that the name has a nice ring. The Task Force provided their feedback on the three logos. Mr. Faunce also said that if they are looking for a mascot, "Lily" could be an option. Ms. Kelly will incorporate their feedback for her revision, while maintaining simplicity, for greater impact.

Ms. Kelly did a recap of what the next steps will be for the March meeting including a first draft of their housing needs assessment (sent to internal City staff in advance of the March meeting), refining the outreach plan as well as the logo, and updating the spreadsheet. Thereafter they will provide a market needs analysis for a future meeting.

B. Housing minimum standards and enforcement presentation by Leigh Hays

Mr. Hays started by saying that because the City has not formally adopted a minimum housing standards or ordinance, the City still has a reliance on State law, that must be enforced, which states that any violation by a landlord is a *criminal offense.* This current process is time consuming, and delays things such as issuing a fine or penalty. This costs the City more. Mayor McNamara asked if this is common or if most cities adopt a standard, to which Mr. Hays responded that most cities adopt a minimum housing standard or ordinance, or a property maintenance code that allows for a local land use citation. This would then allow Mr. Hays to write the equivalent of a traffic fine. This is a more expedient process and allows for an incentive for the landlords. The City of Clarmont adopted the International Property Maintenance Code which also writes the building codes that have been adopted by New Hampshire.

Mr. Hays provided this Housing Task Force a draft of the code that Enfield has adopted. Mayor McNamara said that they want the most efficient use of City resources and of City staff and he said it sounds like this could really streamline the process not just with enforcement but also the costs to the City. Mr. Faunce commented that this could also allow for a landlord who has made an error to act in good faith. It would benefit the good actors but still has the teeth needed for bad actors. Mr. Reichert stated that another key benefit is that it changes the venue from Superior Court to District Court, which brings it local, so it is much less costly and certainly more practical, and again, expedites the entire process, including getting help for tenants to live in safe environments.

Mayor McNamara is in support of this and asked Mr. Hays to bring this forward to the City Council, as soon as possible, which Mr. Hays agreed to do.

Mr. Dube said that later this year, there will be updates to some codes on smoke detectors and fire alarms, etc. so the City might need to make some additional changes when the new memo comes out from the State Fire Marshal; simply something to be aware of.

Mr. Faunce shared that there is currently some new housing being developed for Dartmouth housing, and he suggested that they celebrate this with perhaps a letter to the editor. This idea was supported, and he will write the letter.

Joan (public attendee) thanked this Lebanon Housing Task Force for the work that they are doing. She posed that when anything comes forward, she and other residents would like to know how it benefits the current residents of Lebanon.

Mr. Reichert encouraged her to vote for Amendment One, based on her comments. He also said that as the City adds on to this consultants' package, that different housing has different economic impacts, but that the City of Lebanon needs an updated study (post COVID) to know the *current* impacts, and to this end, the City of Lebanon is working on a contract to pay for this additional study which is a rational tool to learn which housing the City should be focusing on.

4. OTHER BUSINESS: None

5. ADJOURNMENT:

Mr. Andrew Faunce MOVED for adjournment
Seconded by Ms. Tia Winter
****The MOTION was approved unanimously***

The meeting was adjourned at 9:34 AM

Respectfully submitted,
Cinda Mersel
Recording Secretary

Housing Inventory

- Housing Units – How Many?
- Housing Type: Single Family, Multi-Family, etc.
- Housing Cost Categories: Market Rate; Affordable (e.g. Tracy St, Ramona Place, Spencer Square, etc.); Subsidized (e.g. Rivermere, Village at Crafts Hill, etc.)
- Ownership: Ownership vs Rental; Condo form of ownership
- Price Points of Housing: Assessed Value; Market Value; Cost Burdened

Housing Trends

- Rate of Housing Development
- Categories of Construction – Missing Middle Status
- Pattern of Housing Development - Infill vs Sprawl
- Housing Pipeline

Housing Demand Analysis

- Providing Lebanon's Fair Share
- Categories – Which housing categories to be emphasized?
- Affordability Factor

Housing Tools & Strategies

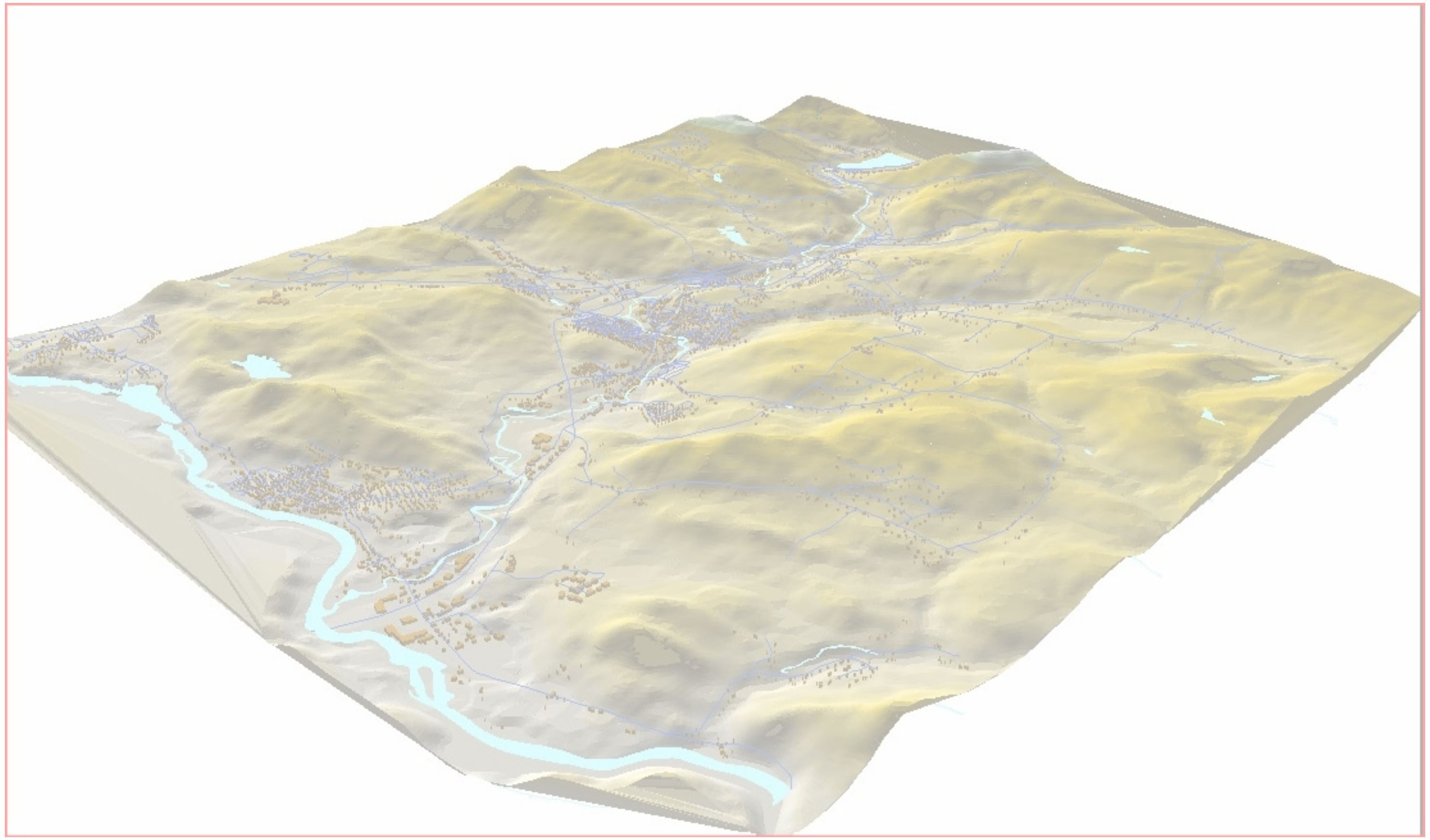
- Hanover Missing Middle Report; ADU's; Pattern Zoning, Barrow Street Project; DHMC Project; Zoning Amendments

Residential Units in Lebanon = **8,043**

Single Family = 3,549

Multi-Family = 4,423

Mixed Use = 71



Residential Units – Housing Types

🟨 **Single Family Detached**

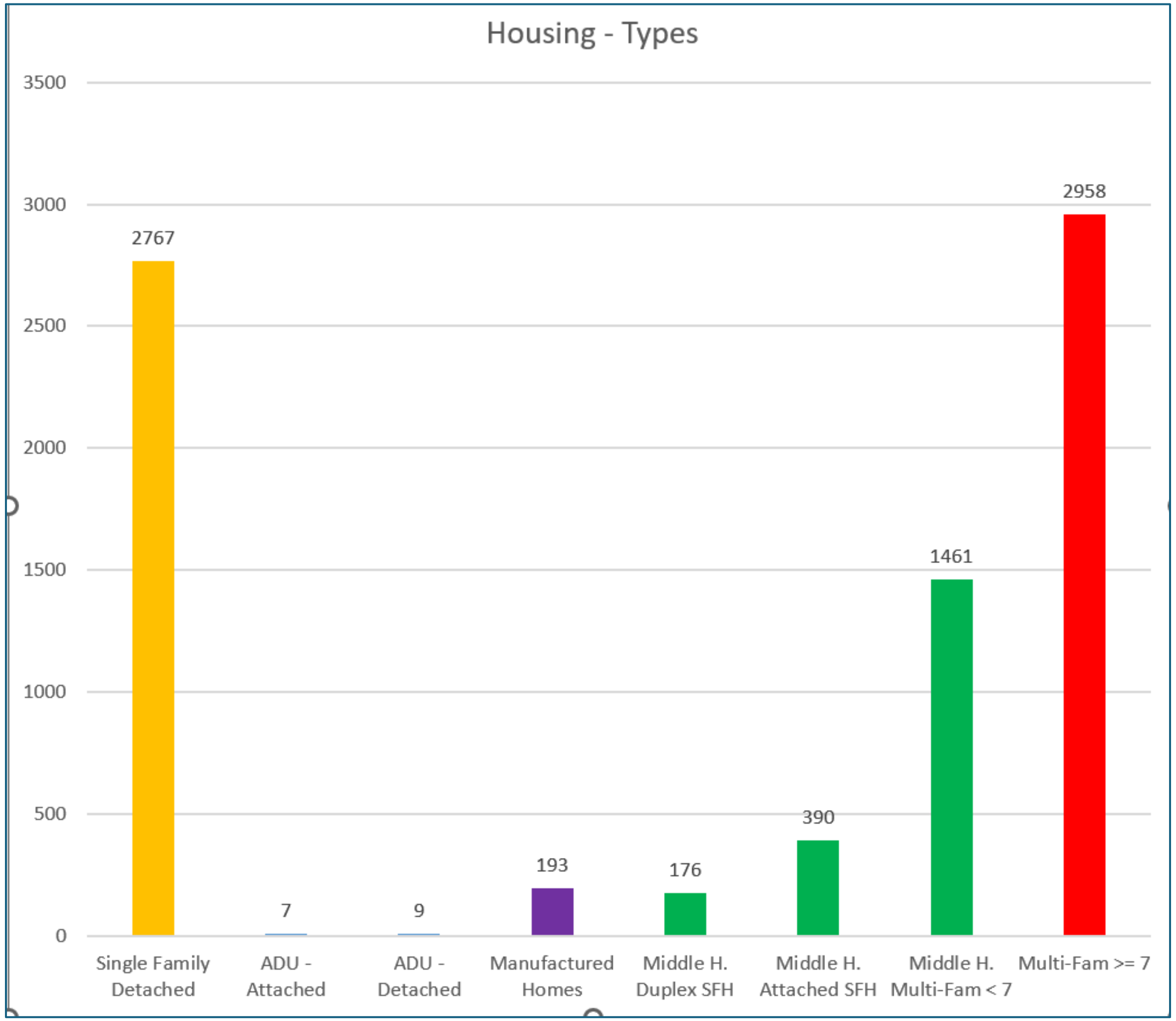
🟧 Accessory Dwelling Unit (ADU)

🟩 **Middle Housing**
Single Family Attached, Townhouse, Duplex, Triplex, Fourplex, Fiveplex and Sixplex

🟧 **Multi-Family**
7 + unit Apartments and Condos

🟪 **Manufactured Homes**
Manufactured Homes in Parks and Manufactured Homes on Individual Lots

🟦 **Group Housing**
Elderly Homes, Dormitories, Convalescent Care, Shelters and other group type facilities



🟨 Single Family Detached

2767 Units

34% percent of total residential units

8 Indian Ridge Drive

🟧 Accessory Dwelling Unit (ADU)

ADU – Detached

19 Units

ADU - Attached

7 Units

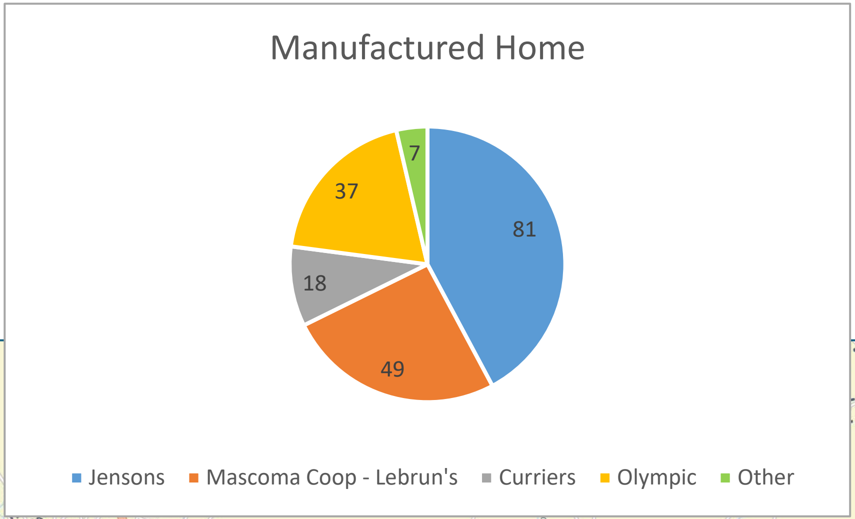
2 Ela St

45 Winter St

Housing Inventory

Manufactured Homes 192 Units

Manufactured Homes in Parks and Manufactured Homes on Individual Lots



- Jenson's: 81 units
- Masc. Coop / Lebrun's: 49 units
- Currier's: 18 units
- Olympic: 37 units
- Other: 7 units

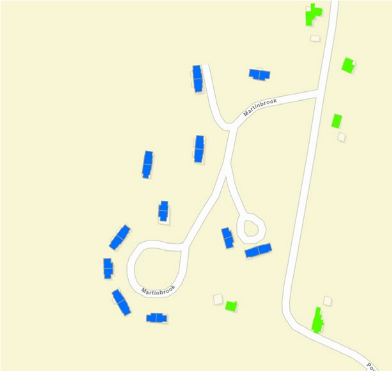
2.4% percent of total residential units

Middle Housing

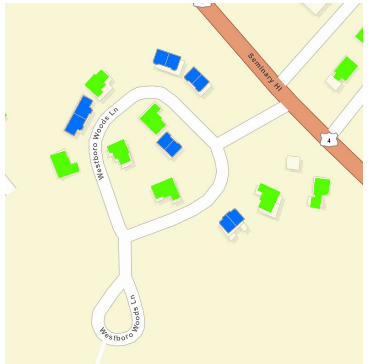
Single Family

SFH - Attached
SFH - Duplex

Martin Brook

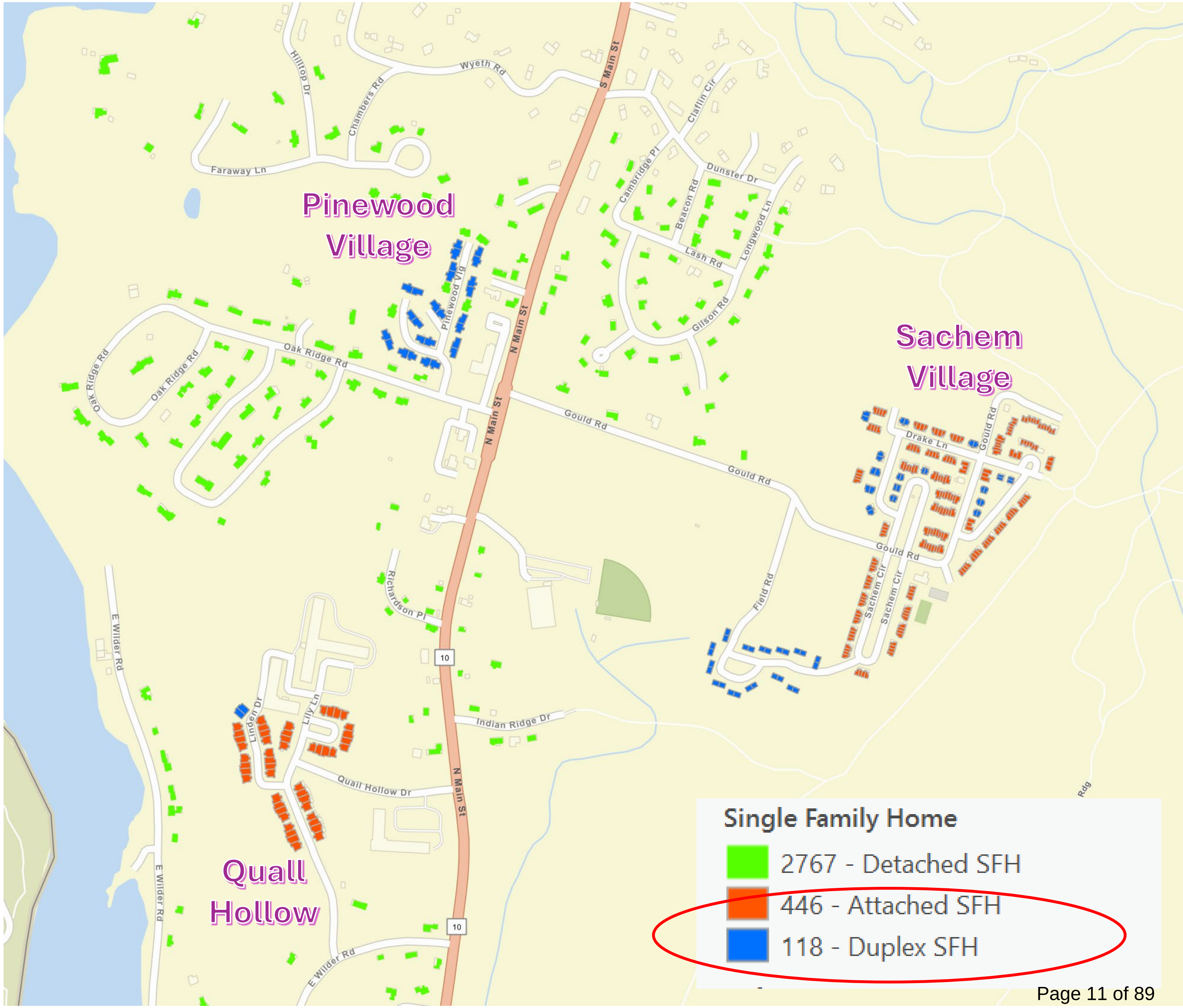


Westboro Woods



Renihan Meadows

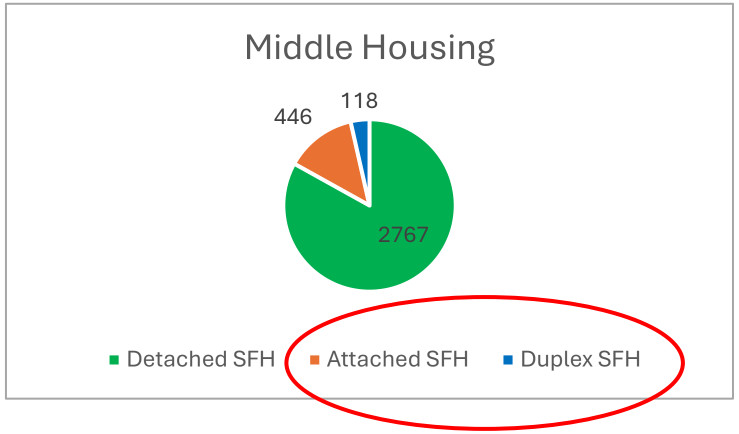
7% percent of total residential units



Middle Housing

Single Family

SFH Duplex
SFH Attached



Pinewood Village

Martin Brook

Middle Housing

Single Family Attached, Townhouse, Duplex, Triplex, Fourplex, Fiveplex and Sixplex

Sachem Village

Renihan Meadows

Quall Hollow

Westboro Woods

Housing Inventory

Middle Housing

Multi Family

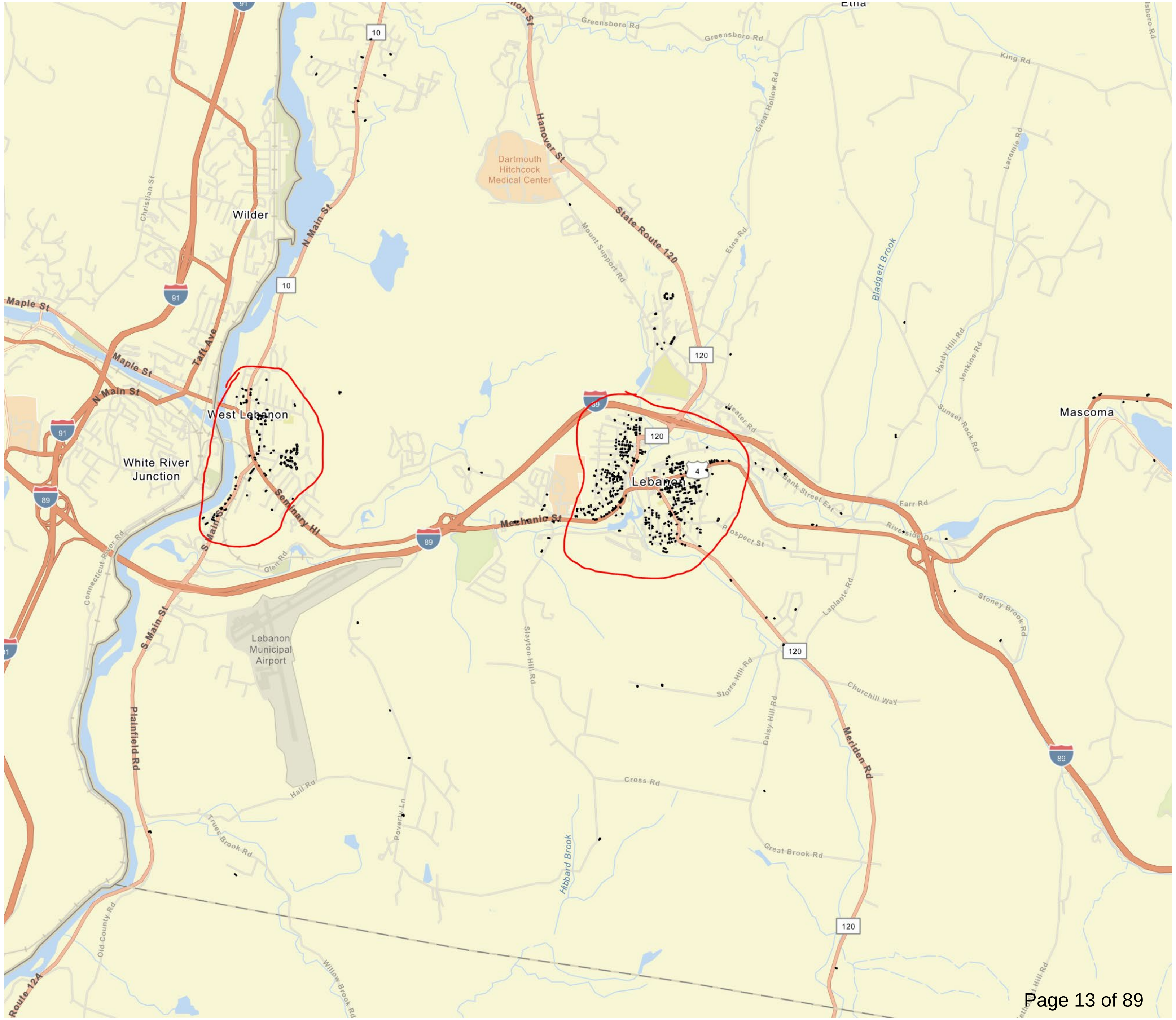
MF (2-6 Res Units)

Primarily Located in Two Principal Urban Cores

- 🟥 2 (287 units)
- 🟩 3 (89 units)
- 🟦 4 (70 units)
- 🟦 5 (32 units)
- 🟪 6 (30 units)

1,461 MF Residential Units

18% percent of total residential units



Middle Housing

Multi Family

MF (2-6 Res Units)

36 S. Main St (2 units)

39 Elm St. W. (3 units)

4 Ela St (4 units)

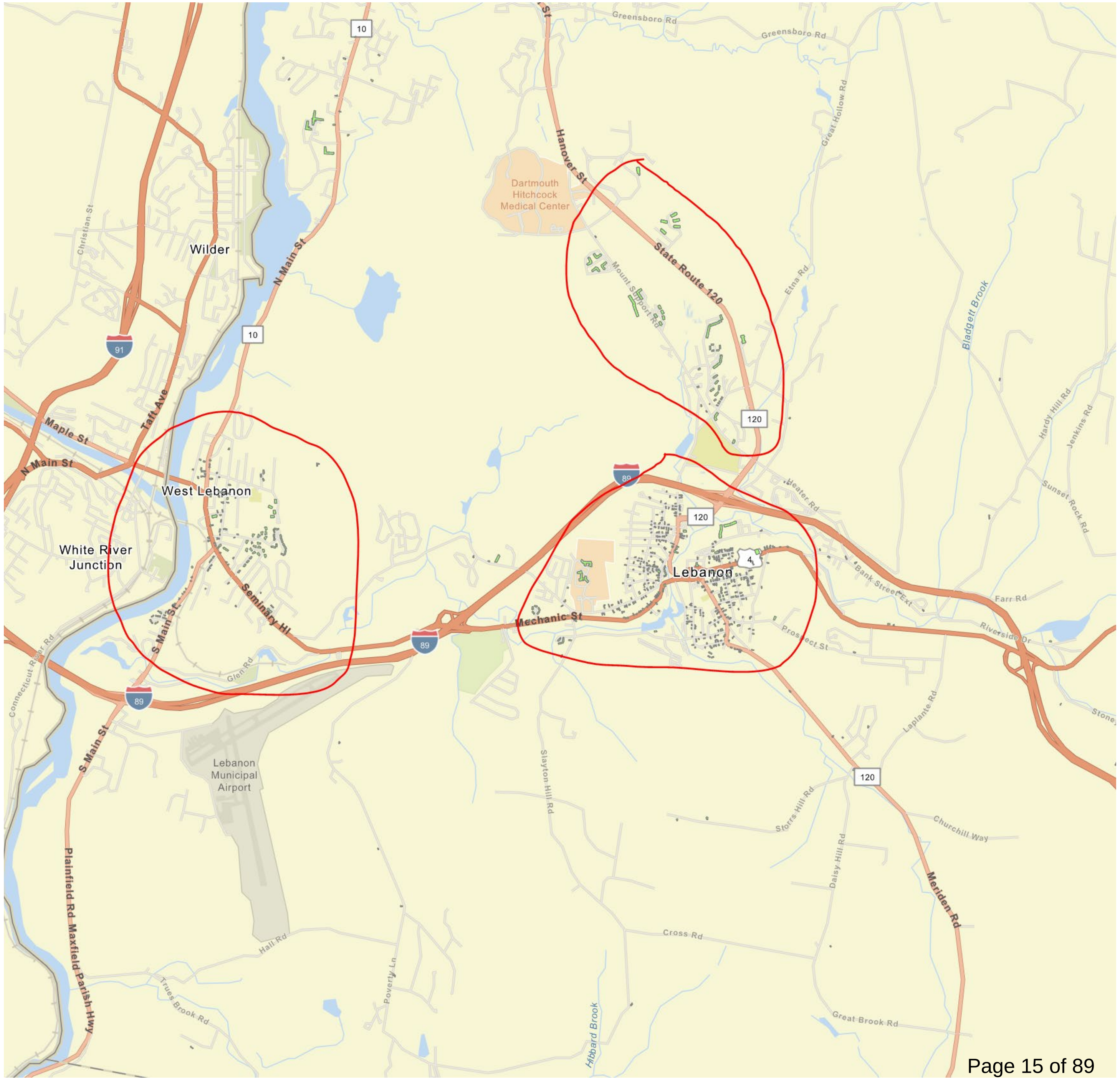
53 Water Street (5 units)

9 Summer St (6 units)

Multi-Family

Multi Family (>= 7 Res Units)
109 Buildings / 2958 Units

Two Principal Urban Cores PLUS the "emerging core"



2,932 MF Residential Units
37% percent of total residential units

Housing Inventory

Multi-Family

Multi Family

MF (>= 7 Res Units)

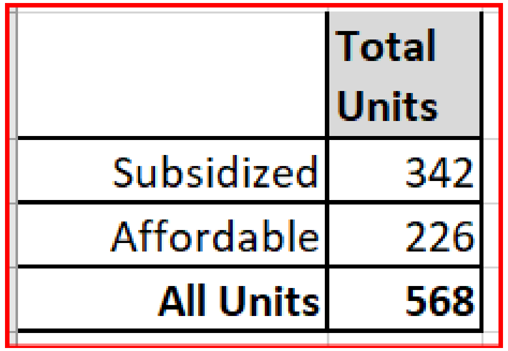
Bank St. Junior High Building (redevelopment project)

Emerson Garden

20 Morgan Drive

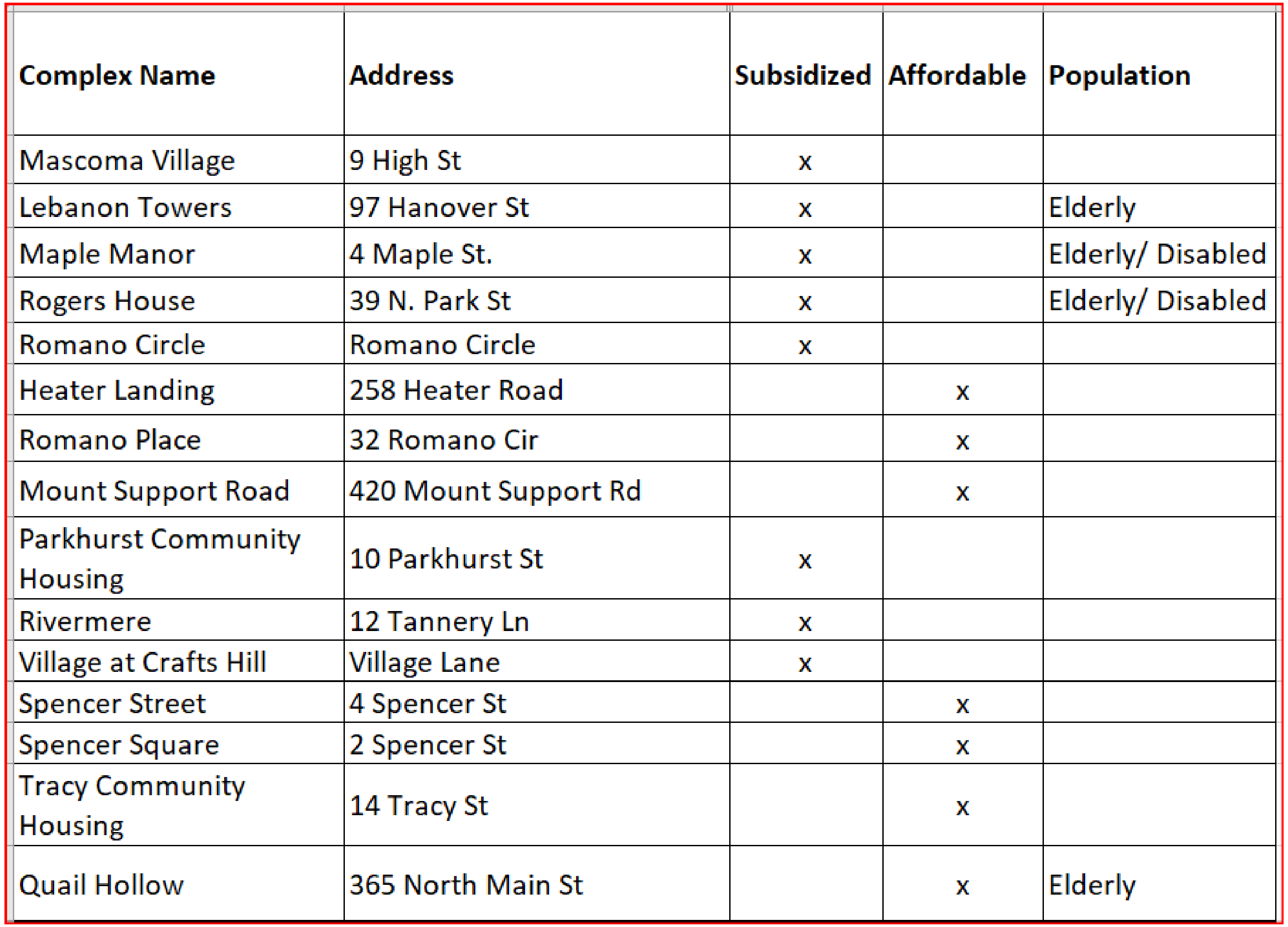
The Marek

Subsidized & Affordable Housing Units



	Total Units
Subsidized	342
Affordable	226
All Units	**568**

~ Approximately 7% of Total Housing Units



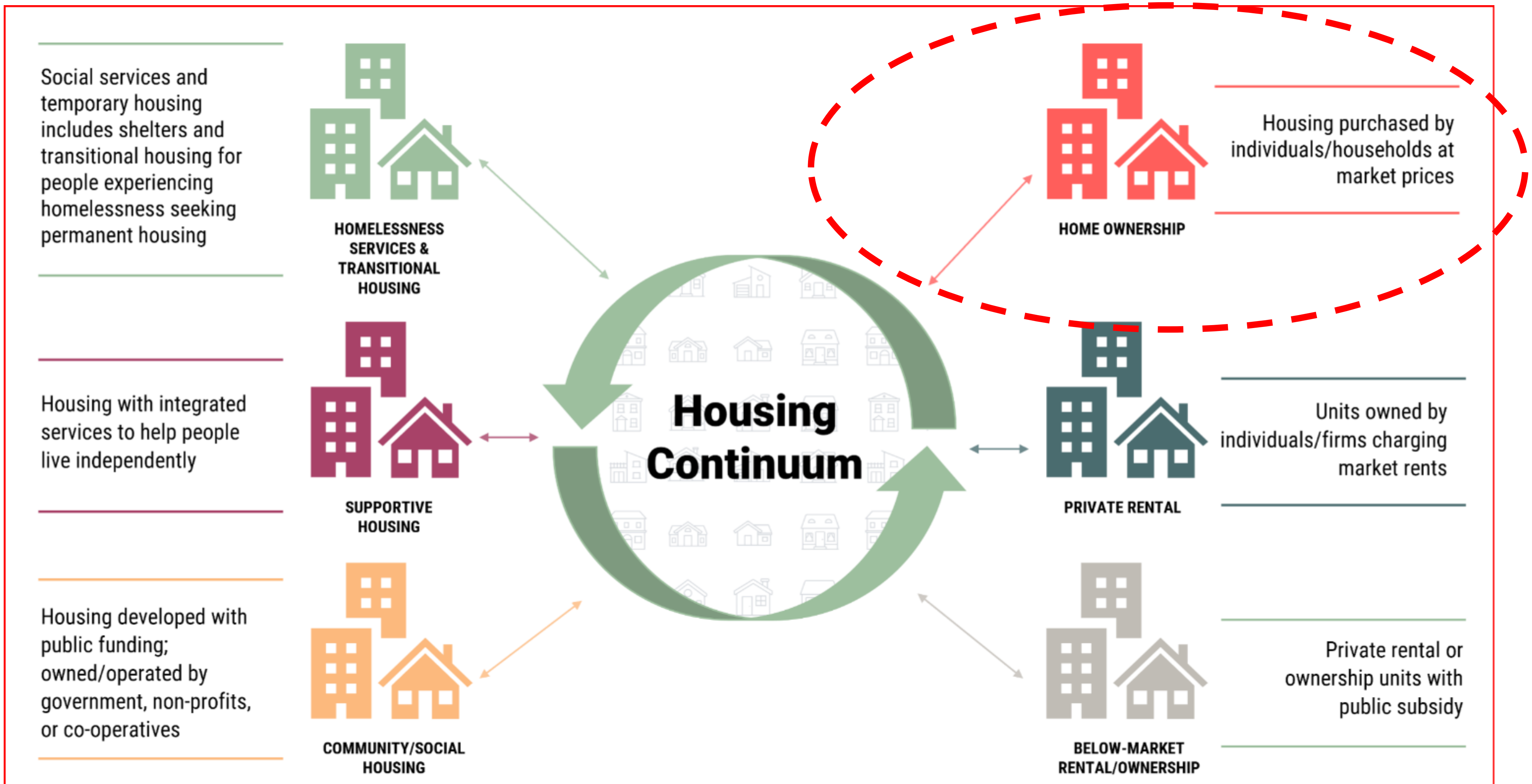
Complex Name	Address	Subsidized	Affordable	Population
Mascoma Village	9 High St	x		
Lebanon Towers	97 Hanover St	x		Elderly
Maple Manor	4 Maple St.	x		Elderly/ Disabled
Rogers House	39 N. Park St	x		Elderly/ Disabled
Romano Circle	Romano Circle	x		
Heater Landing	258 Heater Road		x	
Romano Place	32 Romano Cir		x	
Mount Support Road	420 Mount Support Rd		x	
Parkhurst Community Housing	10 Parkhurst St	x		
Rivermere	12 Tannery Ln	x		
Village at Crafts Hill	Village Lane	x		
Spencer Street	4 Spencer St		x	
Spencer Square	2 Spencer St		x	
Tracy Community Housing	14 Tracy St		x	
Quail Hollow	365 North Main St		x	Elderly

Owner / Renter

Multi-Family	24%	148 of the 620 MF Buildings (not units) have an owner mailing address that is identical to the building 911 location address, so the modelled assumption is that the owner resides within the structure
Single Family Owner Occupied	86%	** Modelled via mailing address = physical address
Single Family Renter Occupied	14%	** Modelled via mailing address = physical address

Condo Ownership

Multi-Family Units	12 %
Single Family Homes	18%



Social services and temporary housing includes shelters and transitional housing for people experiencing homelessness seeking permanent housing

HOMELESSNESS SERVICES & TRANSITIONAL HOUSING

Housing with integrated services to help people live independently

SUPPORTIVE HOUSING

Housing developed with public funding; owned/operated by government, non-profits, or co-operatives

COMMUNITY/SOCIAL HOUSING

Housing Continuum

HOME OWNERSHIP

Housing purchased by individuals/households at market prices

PRIVATE RENTAL

Units owned by individuals/firms charging market rents

BELOW-MARKET RENTAL/OWNERSHIP

Private rental or ownership units with public subsidy

Cost Points

Single Family Home (S.F.H.) Values

1950(s) SFH

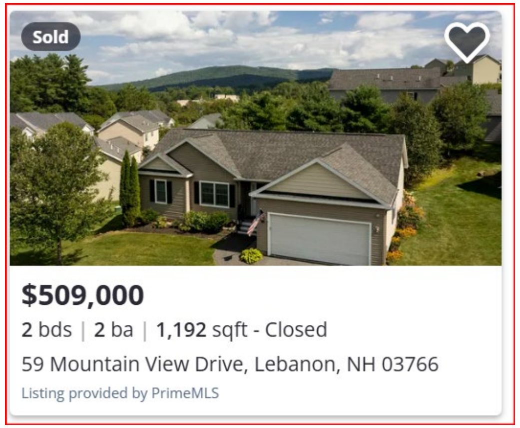
$299,000

3 bds | **1** ba | **936** sqft - Active

13 Estabrook Circle, Lebanon, NH 03784

Listing provided by PrimeMLS

2010(s) SFH

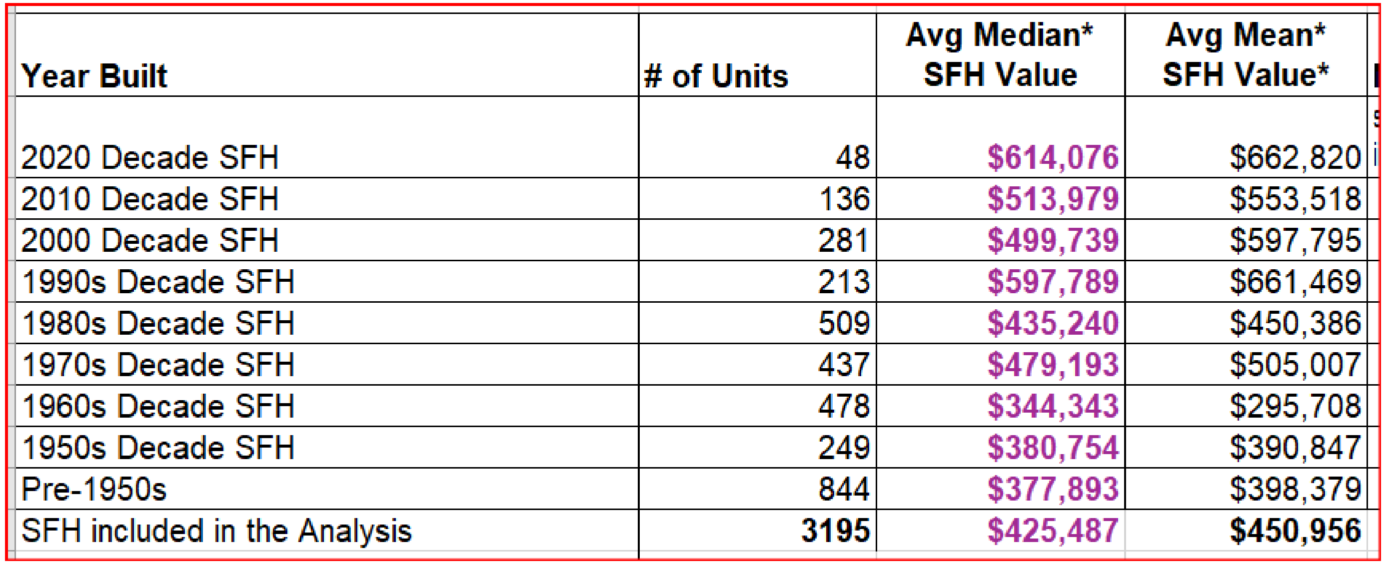


$509,000

2 bds | **2** ba | **1,192** sqft - Closed

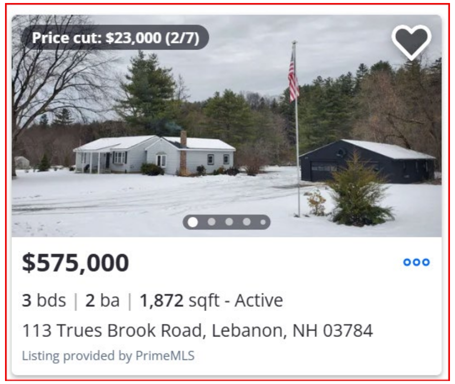
59 Mountain View Drive, Lebanon, NH 03766

Listing provided by PrimeMLS



Year Built	# of Units	Avg Median* SFH Value	Avg Mean* SFH Value*
2020 Decade SFH	48	$614,076	$662,820
2010 Decade SFH	136	$513,979	$553,518
2000 Decade SFH	281	$499,739	$597,795
1990s Decade SFH	213	$597,789	$661,469
1980s Decade SFH	509	$435,240	$450,386
1970s Decade SFH	437	$479,193	$505,007
1960s Decade SFH	478	$344,343	$295,708
1950s Decade SFH	249	$380,754	$390,847
Pre-1950s	844	$377,893	$398,379
SFH included in the Analysis	**3195**	**$425,487**	**$450,956**

1970(s) SFH



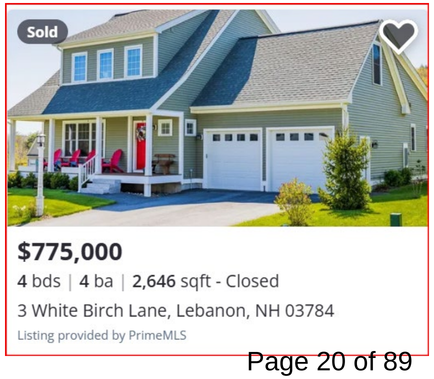
$575,000

3 bds | **2** ba | **1,872** sqft - Active

113 Trues Brook Road, Lebanon, NH 03784

Listing provided by PrimeMLS

2020(s) SFH



$775,000

4 bds | **4** ba | **2,646** sqft - Closed

3 White Birch Lane, Lebanon, NH 03784

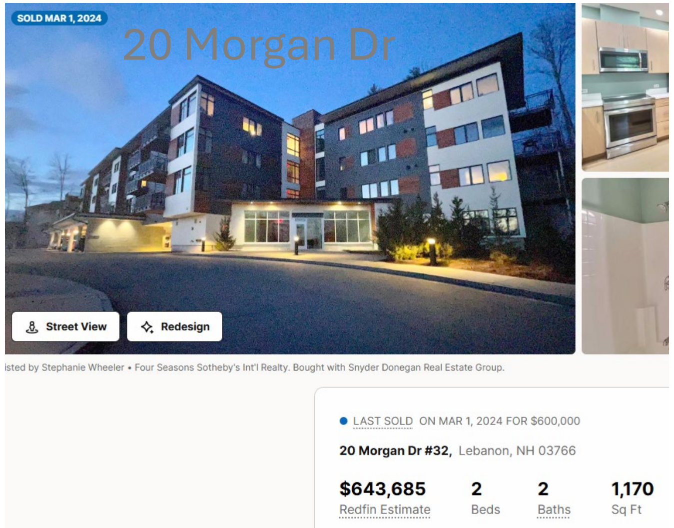
Listing provided by PrimeMLS

Note:

- *Equalized Value 76.9%*
- *3,195 of 3,549 SFH included with those omitted including Sachem Village, properties with two SFH's located on one parcel, and newer homes for which valuation data forthcoming*
- *The single family home definition includes SFH's in a condo form of ownership, e.g. Prospect Hill, etc.*
- *16 new 2020 decade SFH at Prospect Hill with home value anticipated to be noticeably less than current median home value for that time period; perhaps another 15+ on the near horizon?*

Cost Points

Condo Units in MF Buildings Values

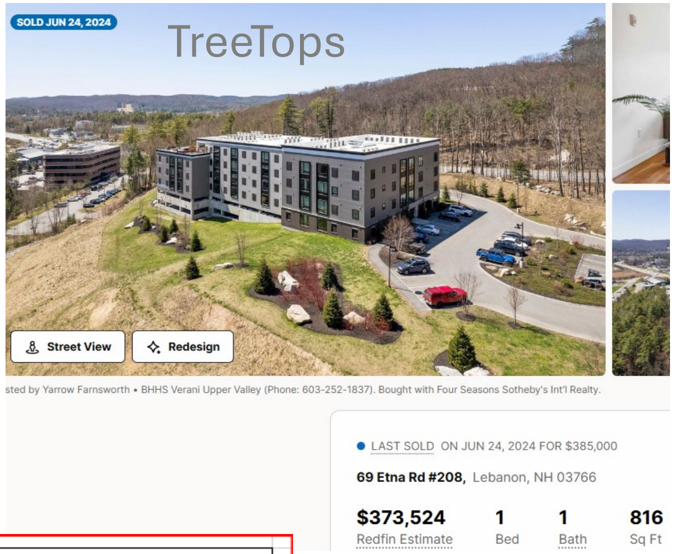


isted by Stephanie Wheeler • Four Seasons Sotheby's Int'l Realty. Bought with Snyder Donegan Real Estate Group.

● LAST SOLD ON MAR 1, 2024 FOR $600,000

20 Morgan Dr #32, Lebanon, NH 03766

$643,685	2	2	1,170
Redfin Estimate	Beds	Baths	Sq Ft



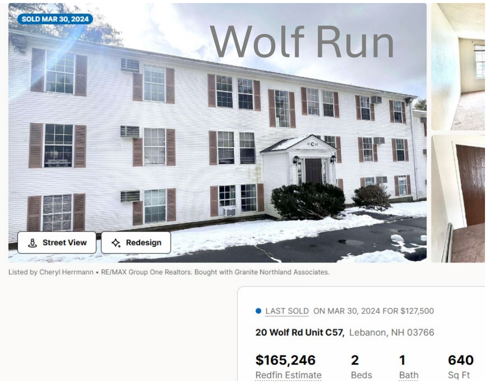
sted by Yarrow Farnsworth • BHHS Verani Upper Valley (Phone: 603-252-1837). Bought with Four Seasons Sotheby's Int'l Realty.

● LAST SOLD ON JUN 24, 2024 FOR $385,000

69 Etna Rd #208, Lebanon, NH 03766

$373,524	1	1	816
Redfin Estimate	Bed	Bath	Sq Ft

Year Built	# of Units	Avg Median* Condo Value	Avg Mean* Condo Value*	Note
2020 Decade Condo Unit	74	$381,925	$416,687	TreeTops
2010 Decade Condo Unit	28	$577,958	$593,219	Morgan Drive
2000 Decade Condo Unit	34	$298,440	$298,386	Nature Walk
1980s Decade Condo Unit	225	$136,671	$160,361	Boulders, Ivy Place, Wolf Run Condos
1970s Decade Condo Unit	149	$208,192	$241,853	Terrace View, Westwood Village, Village Green
MF Condo Units included in the Analysis	**510**	**$194,993**	**$255,201**	



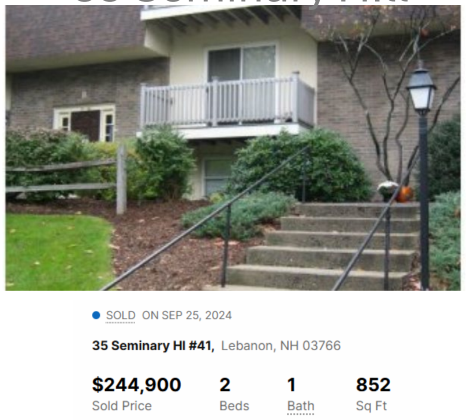
Listed by Cheryl Herrmann • RE/MAX Group One Realtors. Bought with Granite Northland Associates.

● LAST SOLD ON MAR 30, 2024 FOR $127,500

20 Wolf Rd Unit C57, Lebanon, NH 03766

$165,246	2	1	640
Redfin Estimate	Beds	Bath	Sq Ft

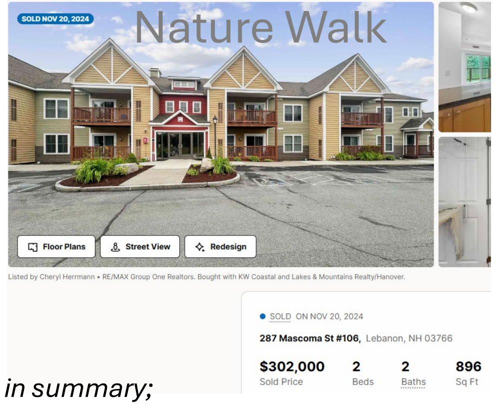
35 Seminary HIll



● SOLD ON SEP 25, 2024

35 Seminary Hl #41, Lebanon, NH 03766

$244,900	2	1	852
Sold Price	Beds	Bath	Sq Ft



Listed by Cheryl Herrmann • RE/MAX Group One Realtors. Bought with KW Coastal and Lakes & Mountains Realty/Hanover.

● SOLD ON NOV 20, 2024

287 Mascoma St #106, Lebanon, NH 03766

$302,000	2	2	896
Sold Price	Beds	Baths	Sq Ft

Note:

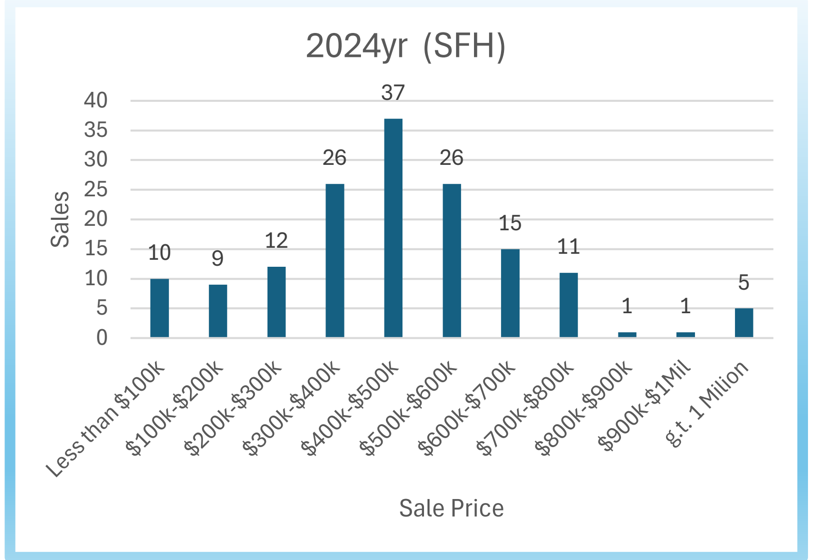
- **Equalized Value 76.9%*
- *510 of 536 MF condos included in summary; omitted are the relatively small number of condos located in older homes (use of AYB limited)*

Cost Points

SFH Home Sales 2020yr – 2024yr

SFH Sales p/year	Less than $100k	$100k-$200k	$200k-$300k	$300k-$400k	$400k-$500k	$500k-$600k	$600k-$700k	$700k-$800k	$800k-$900k	$900k-$1Mil	g.t. 1 Milion
2020	10	21	52	37	18	3	1	2	0	0	0
2021	9	15	44	38	36	8	6	0	1	0	1
2022	9	15	14	41	39	16	7	0	4	2	1
2023	8	17	11	24	31	30	15	7	3	1	7
2024	10	9	12	26	37	26	15	11	1	1	5
Total	46	77	133	166	161	83	44	20	9	4	14

SFH Sales	# of Units/Sales	Legitmate Units Sales	Average Value (Median)	AverageValue (Mean)
2020	198	144	$275,000	$281,211
2021	235	158	$333,000	$339,952
2022	224	148	$391,722	$379,950
2023	225	154	$469,800	$470,146
2024	234	153	$430,000	$458,630
Total Sales 5yr period	1116	757		
Sales as % of Total SFH	34%	23%		



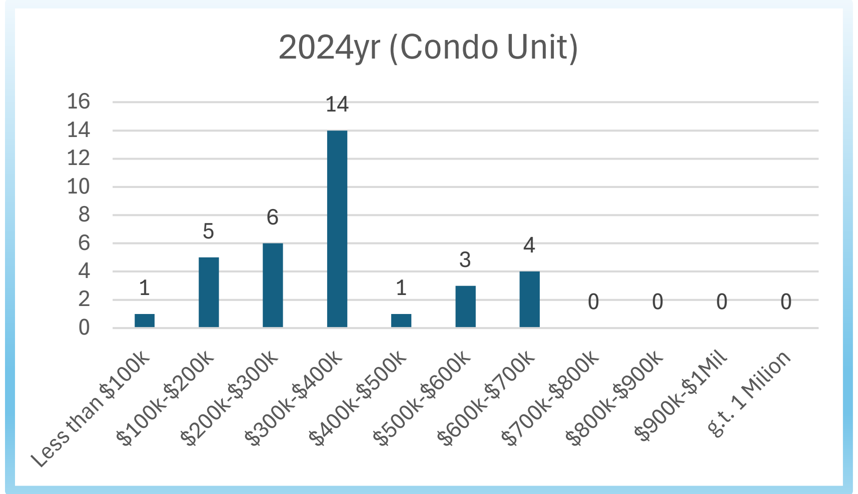
Note:

- *Approximately 497 SFH legitimate sales from 2015-2019*

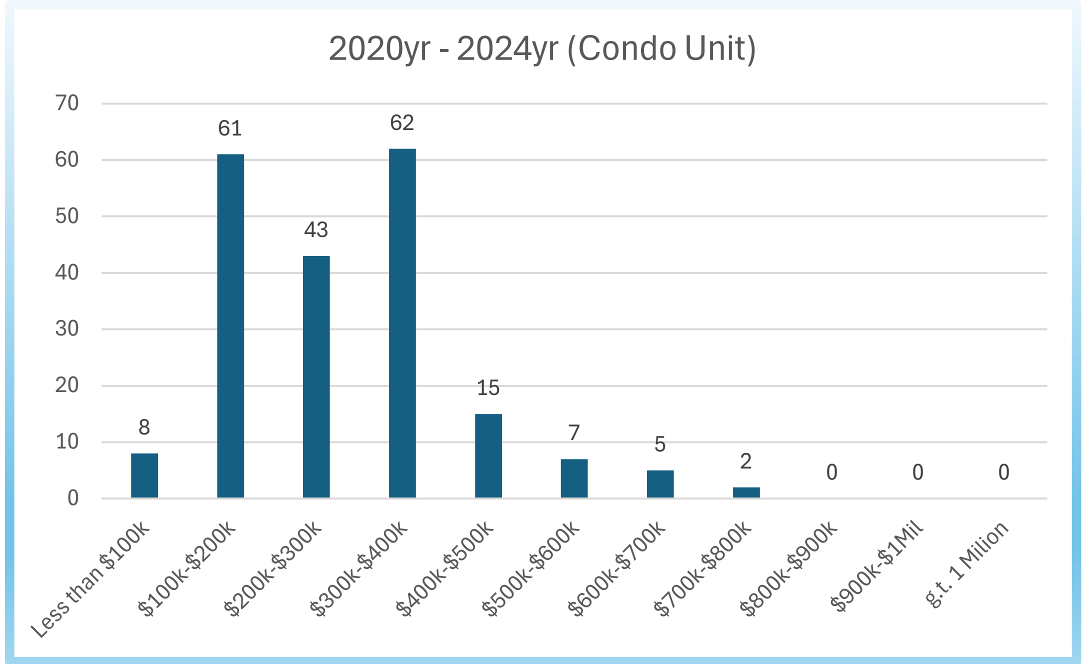
Cost Points

Condo Home Sales 2020yr – 2024yr

Condo Sales p/year	Less than $100k	$100k-$200k	$200k-$300k	$300k-$400k	$400k-$500k	$500k-$600k	$600k-$700k	$700k-$800k	$800k-$900k	$900k-$1Mil	g.t. 1 Milion
2020	3	14	10	5	6	0	0	0	0	0	0
2021	1	18	18	31	5	1	0	1	0	0	0
2022	1	7	7	3	3	0	1	1	0	0	0
2023	2	17	2	9	0	3	0	0	0	0	0
2024	1	5	6	14	1	3	4	0	0	0	0
Total	8	61	43	62	15	7	5	2	0	0	0

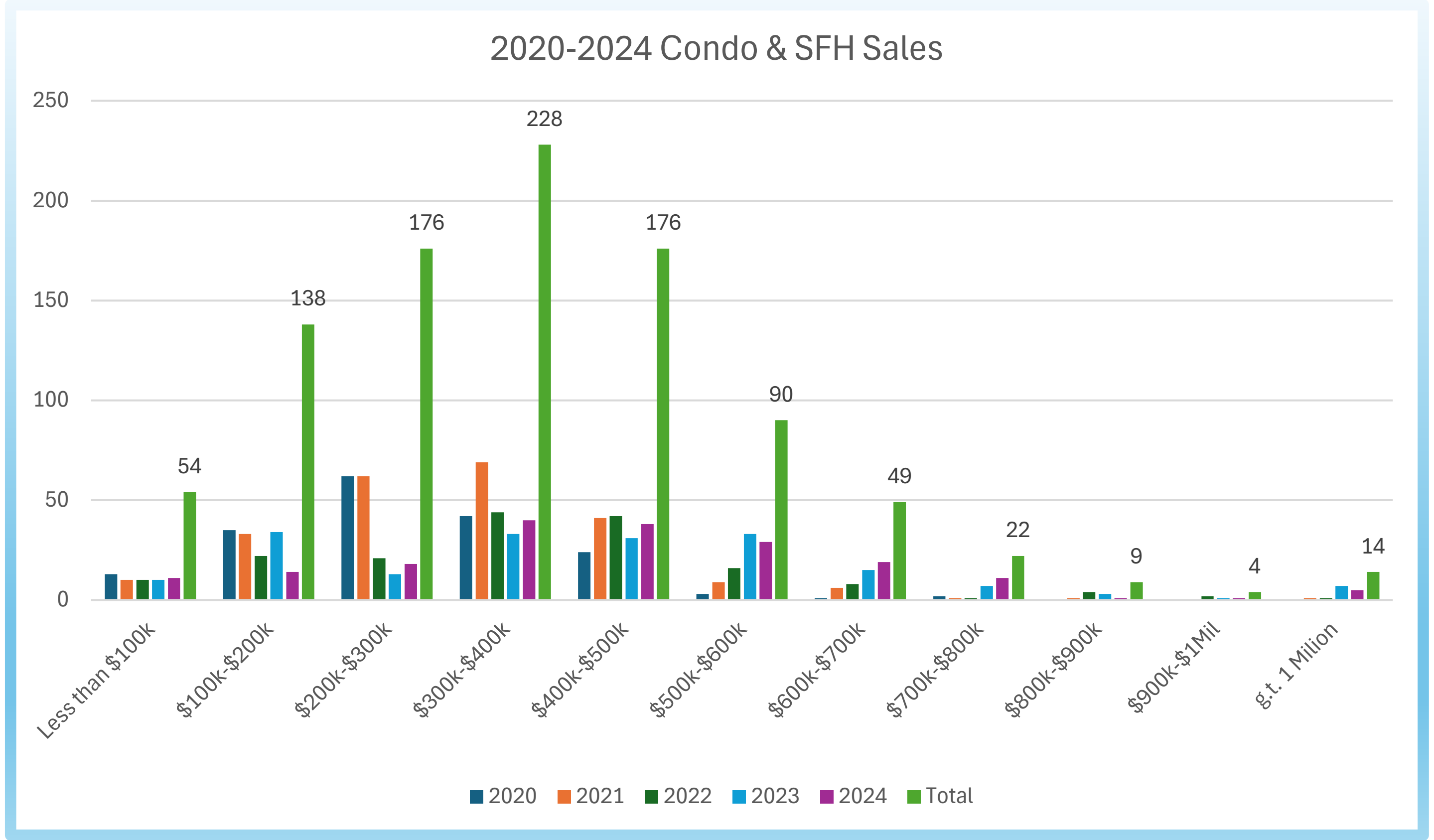


Condo Sales	Total Unit Sales	Legitmate Units Sales	Average Sale (Median)	AverageValue (Mean)
2020	45	38	$214,250	$234,435
2021	112	72	$312,813	$280,145
2022	30	23	$246,000	$280,514
2023	49	33	$160,000	$233,953
2024	43	34	$369,000	$347,249
Total Sales 5yr period	279	200		
Sales as % of Total MF Condo Units (536)	52%	37%		



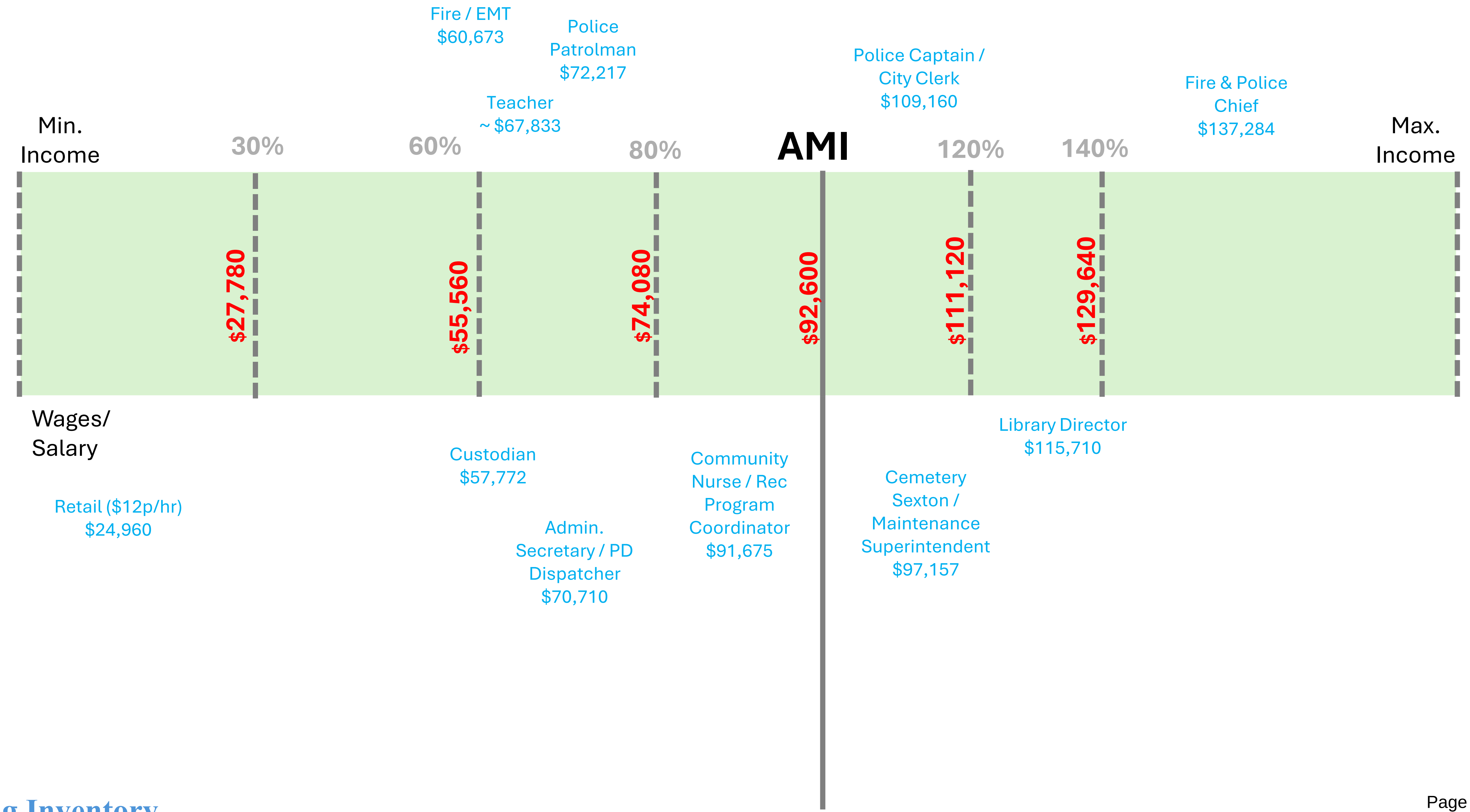
Cost Points

SFH & Condo Home Sales 2020yr – 2024yr



SFH & Condo Sales	Less than $100k	$100k-$200k	$200k-$300k	$300k-$400k	$400k-$500k	$500k-$600k	$600k-$700k	$700k-$800k	$800k-$900k	$900k-$1Mil	g.t. 1 Milion
2020	13	35	62	42	24	3	1	2	0	0	0
2021	10	33	62	69	41	9	6	1	1	0	1
2022	10	22	21	44	42	16	8	1	4	2	1
2023	10	34	13	33	31	33	15	7	3	1	7
2024	11	14	18	40	38	29	19	11	1	1	5
Total	**54**	**138**	**176**	**228**	**176**	**90**	**49**	**22**	**9**	**4**	**14**

Cost Points



Fire / EMT
$60,673

Police
Patrolman
$72,217

Teacher
~ $67,833

Police Captain /
City Clerk
$109,160

Fire & Police
Chief
$137,284

Min.
Income

30%

60%

80%

AMI

120%

140%

Max.
Income

$27,780

$55,560

$74,080

$92,600

$111,120

$129,640

Wages/
Salary

Retail ($12p/hr)
$24,960

Custodian
$57,772

Admin.
Secretary / PD
Dispatcher
$70,710

Community
Nurse / Rec
Program
Coordinator
$91,675

Cemetery
Sexton /
Maintenance
Superintendent
$97,157

Library Director
$115,710

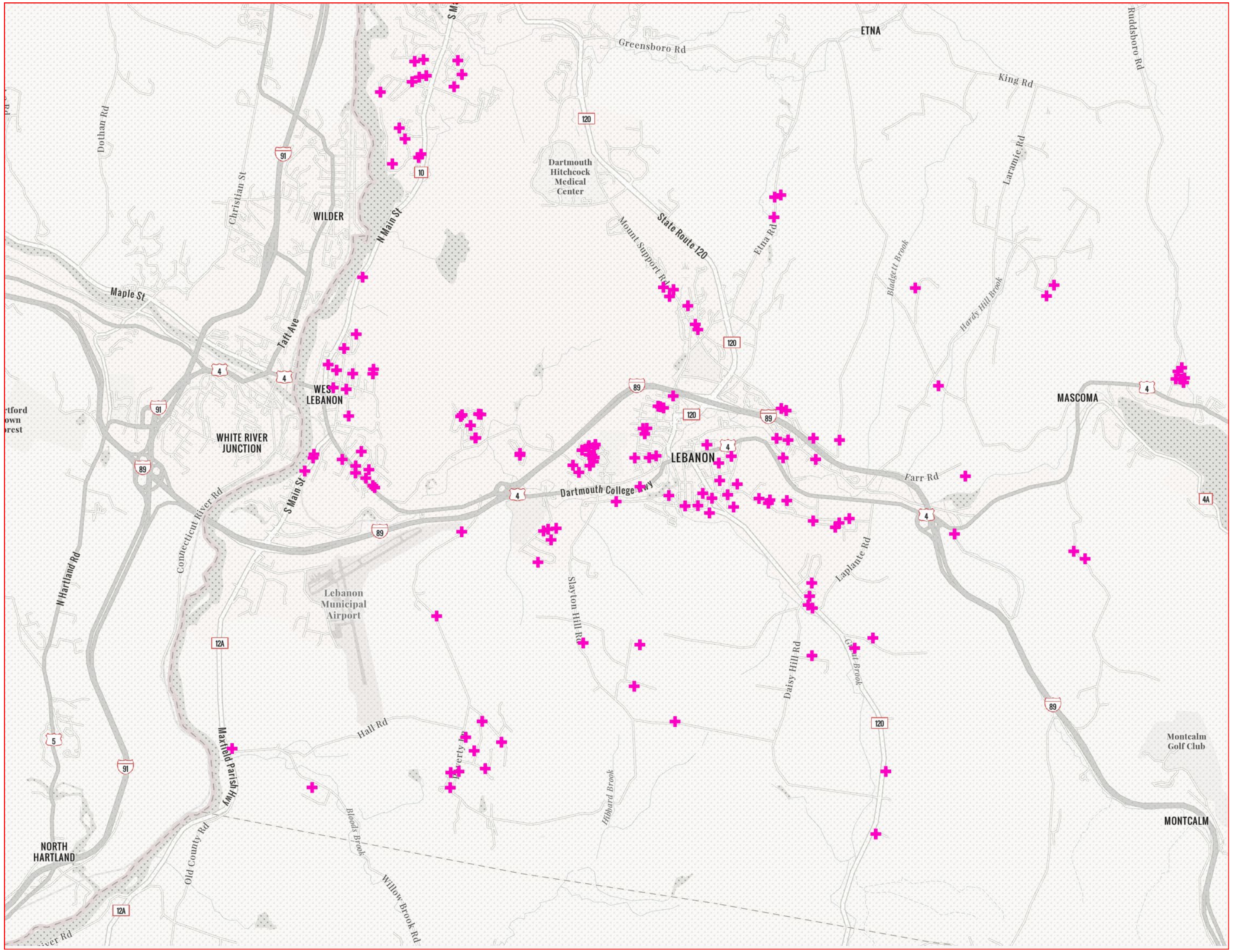
Cost Points

	Income for Housing (30%) Monthly	Affordable* Home Price	SFH Housing Grand List **	Condo (MFH) Housing Grand List (537 units)	Housing Sales SFH & Condo (MFH) 2024 (186 sales)	SFH Constructed 2023 & 2024^
Couple (Admin & Patrol Officer) $142,918	$3,573	$457,000	1,880 (~59%)	486 (~91%)	111 (60%)	2 of 11
Police / Fire Chief $137,284	$3,432	$439,000	1,735 (~54%)	486 (~91%)	106 (57%)	2 of 11
Library Director $115,710	$2,893	$370,000	1,086 (~33%)	450 (~84%)	66 (35%)	1 of 11
Police Capt. $109,160	$2,729	$347,000	882 (~27%)	431 (~80%)	59 (32%)	0 of 11
Cem Sext. $97,157	$2,429	$309,000	605 (~18%)	397 (~73%)	47 (25%)	
$92,600 (AMI)	$2,315	$296,000	537 (~17%)	351 (~65%)	43 (23%)	
Patrolman $72,217	$1805	$231,000	365 (~11%)	296 (~55%)	34 (18%)	
~ Teacher						
Admin. $70,701	$1,768	$225,000	357 (~11%)	296 (~55%)	34 (18%)	
Custodian $57,702	$1,443	$184,000	329 (~10%)	219 (~41%)	25 (13%)	
Retail $12 p/hr	$624	$79,000	141 (~4%)	2 (~ lt 1%)	9 (~ lt 1%)	

** Home Affordability Price = 10% down payment; principal and interest, PMI, property tax, and home insurance – Monthly Expense = 30% of Monty Income*

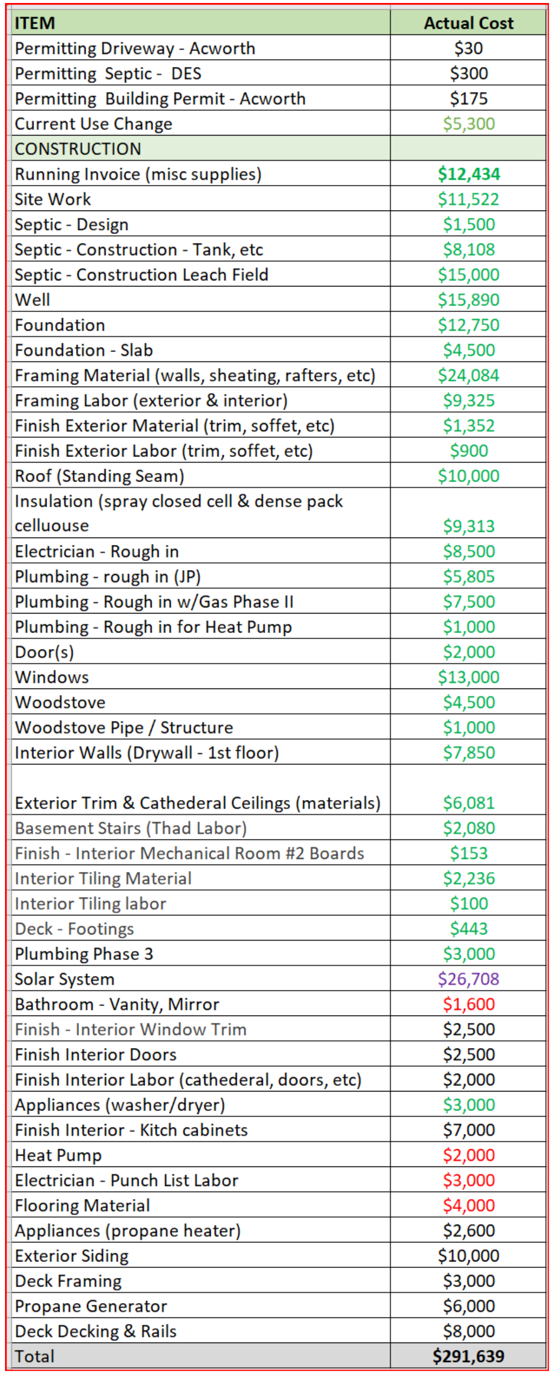
^ No MFH Condos constructed in 2023/2024 *** Equalized Property Value*

2024 Home Sales - SFH & Condo (MFH)



Cost Points - Construction $$

Home Size	$350 sq ft	$400 sq / ft	$500 sq / ft
1,000 sq ft	$350,000	$400,000	$500,000
1,500 sq ft	$525,00	$600,000	$750,000
2,000 sq ft	$700,000	$800,000	1,000,000
2,500 sq ft	$875,000	$1,000,000	$1,250,000
3,000 sq ft	$1,050,000	$1,200,000	$1,500,000



ITEM	Actual Cost
Permitting Driveway - Acworth	$30
Permitting Septic - DES	$300
Permitting Building Permit - Acworth	$175
Current Use Change	$5,300
CONSTRUCTION	
Running Invoice (misc supplies)	**$12,434**
Site Work	$11,522
Septic - Design	$1,500
Septic - Construction - Tank, etc	$8,108
Septic - Construction Leach Field	$15,000
Well	$15,890
Foundation	$12,750
Foundation - Slab	$4,500
Framing Material (walls, sheating, rafters, etc)	$24,084
Framing Labor (exterior & interior)	$9,325
Finish Exterior Material (trim, soffet, etc)	$1,352
Finish Exterior Labor (trim, soffet, etc)	$900
Roof (Standing Seam)	$10,000
Insulation (spray closed cell & dense pack celluouse	$9,313
Electrician - Rough in	$8,500
Plumbing - rough in (JP)	$5,805
Plumbing - Rough in w/Gas Phase II	$7,500
Plumbing - Rough in for Heat Pump	$1,000
Door(s)	$2,000
Windows	$13,000
Woodstove	$4,500
Woodstove Pipe / Structure	$1,000
Interior Walls (Drywall - 1st floor)	$7,850
Exterior Trim & Cathederal Ceilings (materials)	$6,081
Basement Stairs (Thad Labor)	$2,080
Finish - Interior Mechanical Room #2 Boards	$153
Interior Tiling Material	$2,236
Interior Tiling labor	$100
Deck - Footings	$443
Plumbing Phase 3	$3,000
Solar System	$26,708
Bathroom - Vanity, Mirror	$1,600
Finish - Interior Window Trim	$2,500
Finish Interior Doors	$2,500
Finish Interior Labor (cathederal, doors, etc)	$2,000
Appliances (washer/dryer)	$3,000
Finish Interior - Kitch cabinets	$7,000
Heat Pump	$2,000
Electrician - Punch List Labor	$3,000
Flooring Material	$4,000
Appliances (propane heater)	$2,600
Exterior Siding	$10,000
Deck Framing	$3,000
Propane Generator	$6,000
Deck Decking & Rails	$8,000
Total	**$291,639**

- 1,450 sq ft residential home
- Two bedroom / walk out basement

- No land purchase cost

- 70-80% of labor discounted or completed by homeowner

- Total Cost = $300,000

=================================

- Add $80k-$140k for a developable lot
- Add (??) “true” labor cost
- Approximately $500k to build a 2 bedroom home

- Equates to $344 per sq foot

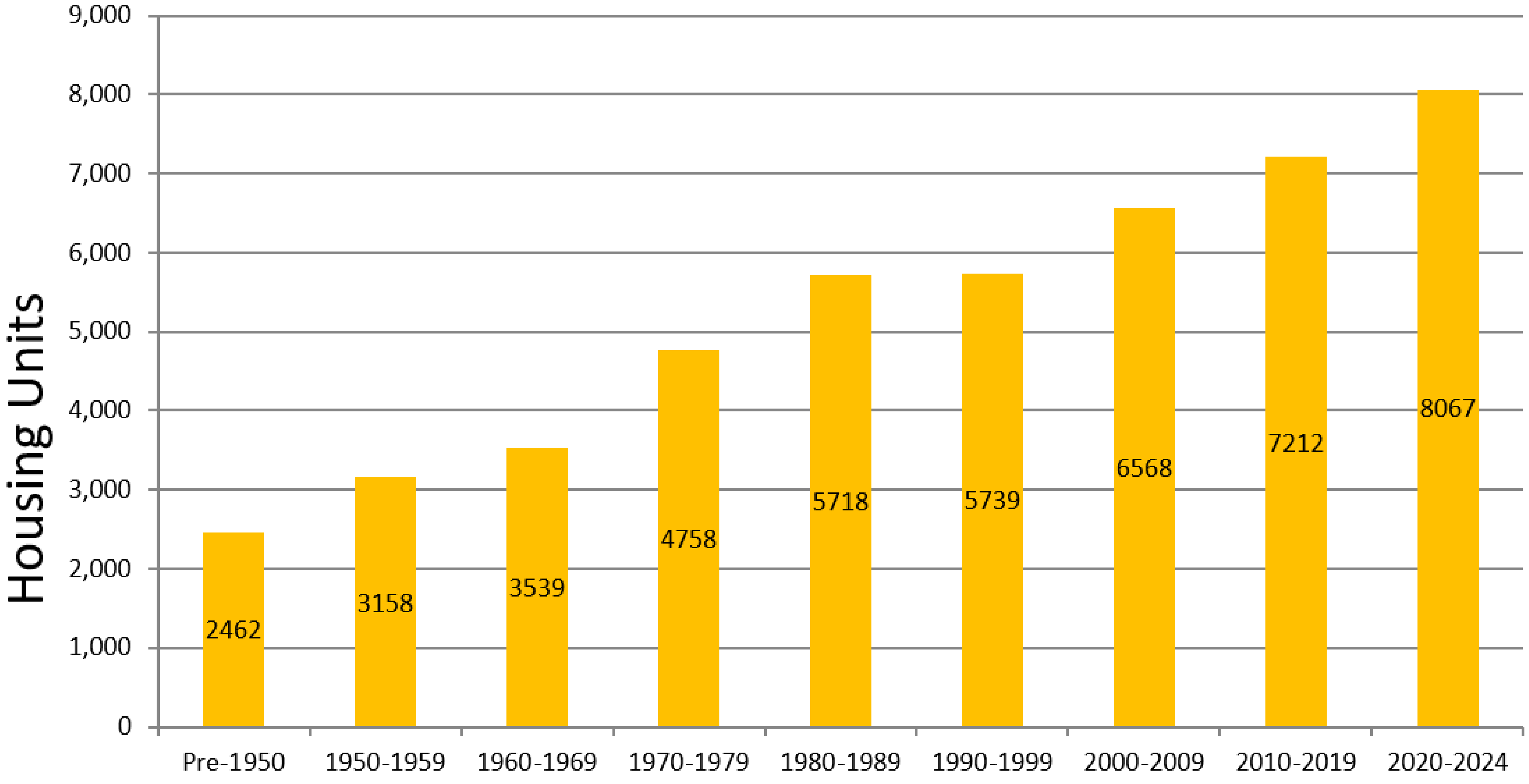
93 Dogwood Circle
~2,200 sq ft / 3 bedroom

Sale Price $696,300 (11/2024)
~ $316 sq ft

1 Dartmouth Ave
~2,128 sq ft / 3 bedroom 2024 yr built

2024 Assessment=$528,000
Equalized value = $668,000
~$313 sq ft

Historic Residential Construction Trend



1773
110 Storrs Hill Rd

2024
The Marek South
Mt Support Rd

Historic Residential Construction
Units Built per Decade

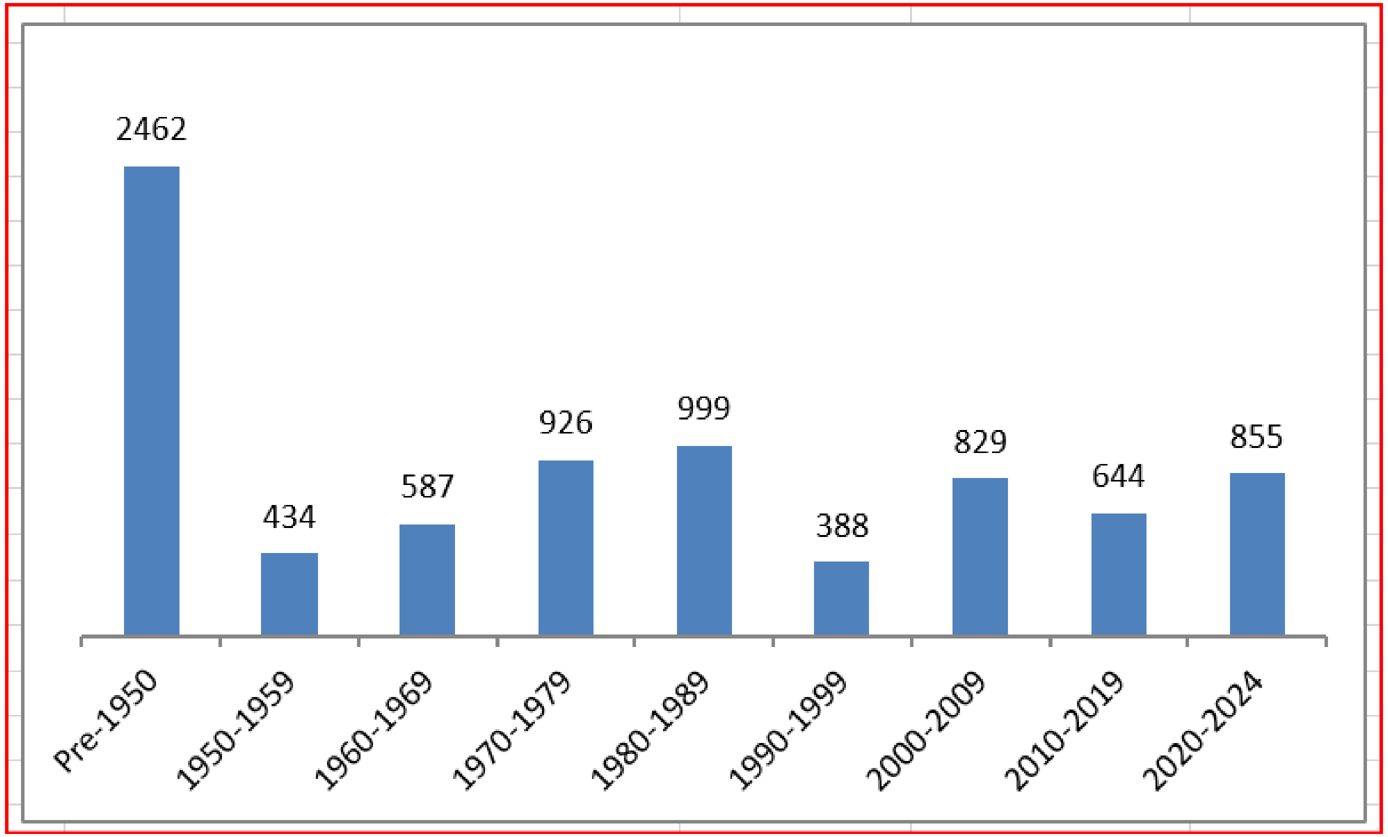
1950s
- Batchelder St / Whitcomb Ave / Floyd Ave
- Sachem Village

1960s
- Jensons / Currier / Mascoma MHP
- Maple Manor
- Gilson / Lash Rd
- Kinne / Laro St

1970s
- Village Green / Birch Terrace / Butternut Ln
- Pinewood Village
- Gilson / Lash Rd

1980s
- The Boulders / Stone Farm / Wolf Run
- Renihan Meadows
- Winona Circle
- Martin Brook

1990s
- Quall Hollow
- Buckingham Place
- Harvest Hill
- Cottage Circle

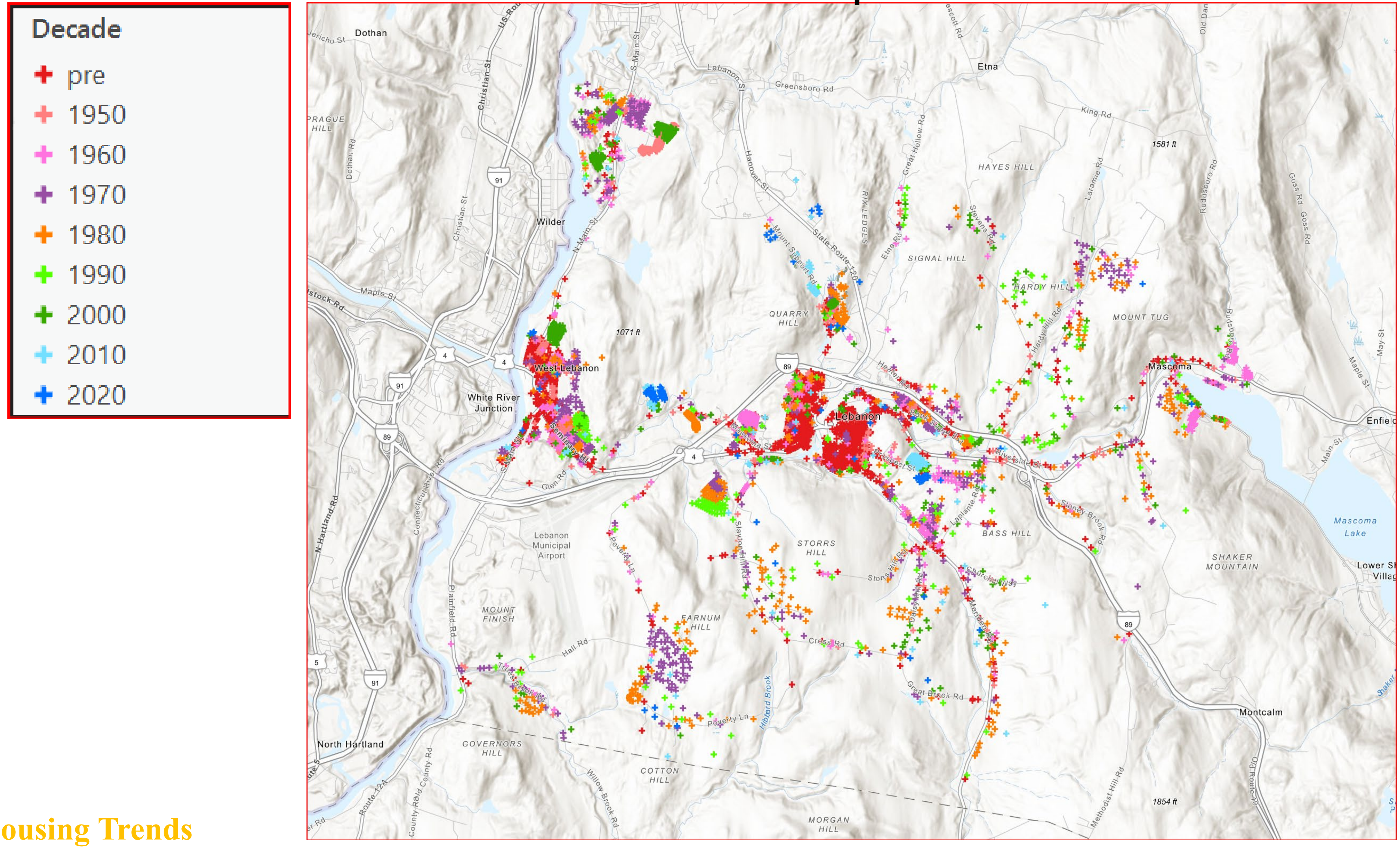


2000s
- The Falls
- Reed Court
- Sachem Village
- Emerson Garden
- Nature Walk
- Quall Hollow Cottages

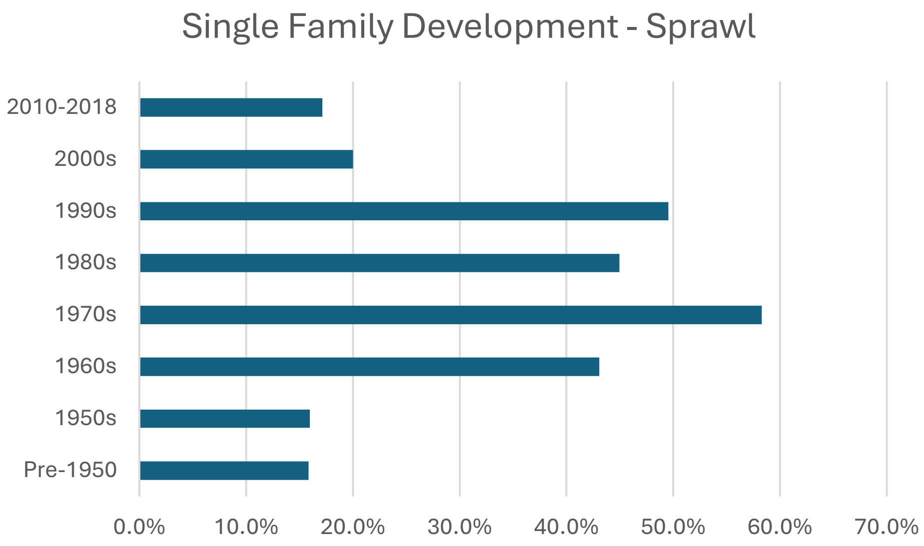
2010s
- Tracy Community Housing
- 20 Morgan
- Quail Ridge
- Quarry Hill
- Woodlands
- Prospect Hills & Rock Ridge

2020 – 2024
- Summit On Jupiter
- Marek South
- Heater Landing
- Altaria
- Prospect Hills & Rock Ridge

Historic Residential Construction
Units Built per Decade



Historic Residential Construction
SPRAWL VS INVILL ANALYSIS



Single Family Development - Sprawl

Sing Fam

	New Dwelling Units	New DU within Urban Core	% within Urban Core	New DU outside Urban Core	% Outside Urban Core
Pre-1950	940	791	84.1%	149.0	15.9%
1950s	401	337	84.0%	64.0	16.0%
1960s	448	255	56.9%	193.0	43.1%
1970s	501	209	41.7%	292.0	58.3%
1980s	516	284	55.0%	232.0	45.0%
1990s	220	111	50.5%	109.0	49.5%
2000s	430	344	80.0%	86.0	20.0%
2010-2018	105	87	82.9%	18.0	17.1%

All Res

	New Dwelling Units	New DU within Urban Core	% within Urban Core	New DU outside Urban Core	% Outside Urban Core
Pre-1950					
1950s					
1960s					
1970s					
1980s					
1990s					
2000s	725	639	88.1%	18	2.5%
2010-2018	597	579	97.0%	18	3.0%

- Pattern of single family development has evolved from infill, to sprawl, and a return to predominantly infill
- Multi-family development has been and continues to be exclusively infill

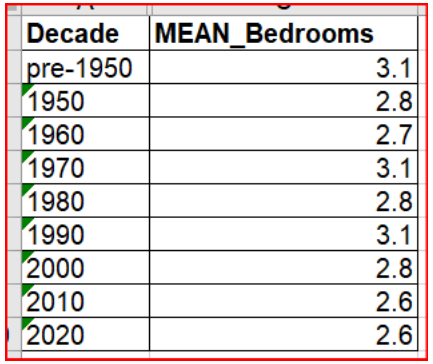
2018 CoL Pln Department Analysis

Missing Middle Construction Trend

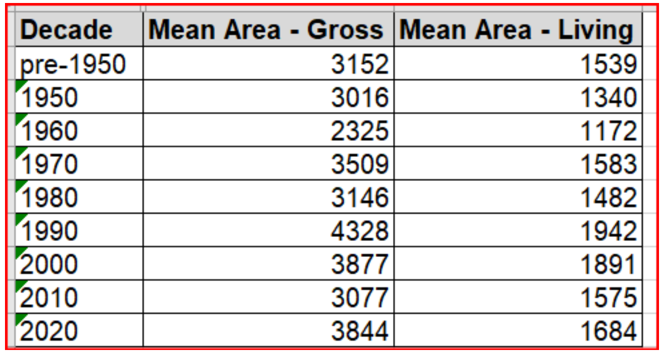
	2000-2009	2010-2019	2020-2024	Pipeline
SFH (detached)	31%	11%	6%	
Multi-Family (7+)	43%	79%	91%	85%(?)
Missing Middle	25%	10%	3%	

Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.

Characteristic of the Single Family Home



Decade	MEAN_Bedrooms
pre-1950	3.1
1950	2.8
1960	2.7
1970	3.1
1980	2.8
1990	3.1
2000	2.8
2010	2.6
2020	2.6



Decade	Mean Area - Gross	Mean Area - Living
pre-1950	3152	1539
1950	3016	1340
1960	2325	1172
1970	3509	1583
1980	3146	1482
1990	4328	1942
2000	3877	1891
2010	3077	1575
2020	3844	1684

The size of the SFH was decreasing on average and the past four years shows a slight increase(?)

** Sachem Village SFH excluded from analysis

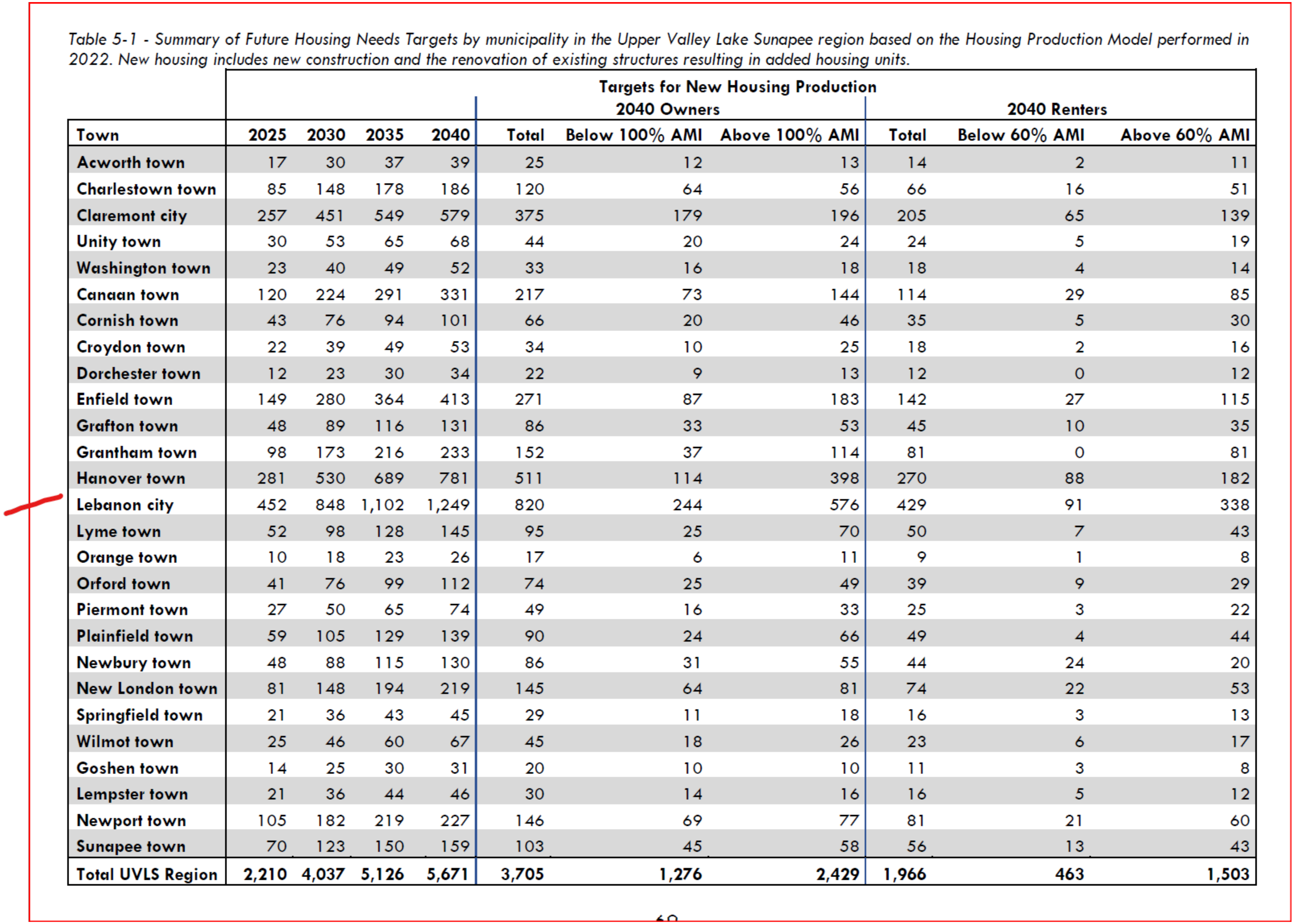
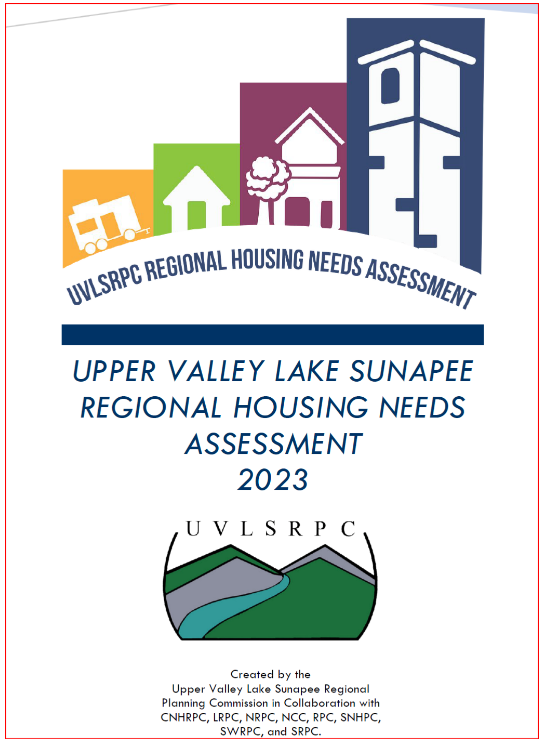


Table 5-1 - Summary of Future Housing Needs Targets by municipality in the Upper Valley Lake Sunapee region based on the Housing Production Model performed in 2022. New housing includes new construction and the renovation of existing structures resulting in added housing units.

	Targets for New Housing Production									
					2040 Owners			2040 Renters		
Town	**2025**	**2030**	**2035**	**2040**	**Total**	**Below 100% AMI**	**Above 100% AMI**	**Total**	**Below 60% AMI**	**Above 60% AMI**
Acworth town	17	30	37	39	25	12	13	14	2	11
Charlestown town	85	148	178	186	120	64	56	66	16	51
Claremont city	257	451	549	579	375	179	196	205	65	139
Unity town	30	53	65	68	44	20	24	24	5	19
Washington town	23	40	49	52	33	16	18	18	4	14
Canaan town	120	224	291	331	217	73	144	114	29	85
Cornish town	43	76	94	101	66	20	46	35	5	30
Croydon town	22	39	49	53	34	10	25	18	2	16
Dorchester town	12	23	30	34	22	9	13	12	0	12
Enfield town	149	280	364	413	271	87	183	142	27	115
Grafton town	48	89	116	131	86	33	53	45	10	35
Grantham town	98	173	216	233	152	37	114	81	0	81
Hanover town	281	530	689	781	511	114	398	270	88	182
Lebanon city	452	848	1,102	1,249	820	244	576	429	91	338
Lyme town	52	98	128	145	95	25	70	50	7	43
Orange town	10	18	23	26	17	6	11	9	1	8
Orford town	41	76	99	112	74	25	49	39	9	29
Piermont town	27	50	65	74	49	16	33	25	3	22
Plainfield town	59	105	129	139	90	24	66	49	4	44
Newbury town	48	88	115	130	86	31	55	44	24	20
New London town	81	148	194	219	145	64	81	74	22	53
Springfield town	21	36	43	45	29	11	18	16	3	13
Wilmot town	25	46	60	67	45	18	26	23	6	17
Goshen town	14	25	30	31	20	10	10	11	3	8
Lempster town	21	36	44	46	30	14	16	16	5	12
Newport town	105	182	219	227	146	69	77	81	21	60
Sunapee town	70	123	150	159	103	45	58	56	13	43
Total UVLS Region	**2,210**	**4,037**	**5,126**	**5,671**	**3,705**	**1,276**	**2,429**	**1,966**	**463**	**1,503**



UVLSRPC REGIONAL HOUSING NEEDS ASSESSMENT

UPPER VALLEY LAKE SUNAPEE
REGIONAL HOUSING NEEDS
ASSESSMENT
2023

UVLSRPC

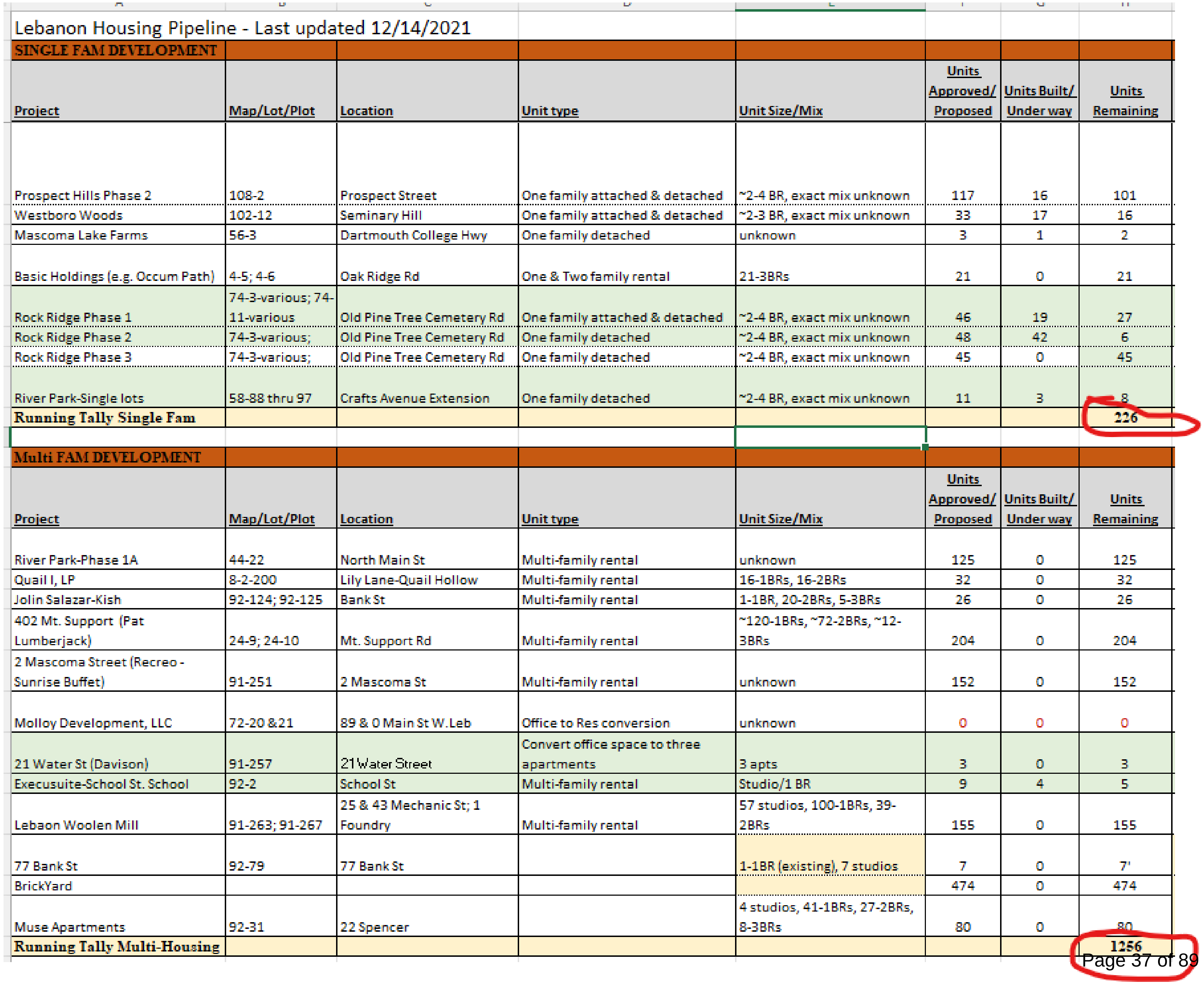
Created by the
Upper Valley Lake Sunapee Regional
Planning Commission in Collaboration with
CNHRPC, LRPC, NRPC, NCC, RPC, SNHPC,
SWRPC, and SRPC.

Housing Demand

PB Approved – Construction **Pending**

Speculative guess – would expect ~200 of these SFH's to be built within 5-10 yrs

Speculative guess – would expect ~950 of these MFH units to be built within 5-10 yrs



Lebanon Housing Pipeline - Last updated 12/14/2021

SINGLE FAM DEVELOPMENT							
Project	Map/Lot/Plot	Location	Unit type	Unit Size/Mix	Units Approved/ Proposed	Units Built/ Under way	Units Remaining
Prospect Hills Phase 2	108-2	Prospect Street	One family attached & detached	~2-4 BR, exact mix unknown	117	16	101
Westboro Woods	102-12	Seminary Hill	One family attached & detached	~2-3 BR, exact mix unknown	33	17	16
Mascoma Lake Farms	56-3	Dartmouth College Hwy	One family detached	unknown	3	1	2
Basic Holdings (e.g. Occum Path)	4-5; 4-6	Oak Ridge Rd	One & Two family rental	21-3BRs	21	0	21
Rock Ridge Phase 1	74-3-various; 74-11-various	Old Pine Tree Cemetery Rd	One family attached & detached	~2-4 BR, exact mix unknown	46	19	27
Rock Ridge Phase 2	74-3-various;	Old Pine Tree Cemetery Rd	One family detached	~2-4 BR, exact mix unknown	48	42	6
Rock Ridge Phase 3	74-3-various;	Old Pine Tree Cemetery Rd	One family detached	~2-4 BR, exact mix unknown	45	0	45
River Park-Single lots	58-88 thru 97	Crafts Avenue Extension	One family detached	~2-4 BR, exact mix unknown	11	3	8
Running Tally Single Fam							**226**

Multi FAM DEVELOPMENT							
Project	Map/Lot/Plot	Location	Unit type	Unit Size/Mix	Units Approved/ Proposed	Units Built/ Under way	Units Remaining
River Park-Phase 1A	44-22	North Main St	Multi-family rental	unknown	125	0	125
Quail I, LP	8-2-200	Lily Lane-Quail Hollow	Multi-family rental	16-1BRs, 16-2BRs	32	0	32
Jolin Salazar-Kish	92-124; 92-125	Bank St	Multi-family rental	1-1BR, 20-2BRs, 5-3BRs	26	0	26
402 Mt. Support (Pat Lumberjack)	24-9; 24-10	Mt. Support Rd	Multi-family rental	~120-1BRs, ~72-2BRs, ~12-3BRs	204	0	204
2 Mascoma Street (Recreo - Sunrise Buffet)	91-251	2 Mascoma St	Multi-family rental	unknown	152	0	152
Molloy Development, LLC	72-20 &21	89 & 0 Main St W.Leb	Office to Res conversion	unknown	0	0	0
21 Water St (Davison)	91-257	21 Water Street	Convert office space to three apartments	3 apts	3	0	3
Execusuite-School St. School	92-2	School St	Multi-family rental	Studio/1 BR	9	4	5
Lebaon Woolen Mill	91-263; 91-267	25 & 43 Mechanic St; 1 Foundry	Multi-family rental	57 studios, 100-1BRs, 39-2BRs	155	0	155
77 Bank St	92-79	77 Bank St		1-1BR (existing), 7 studios	7	0	7'
BrickYard					474	0	474
Muse Apartments	92-31	22 Spencer		4 studios, 41-1BRs, 27-2BRs, 8-3BRs	80	0	80
Running Tally Multi-Housing							**1256**

Lebanon, NH Housing Needs Assessment

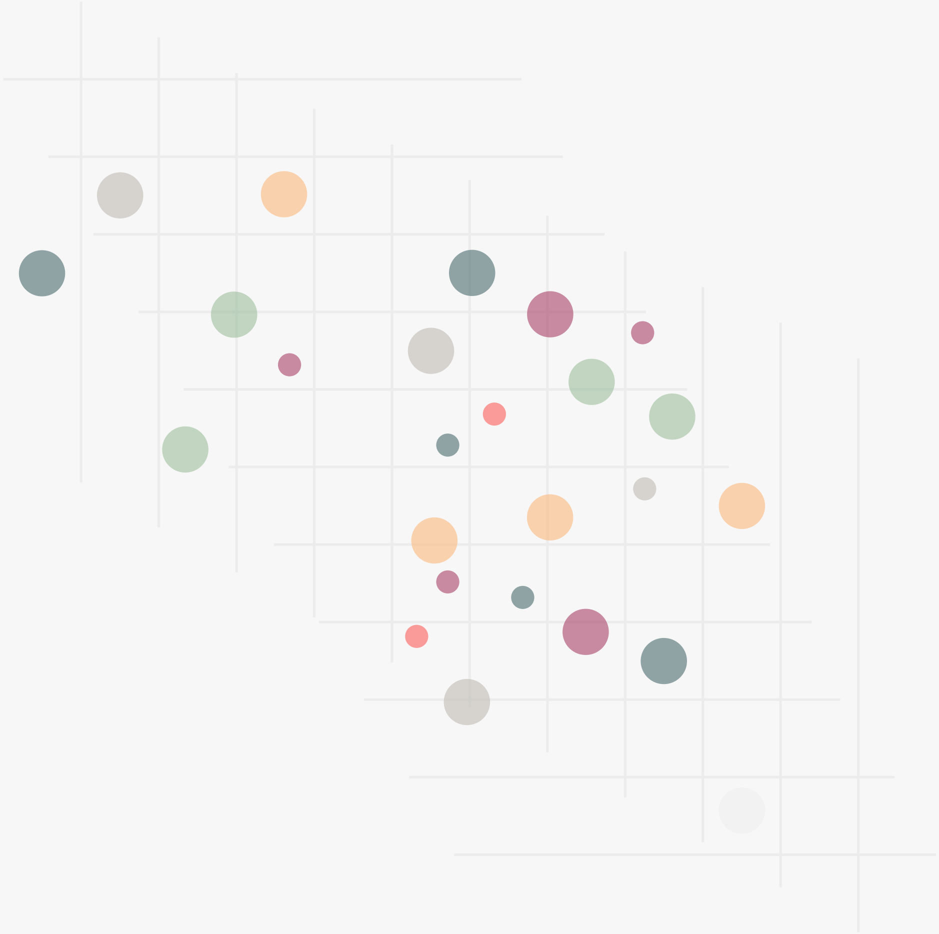
March 2025

Table of Contents

Introduction

The City of Lebanon, New Hampshire, is a vibrant and growing community in the heart of the Upper Valley, serving as a regional hub for healthcare, education, and commerce. The presence of Dartmouth Hitchcock Medical Center, one of the region’s largest employers, has driven substantial economic growth and increased workforce demand. This has created a need for housing that can accommodate a large, diverse group of healthcare workers, educators, and other professionals, highlighting the demand for both affordable and market-rate options. As Lebanon continues to grow, its housing market faces both opportunities and challenges that reflect regional trends while also being shaped by the city's unique characteristics.

The Lebanon Housing Needs Assessment seeks to provide a comprehensive understanding of the current state of housing in the city. This is accomplished by analyzing demographic shifts, housing demand, and affordability challenges. This assessment explores the diverse housing needs of Lebanon’s residents, from low-income renters to potential homeowners, and provides insight into the broad forces driving housing trends, including economic factors, development patterns, and population dynamics. By identifying gaps in the housing market and assessing the supply and demand across various income levels and housing types, this report aims to guide Lebanon's future housing policy and planning decisions, ensuring the city can meet the diverse housing needs of its residents.



Demographics

Key Findings

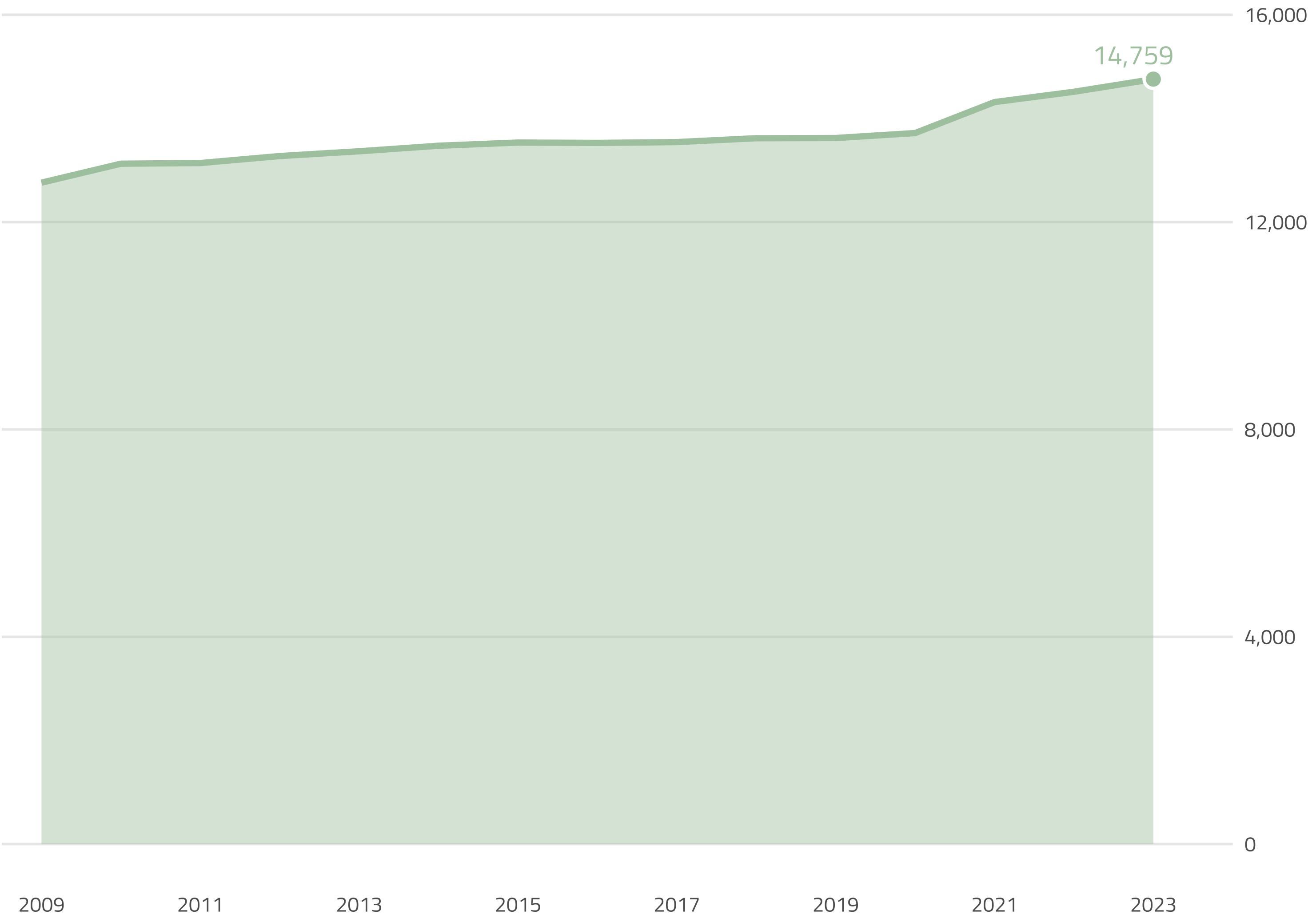
- **Population and Demographics:** Lebanon’s population is growing, with an increase in young professionals and aging-in-place trends among older residents. The presence of DHMC has attracted many young professionals to the city, although they tend to be more transient, often staying for less than five years. Household sizes are shifting, with more 2-person households and fewer larger family households.
- **Housing Supply and Market Trends:** The city has an even split between renters and homeowners. Owner-occupied housing is mostly single-family homes, while rentals are more diverse, concentrated in small multi-unit buildings. Low vacancy rates indicate a tight rental market.
- **Income, Educational Attainment and Housing Affordability:** Over the past decade, Lebanon has experienced increases in both educational attainment and incomes, reflecting the city's highly educated workforce. However, while rising incomes indicate economic growth, they also contribute to the widening affordability gap, making housing less accessible for lower-earning households.

Population

LEBANON'S POPULATION IS PROJECTED TO GROW.

Lebanon has experienced steady population growth in recent years, with a greater increase experienced over the past five years. As of the latest estimates, the town's population stands at approximately 14,759 residents, representing a 9% increase over the past decade. Looking ahead, projections indicate that Lebanon's population will continue to grow, reaching an estimated 15,590 by 2030. However, long-term forecasts suggest a slower growth rate beyond 2030, with the population expected to reach 15,356 by 2050.

Change in Total Population



ACS 5-Year Estimates

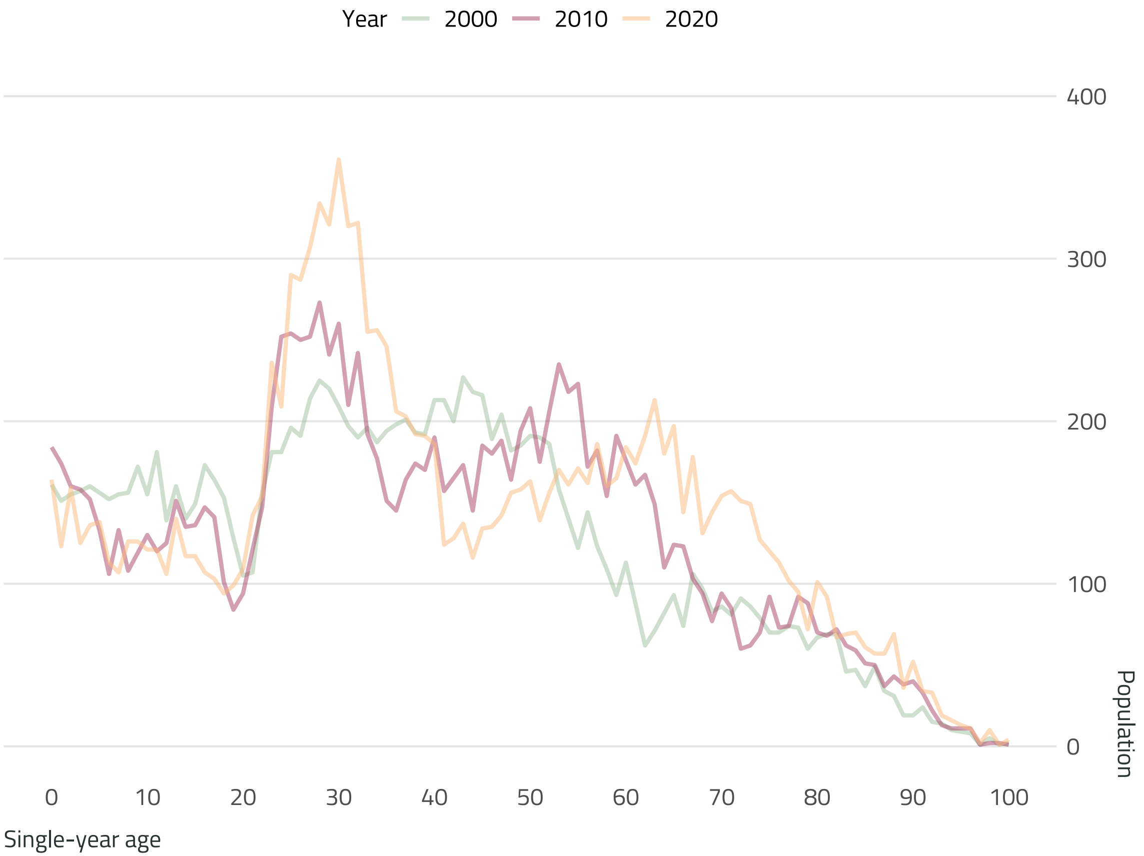
Source: US Census Bureau ACS 2018 and 2023 5-Year Estimates, UVLS Regional Housing Need Assessment 2023

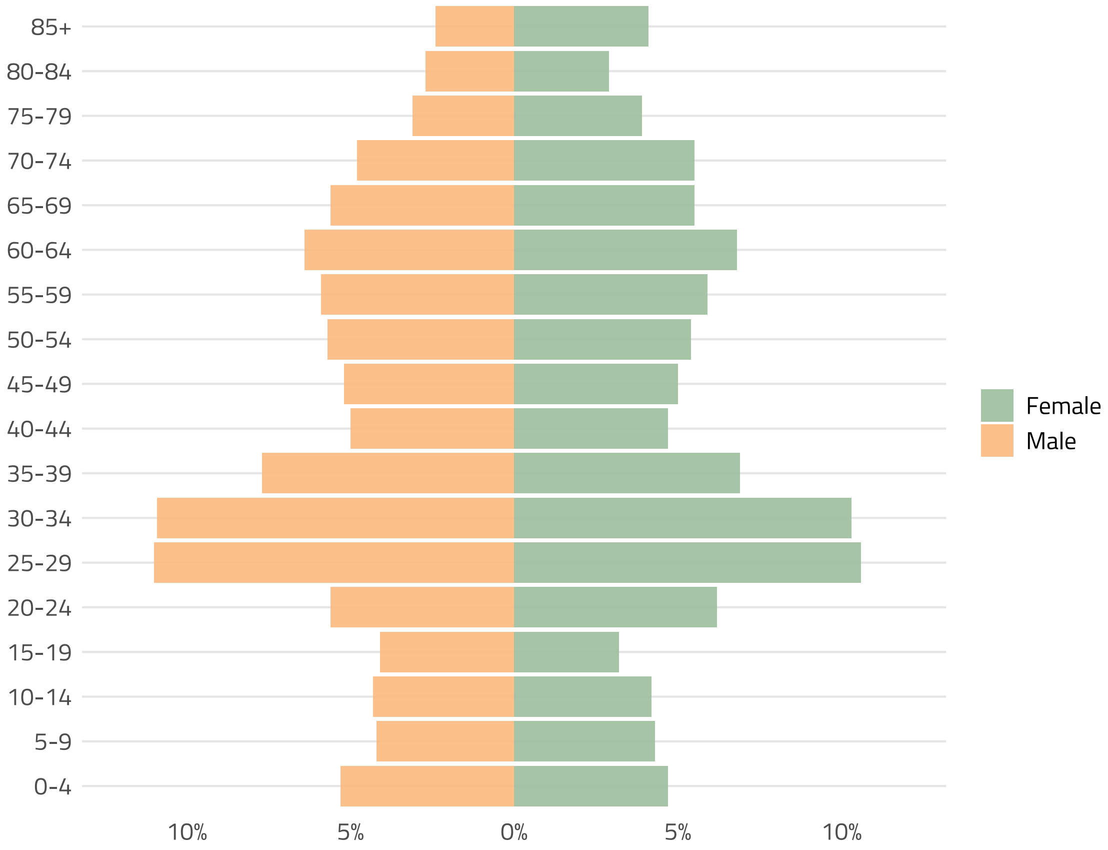
Demographics

Population and Age

Lebanon's population is becoming more diverse, with a noticeable increase in young professionals over the past decade. The graph on the left highlights shifting age distribution trends over the past 20 years, particularly among this cohort.
A key trend is the aging-in-place pattern among residents who were between 50 and 60 years old in 2010, as a similar number of residents are now in the 60 to 70 age group in 2020. At the same time, Lebanon has seen an influx of young professionals aged 25 to 35, driven in part by employment opportunities in the region. This shift reflects a gradual transition toward a younger demographic.

Change in Age Distribution





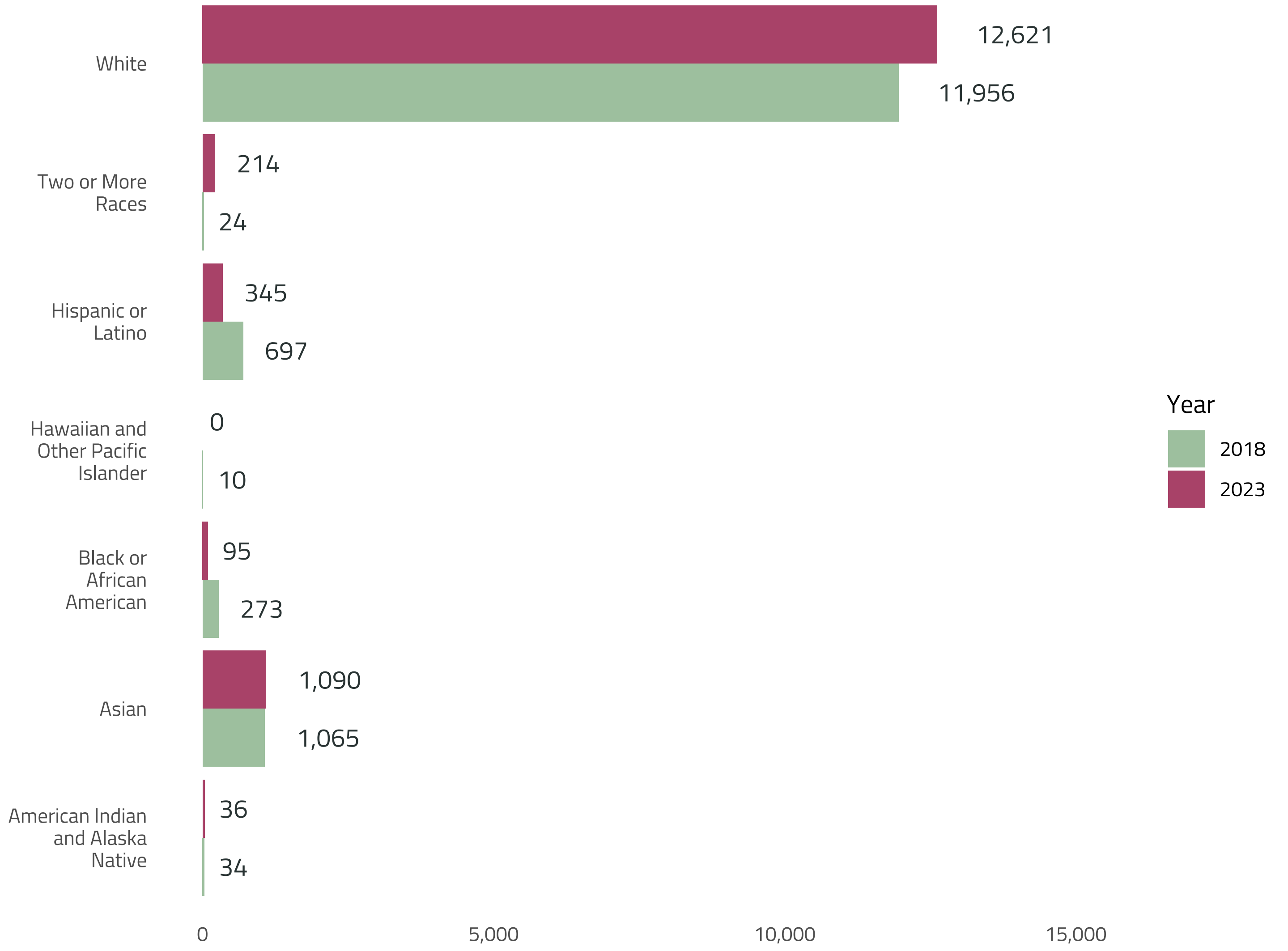
Source: US Census Bureau Decennial Estimates

Race and Ethnicity

LEBANON REMAINS PREDOMINANTLY WHITE.

Over the past decade, Lebanon's population has grown, with the number of residents identifying as white increasing by approximately 6%, now exceeding 12,600 people. In contrast, the town has seen declines in racial and ethnic diversity, with the number of residents identifying as Black or Hispanic/Latino decreasing by more than 50%. As a result, these groups continue to represent a small share of the community. Therefore, Lebanon has remained largely homogeneous, with minimal changes in racial and ethnic composition over the past ten years.

Population by Race/Ethnicity



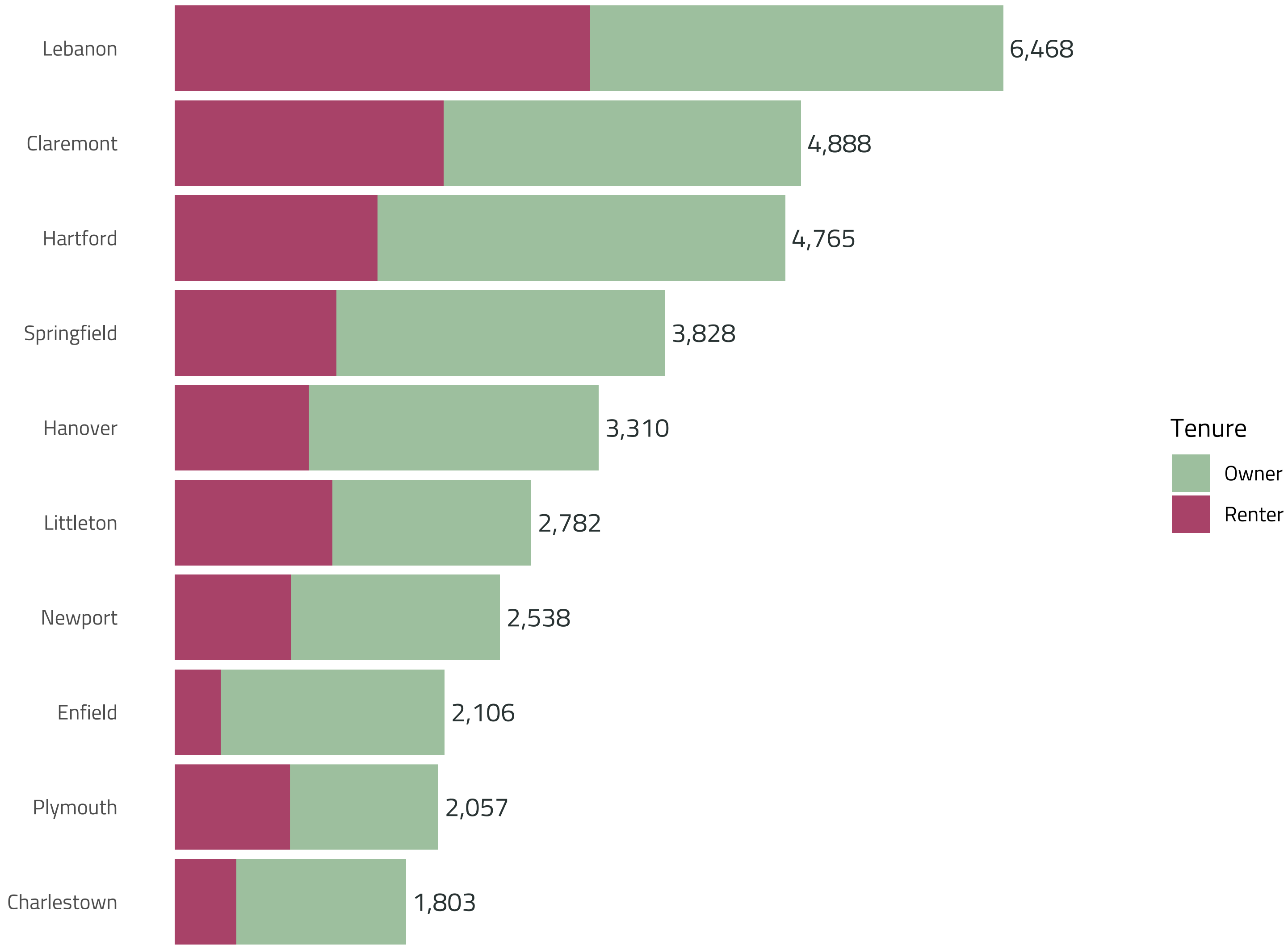
Source: NH Housing, US Census Bureau ACS 5-Year Estimates

Households

LEBANON HAS THE HIGHEST NUMBER OF TOTAL HOUSEHOLDS IN THE REGION AND AMONG COMPARABLE COMMUNITIES.

Lebanon has a nearly even split between renter households (3,244) and owner households (3,224), totaling approximately 6,500 households. This makes Lebanon the largest community in the region by household count, surpassing neighboring towns such as Hartford, Hanover, and Enfield. The balanced distribution of renters and homeowners reflects Lebanon's diverse housing market, which is shaped by its role as an economic and employment hub, attracting a mix of residents seeking both rental and homeownership opportunities.

Number of Households by Tenure



Source: US Census Bureau ACS 5-Year Estimates, 2023

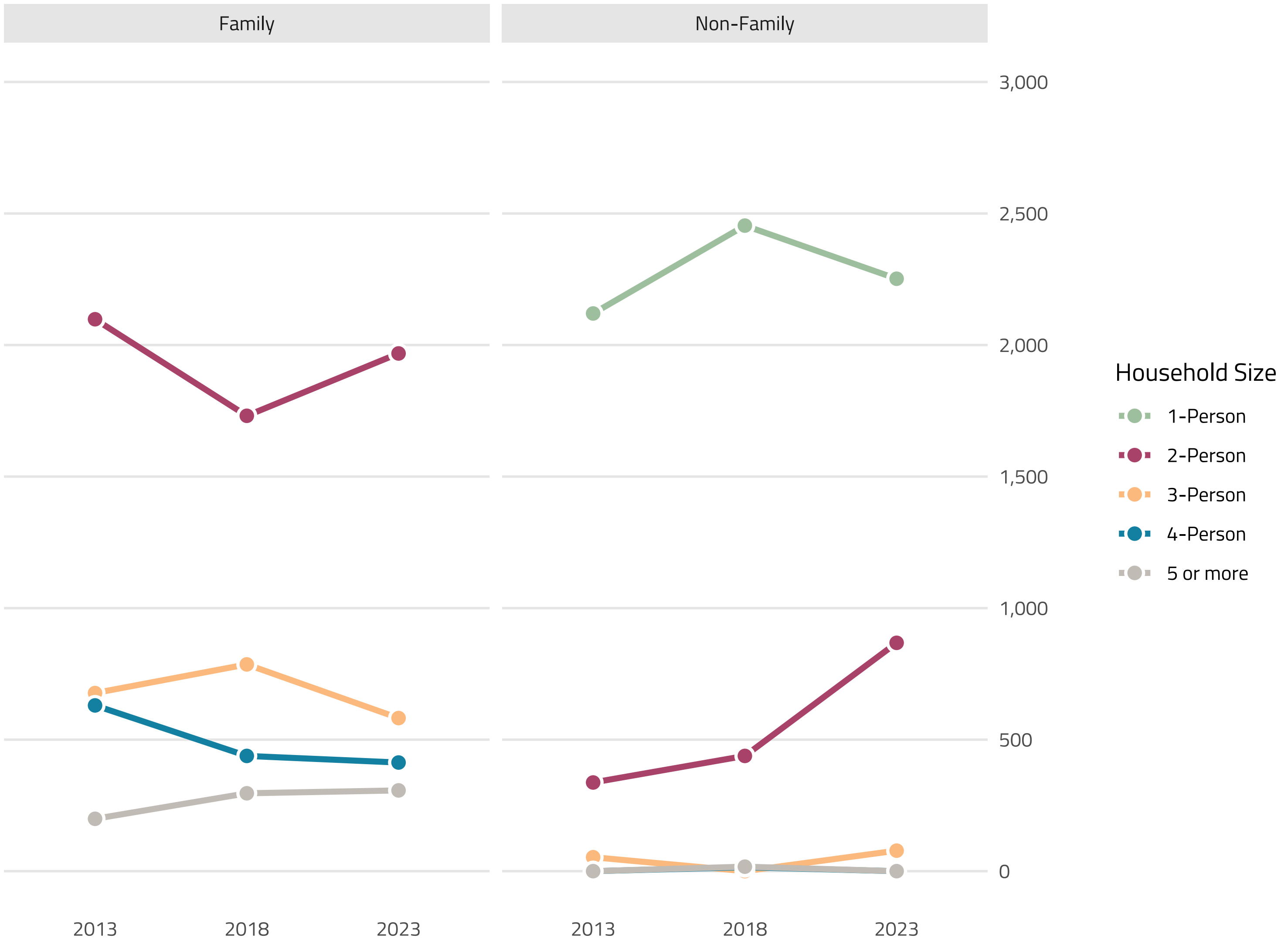
Family Households

LEBANON HAS A GROWING SHARE OF 2-PERSON HOUSEHOLDS.

Lebanon has approximately 3,270 family households and 3,200 non-family households, reflecting a balanced mix that aligns with the town’s even split between owner and renter households. Single-person households remain the largest non-family household type (about 2,250, or 35% of all households), though 2-person non-family households have grown to 870 since 2013 (about 13% of all households), suggesting an increase in couples or shared living arrangements. Family households have seen a rise in 2-person households (now around 2,000, or 30% of all households), while 3-person family households have declined to 580 (9%). Larger family households (3-4 people) have slightly decreased, while those with 5 or more have remained steady. These trends indicate a shifting household composition, with potential implications for housing demand, affordability, and the need for diverse housing options to accommodate both smaller households and families.

Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Change in Family Households

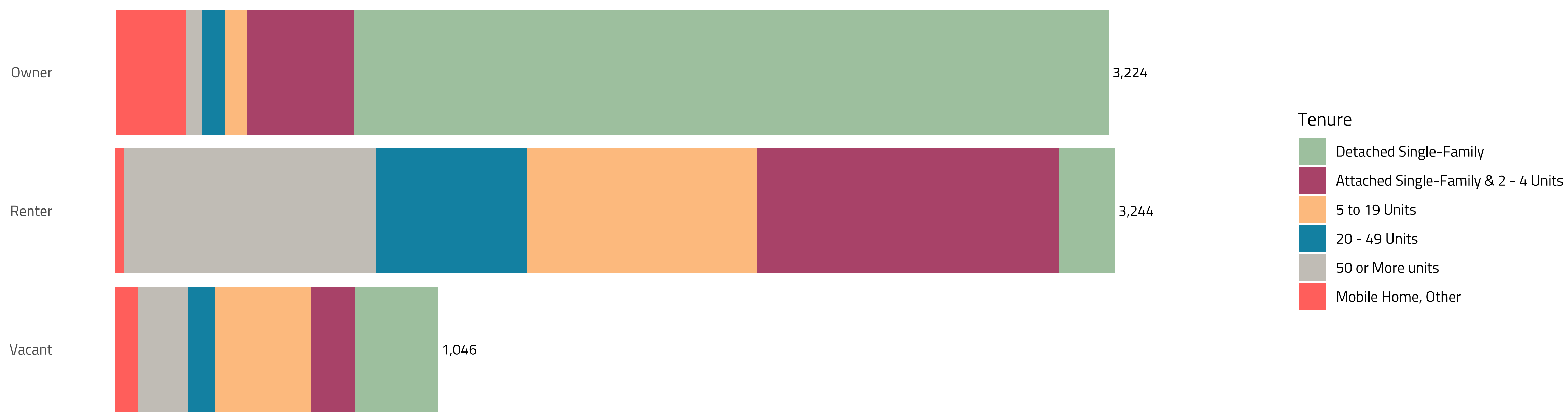


The Census defines a family household as a household maintained by a householder who is in a family. A family is any two or more related people residing together.

Units in Structure

OWNER-OCCUPIED HOUSING IS PRIMARILY SINGLE-FAMILY HOMES, WHILE RENTER-OCCUPIED HOUSING SHOWS GREATER DIVERSITY.

The majority of owner-occupied units in Lebanon are in single-family homes, while renter-occupied households are more evenly distributed across a range of multifamily structures, reflecting a diverse housing market. The highest concentration of rental units is in buildings with 1 to 4 units, followed by those with 5 to 19 units and 50 or more units. Despite overall low vacancy rates, vacancies are more pronounced in multifamily buildings, indicating a tightening rental market, particularly in smaller, multi-unit structures. This could suggest growing demand for rental options in Lebanon, especially as the population continues to shift toward younger, more mobile households seeking affordable rental opportunities.



Existing Housing Stock

Housing Units by Structure Type

Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Household Income

LEBANON HOUSEHOLDS ARE SHIFTING TO HIGHER INCOMES.

Between 2019 and 2023, the estimated median income in Lebanon was $92,288. Over the past decade, household incomes in Lebanon have shifted toward higher income brackets, with the $100,000–$149,999 and $200,000+ income groups seeing the largest increases—resulting in a 136% rise in households earning over $100,000. On the other hand, households earning less than $75,000 have decreased by approximately 1,000 households (a 27% drop). This shift correlates with a growing number of residents attaining higher levels of education, as higher educational attainment is often associated with higher earning potential. The trend suggests that while more residents are pursuing higher education and securing higher-paying jobs, lower-earning households may face increased challenges in housing affordability.

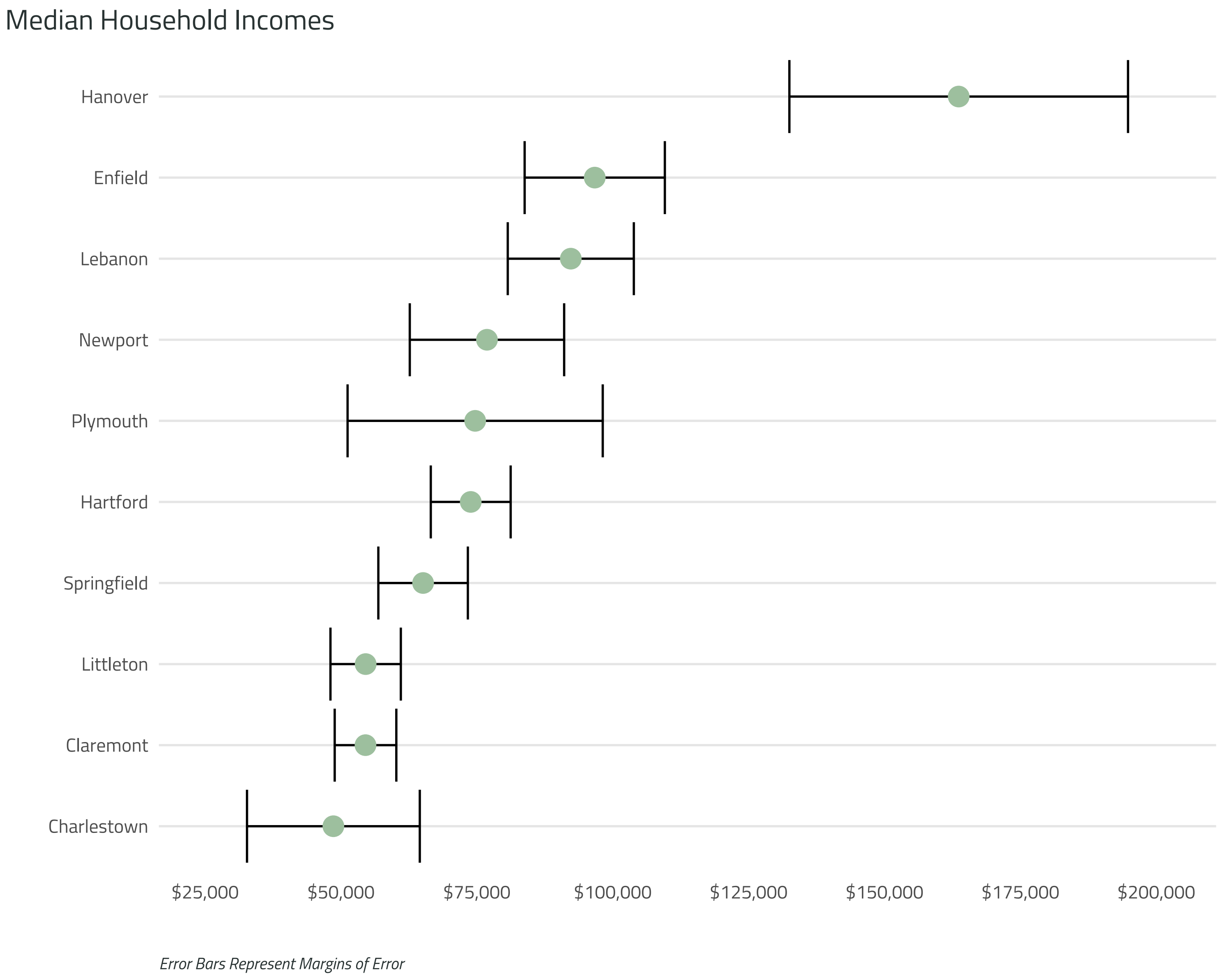
Household Income Distribution

Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Household Income

LEBANON'S MEDIAN HOUSEHOLD INCOME IS ON THE RISE.

Lebanon residents rank among the highest earners in the region, trailing only Hanover, with incomes comparable to those in Enfield and Newport. In 2023, Lebanon's median household income was $92,288, marking a 35% increase from $68,975 over the past decade. This rise in income reflects the town's economic growth, driven in part by large employers such as DHMC, Hypertherm, and Novo Nordisk, which offer higher-paying jobs and attract employees with higher levels of educational attainment. However, while higher incomes are improving overall economic stability, they also contribute to growing disparities in housing affordability for lower-earning households.



Error Bars Represent Margins of Error

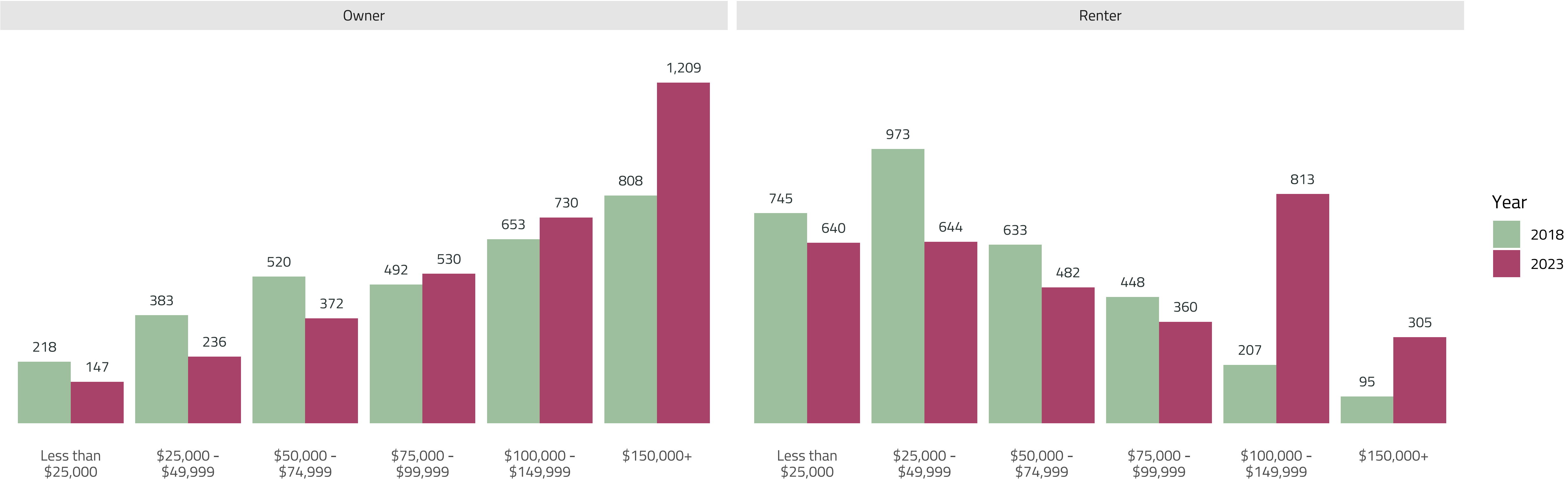
Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Demographics

Household Income

THERE IS A GROWING INCOME GAP BETWEEN RENTERS AND HOMEOWNERS IN LEBANON.

When breaking down household income by tenure, a clear divide emerges between renter and owner households in Lebanon. Owner households tend to have higher incomes, with the largest increase over the past decade seen in those earning over $150,000. In contrast, while renter households saw an increase in those earning between $100,000 and $149,999, the majority still earn less than $75,000. This highlights the financial disparity between renters and homeowners, with renters more likely to earn lower incomes. This income gap can contribute to challenges in housing affordability, as renters may struggle to keep pace with rising rents and home prices, while higher-earning owner households are better positioned to withstand these pressures.



Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

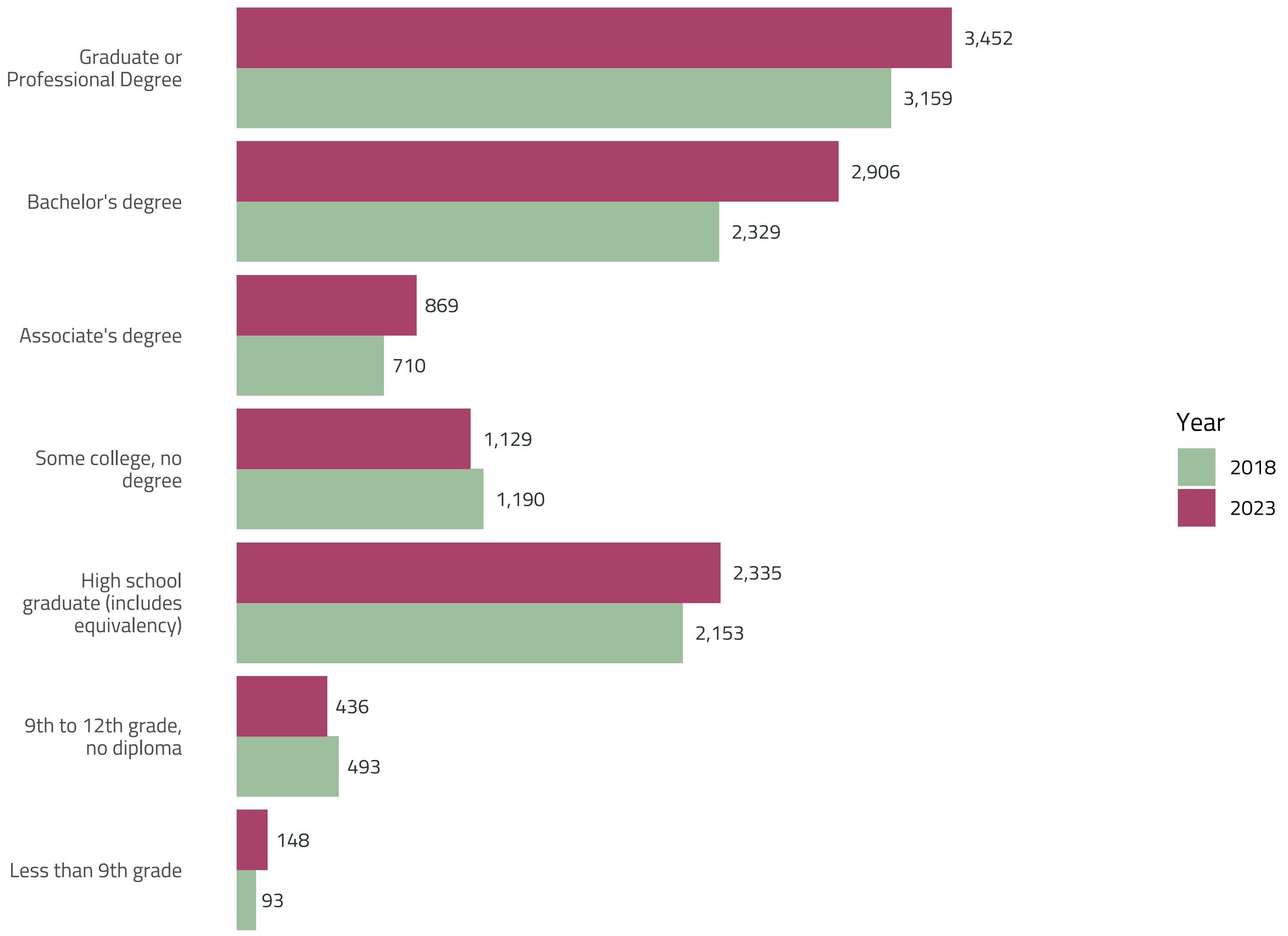
Demographics

Education

LEBANON HAS A HIGHLY EDUCATED POPULATION WITH INCREASING LEVELS OF EDUCATIONAL ATTAINMENT.

Lebanon has seen a rise in educational attainment, which aligns with increasing household incomes. Over the past decade, the number of residents with a high school diploma grew by 8%, while those with an associate's degree increased by 22%. The number of bachelor's degree holders rose by 25% to approximately 2,900 residents, and those with graduate or professional degrees grew by 9% to 3,500 residents. This trend highlights a growing emphasis on higher education, which may be contributing to increased earning potential and economic mobility in the community.

Educational Attainment, 25+



Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Demographics

School Enrollment

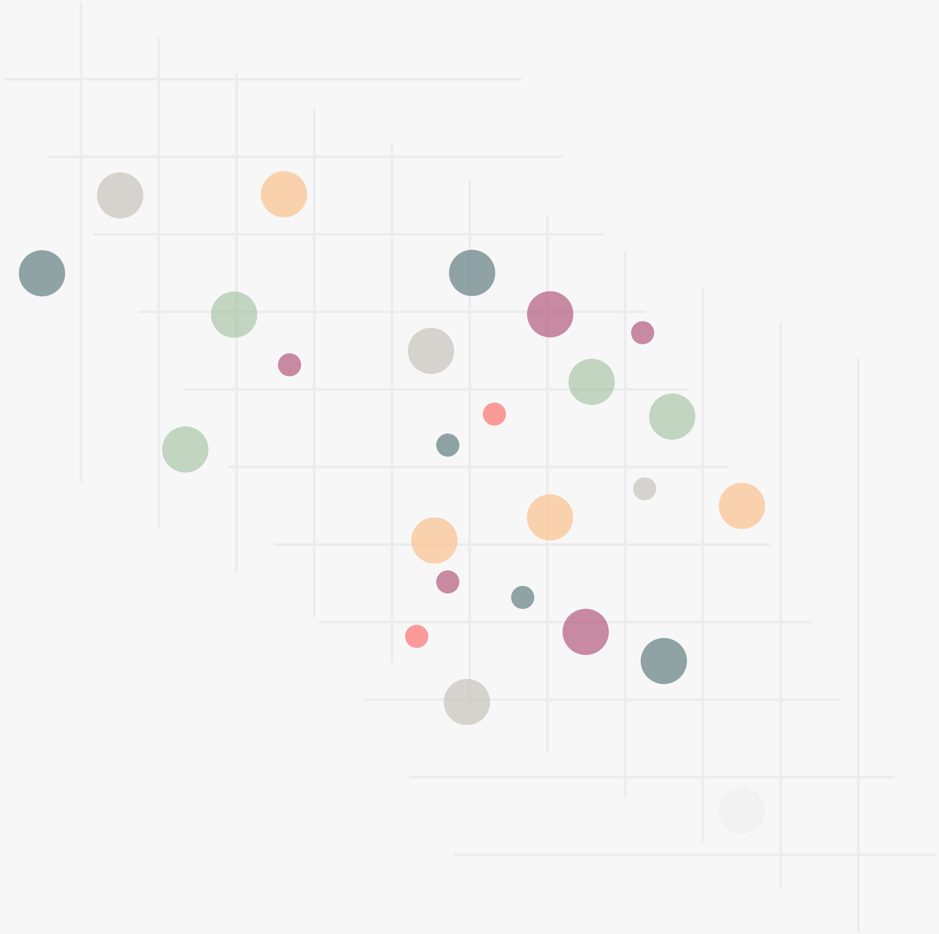
STUDENT ENROLLMENT IN LEBANON IS RECOVERING POST-PANDEMIC.

The Lebanon Public School District includes two elementary schools, one middle school, one high school, and an alternative education program. The city is also home to a campus of River Valley Community College, a public institution with locations in Claremont, Keene, and Lebanon.

Over the past decade, student enrollment in the Lebanon School District has declined by about 100 students since 2014. However, enrollment has started to rebound in recent years, increasing after hitting a low of 1,586 students in 2021. This decline in enrollment mirrors a broader statewide trend, which has been influenced by factors such as the lingering effects of the COVID-19 pandemic and shifting demographics across New Hampshire.

Lebanon School District Enrollment, 2014 – 2025

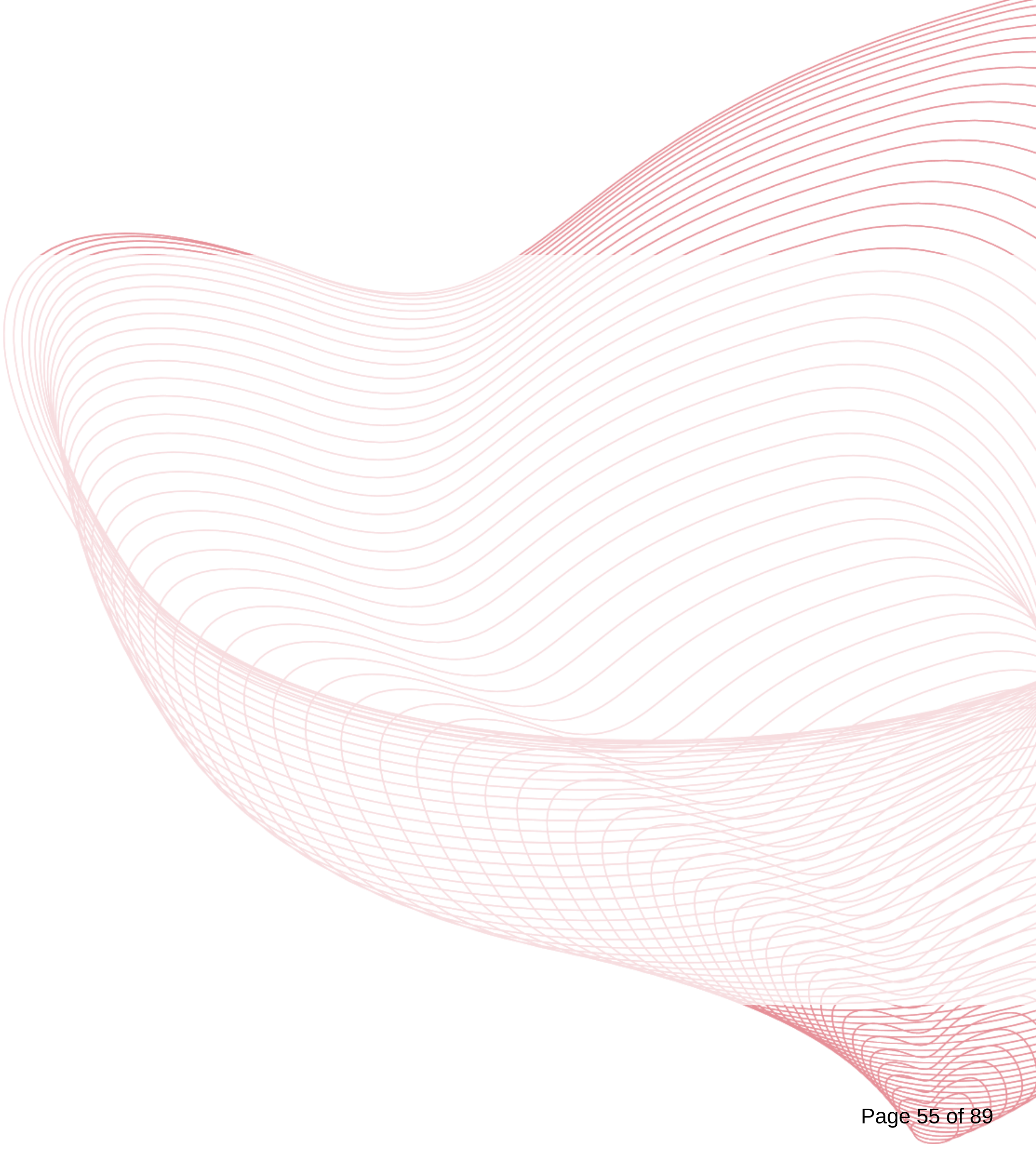
Source: NH Department of Education



Economy

Key Findings

- **Job Growth & Sector Trends:** Lebanon’s employment grew by 11% since 2014, with Healthcare, Retail, and Professional Services leading growth, while Construction and Transportation jobs declined.
- **Housing Affordability Challenges:** Many workers, especially in lower-paying industries, struggle to afford Lebanon’s high home prices ($450,000 median) and rents ($2,448 median).
- **Workforce Commuting Patterns:** 83% of Lebanon’s workers commute from outside the city, while over half of residents work elsewhere, highlighting regional economic ties and housing mismatches.
- **Shift Toward Higher-Wage Jobs:** The city’s economy is transitioning toward knowledge-based industries, with strong wage growth in Professional Services and Healthcare.



Employment

Top Five Employment Growth Sectors 2014-2024

Industry Sector	2014-2024 Change	2024 Avg. Earning
Health Care and Social Assistance	1,161	$113,080
Government	261	$89,463
Professional, Scientific, and Technical Services	229	$215,936
Finance and Insurance	217	$140,991
Transportation and Warehousing	131	$49,279

Top Five Employment Growth by Occupation 2014-2024

Occupation Category	2014-2024 Change	2024 Adjusted Median Annual Earnings
Healthcare Practitioners and Technical Occupations	905	$77,175
Business and Financial Operations Occupations	374	$58,970
Management Occupations	317	$96,159
Transportation and Material Moving Occupations	248	$30,696
Community and Social Service Occupations	159	$44,017

TOTAL EMPLOYMENT IN LEBANON GREW BY 11% SINCE 2014.

In 2024, Lebanon’s largest employment growth sectors were Health Care and Social Assistance, Government, and Professional, Scientific, and Technical Services. The Health Care sector was the city's largest employer, with approximately 8,400 workers earning an average annual salary of $113,080. Government, the second-largest growth sector, employed around 530 people, with an average salary of $89,460.

Despite competitive wages in some industries, homeownership remains out of reach for many workers. As of November 2024, the median home sale price in Lebanon had climbed to $450,000, making it difficult for even higher-paid professionals to afford a home. Additionally, 35% of Lebanon’s 20,200 jobs are in industries paying below the citywide average annual earnings of $100,800. For example, Accommodations and Food Services workers, earning an average of $36,300 annually, face challenges affording housing, with median gross rent reaching $2,448 in 2023.

Over the past decade, employment growth was strongest in Healthcare Practitioners and Business and Financial Operations, reflecting shifts in Lebanon’s job market. Meanwhile, six major occupational groups—including Production and Sales-related jobs—saw employment declines since 2014.

Source: LightCast 2024.4 QCEW Employees, New Hampshire Housing Rental Cost Trends

Economy

Employment

Top Ten Largest Employment Sectors 2024

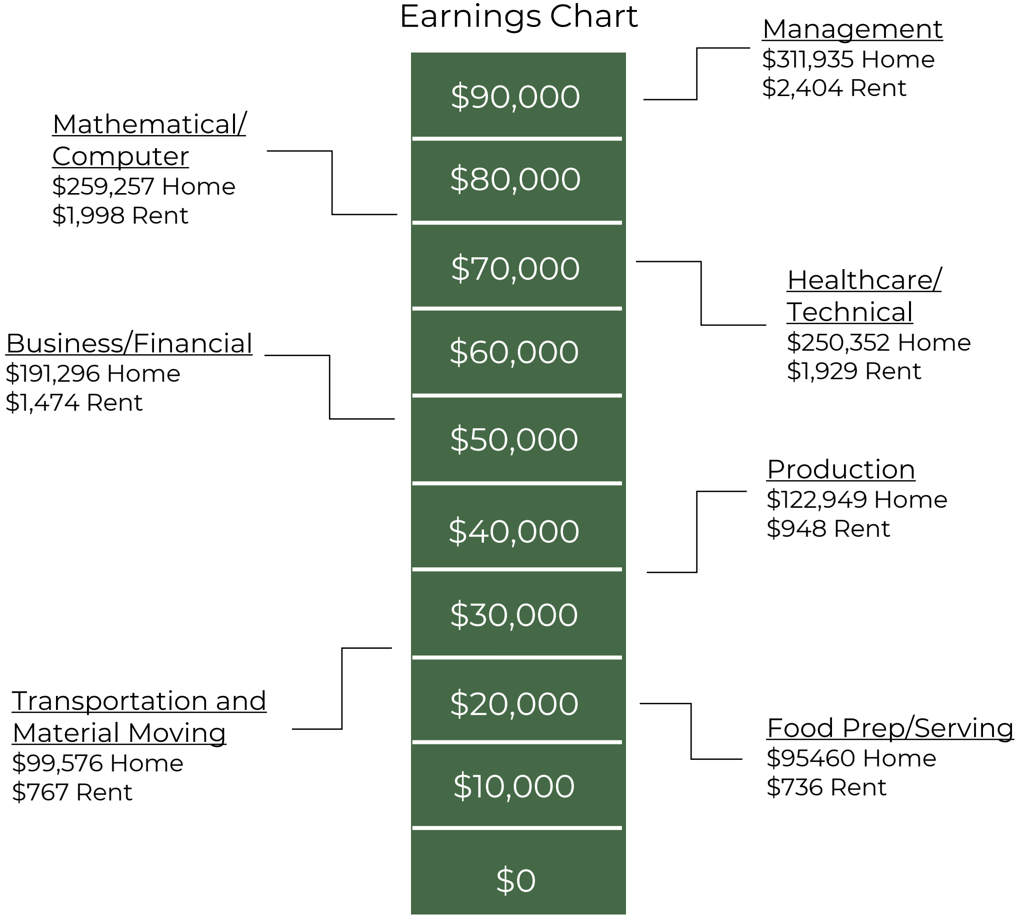
Industry Sector	2024 Jobs	2024 Avg. Earning
Health Care and Social Assistance	8,398	$113,080
Retail Trade	2,793	$49,728
Manufacturing	1,338	$108,776
Accommodation and Food Services	1,322	$36,287
Educational Services	1,231	$127,247
Professional, Scientific, and Technical Services	1,161	$215,936
Other Services (except Public Administration)	991	$51,964
Government	530	$89,463
Finance and Insurance	515	$140,991
Administrative and Support and Waste Management and Remediation Services	443	$74,715

Top Ten Largest Occupation Categories 2024

Occupation Category	2024 Jobs	2024 Adjusted Median Annual Earnings
Healthcare Practitioners and Technical Occupations	4,272	$77,175
Office and Administrative Support Occupations	2,727	$37,399
Sales and Related Occupations	1,694	$30,174
Healthcare Support Occupations	1,484	$38,090
Food Preparation and Serving Related Occupations	1,439	$29,427
Management Occupations	1,283	$96,159
Transportation and Material Moving Occupations	1,213	$30,696
Business and Financial Operations Occupations	971	$58,970
Production Occupations	943	$37,901
Educational Instruction and Library Occupations	727	$55,653

What Can Different Jobs/Earnings Afford in Lebanon?

Earnings Chart



Management
$311,935 Home
$2,404 Rent

Mathematical/ Computer
$259,257 Home
$1,998 Rent

Healthcare/ Technical
$250,352 Home
$1,929 Rent

Business/Financial
$191,296 Home
$1,474 Rent

Production
$122,949 Home
$948 Rent

Transportation and Material Moving
$99,576 Home
$767 Rent

Food Prep/Serving
$95460 Home
$736 Rent

MANY OF LEBANON'S LOWEST-PAID WORKERS CANNOT AFFORD RENT OR HOMEOWNERSHIP AT MEDIAN PRICES. With a median gross rent of $2,448 per month and a median home sale price of $450,000, many employees in Lebanon's top ten largest occupations are unable to afford housing at these prices.

Source: US Census Bureau ACS 5-Year Estimates, LightCast 2024.4 QCEW Employees, HUD Income Limits, RKG Associates

Economy

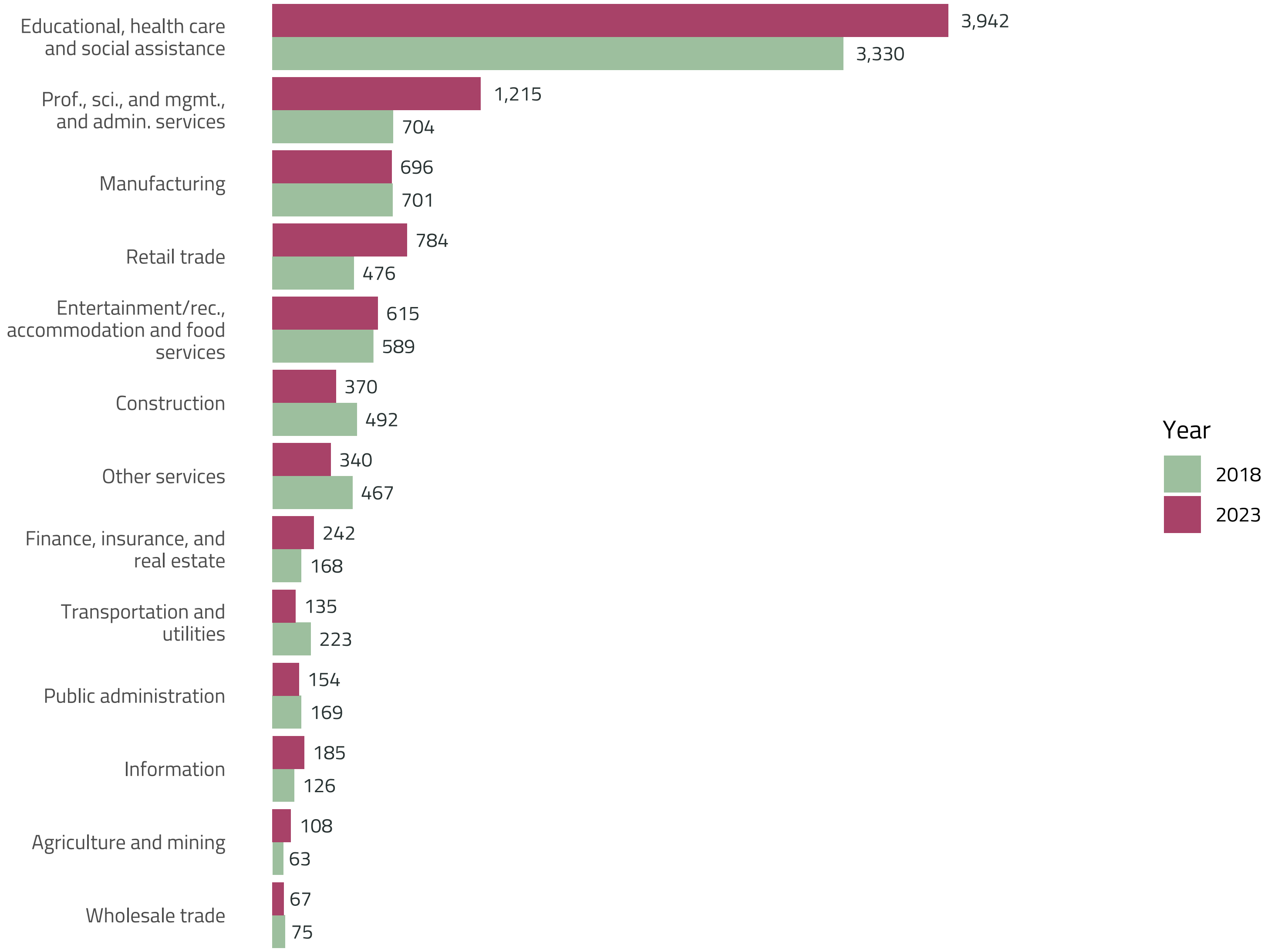
Industry Employment

LEBANON'S EDUCATIONAL, HEALTH CARE, PROFESSIONAL SERVICES AND RETAIL TRADE SECTORS ARE GROWING.

The largest employment sector in Lebanon is the Educational, Health Care, and Social Assistance industry, which employs nearly 4,000 workers and has grown by 18% over the past decade. This reflects the city's role as a regional hub for medical and social services, largely driven by Dartmouth-Hitchcock Medical Center and other health-related institutions. The Professional, Scientific, and Management sector has grown by 73% since 2014, while the Retail Trade sector has increased by 65%, strengthening Lebanon's position as a commercial hub for the Upper Valley.

Conversely, industries such as Construction, Other Services, and Transportation and Utilities saw the largest declines, each shrinking by more than 25%. This shift may present a challenge for unit construction, as a decline in these sectors could impact the demand for housing and the availability of workers for construction projects. Overall, these shifts may indicate a changing economic landscape, with demand shifting toward knowledge-based and service-oriented industries while traditional trades and infrastructure-related jobs decline.

Resident Employment by Industry



Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Employment

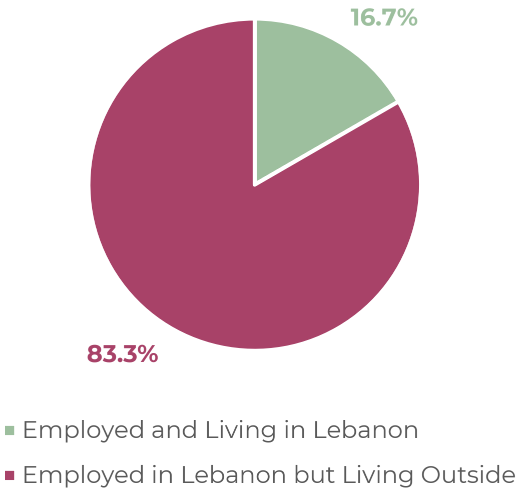
THE MAJORITY OF LEBANON'S WORKERS LIVE OUTSIDE OF TOWN.

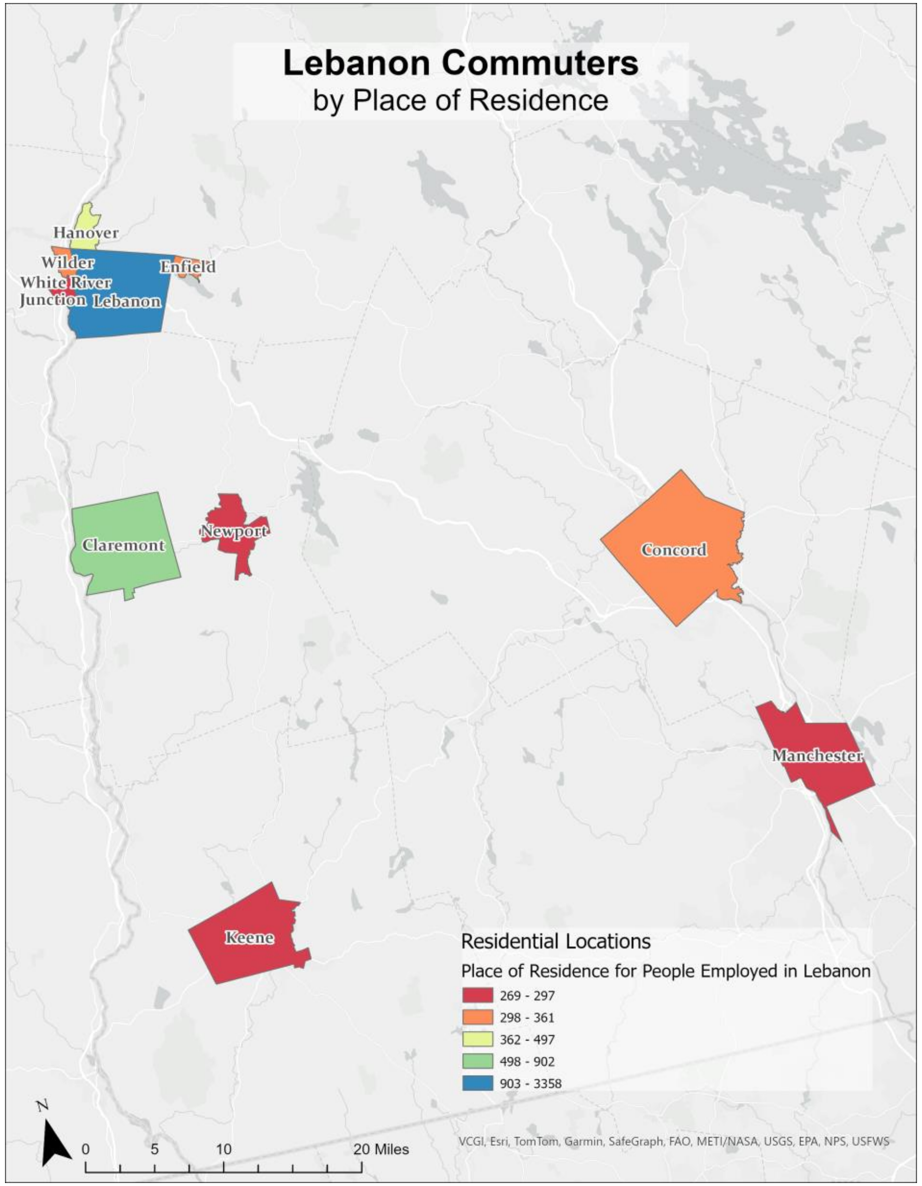
Approximately 83% of workers in Lebanon commute from surrounding areas, underscoring the city's role as a central employment hub in the region. Workers from towns like Hanover, White River Junction, and Claremont are drawn to Lebanon's diverse job sectors, including healthcare, retail, and professional services. As a result, demand for housing in Lebanon is influenced by workers seeking more affordable housing options closer to their workplaces. However, given the high costs of living and limited housing supply within the city, many workers may be seeking housing in nearby areas that offer better affordability while still providing proximity to their jobs in Lebanon. This trend is likely to continue shaping the local housing market and may impact its long-term economic sustainability.

Top Ten Places of Residence for People Employed in Lebanon, 2022

Place	Job Count	Share
Lebanon city, NH	3,358	16.7%
Claremont city, NH	902	4.5%
Hanover CDP, NH	497	2.5%
Wilder CDP, VT	361	1.8%
Concord city, NH	343	1.7%
Enfield CDP, NH	340	1.7%
Keene city, NH	297	1.5%
Newport CDP, NH	287	1.4%
White River Junction CDP, VT	275	1.4%
Manchester city, NH	269	1.3%

Employment Efficiency (All Jobs) Among People Employed in Lebanon, 2022





Source: U.S. Census Bureau OnTheMap 2022

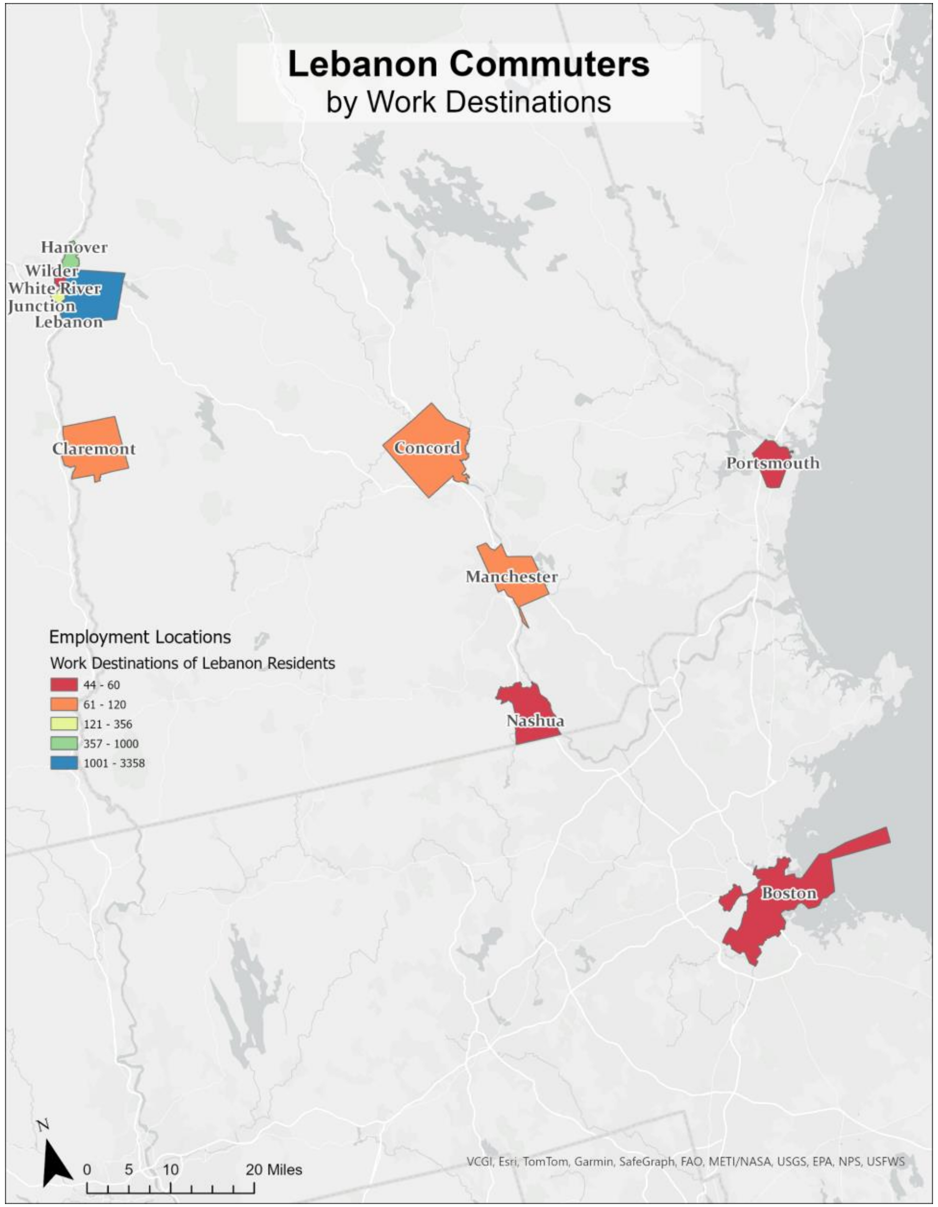
Employment

MORE THAN HALF OF LEBANON’S RESIDENTS COMMUTE TO JOBS OUTSIDE OF TOWN.

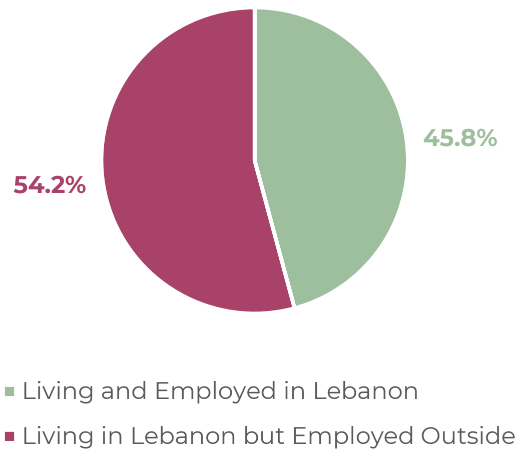
In Lebanon, approximately 46% of residents work within the city, highlighting the abundance of local job opportunities. This reflects Lebanon’s role as an economic hub in the Upper Valley, with key industries such as healthcare, retail, professional services, and education providing a range of employment options. With nearly half of residents both living and working in the city, many benefit from shorter commutes and easier access to their jobs. Meanwhile, other residents commute to nearby communities like Hanover, White River Junction, and Claremont for work. This commuter flow underscores the economic ties between Upper Valley communities, where workers often live in one municipality and commute to another based on factors such as housing affordability, quality of life, and transportation access.

Top Ten Work Destinations of Lebanon Residents, 2022

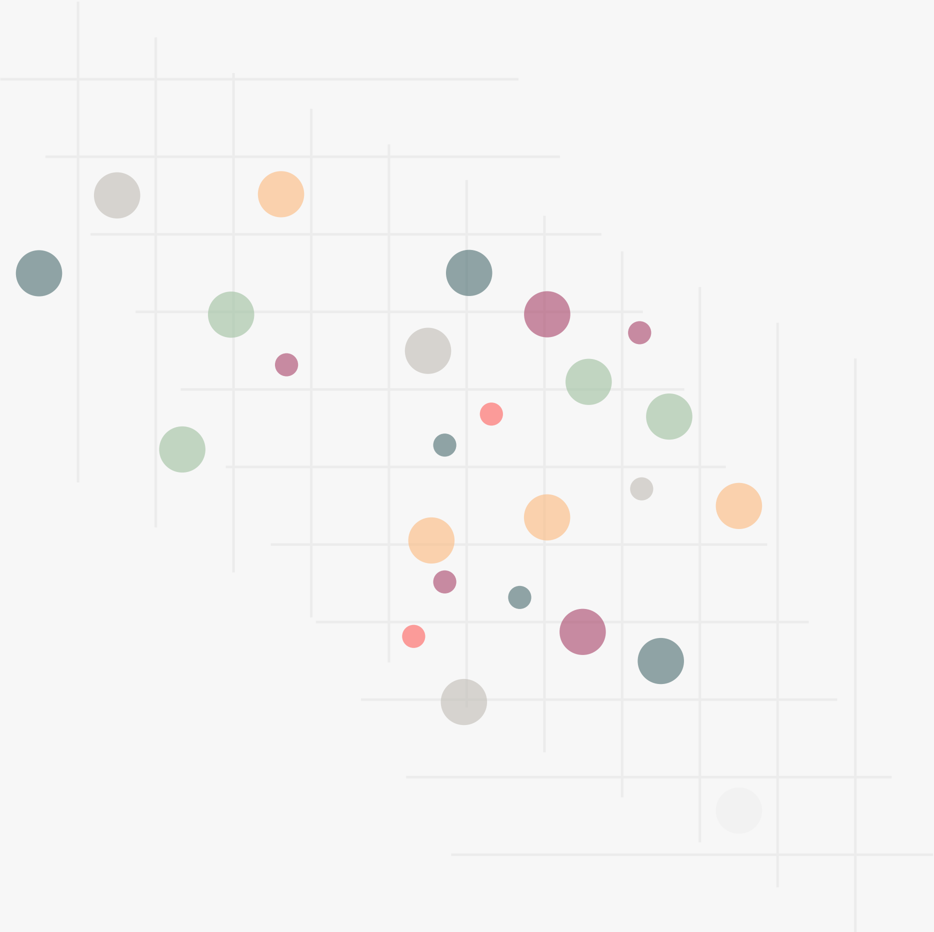
Place	Job Count	Share
Lebanon city, NH	3,358	45.8%
Hanover CDP, NH	1,000	13.6%
White River Junction CDP, VT	356	4.9%
Claremont city, NH	120	1.6%
Concord city, NH	120	1.6%
Manchester city, NH	117	1.6%
Wilder CDP, VT	60	0.8%
Nashua city, NH	52	0.7%
Portsmouth city, NH	46	0.6%
Boston city, MA	44	0.6%



Labor Market Efficiency (All Jobs) Among People Living in Lebanon, 2022



Source: U.S. Census Bureau OnTheMap 2022



Housing Market Conditions

Key Findings

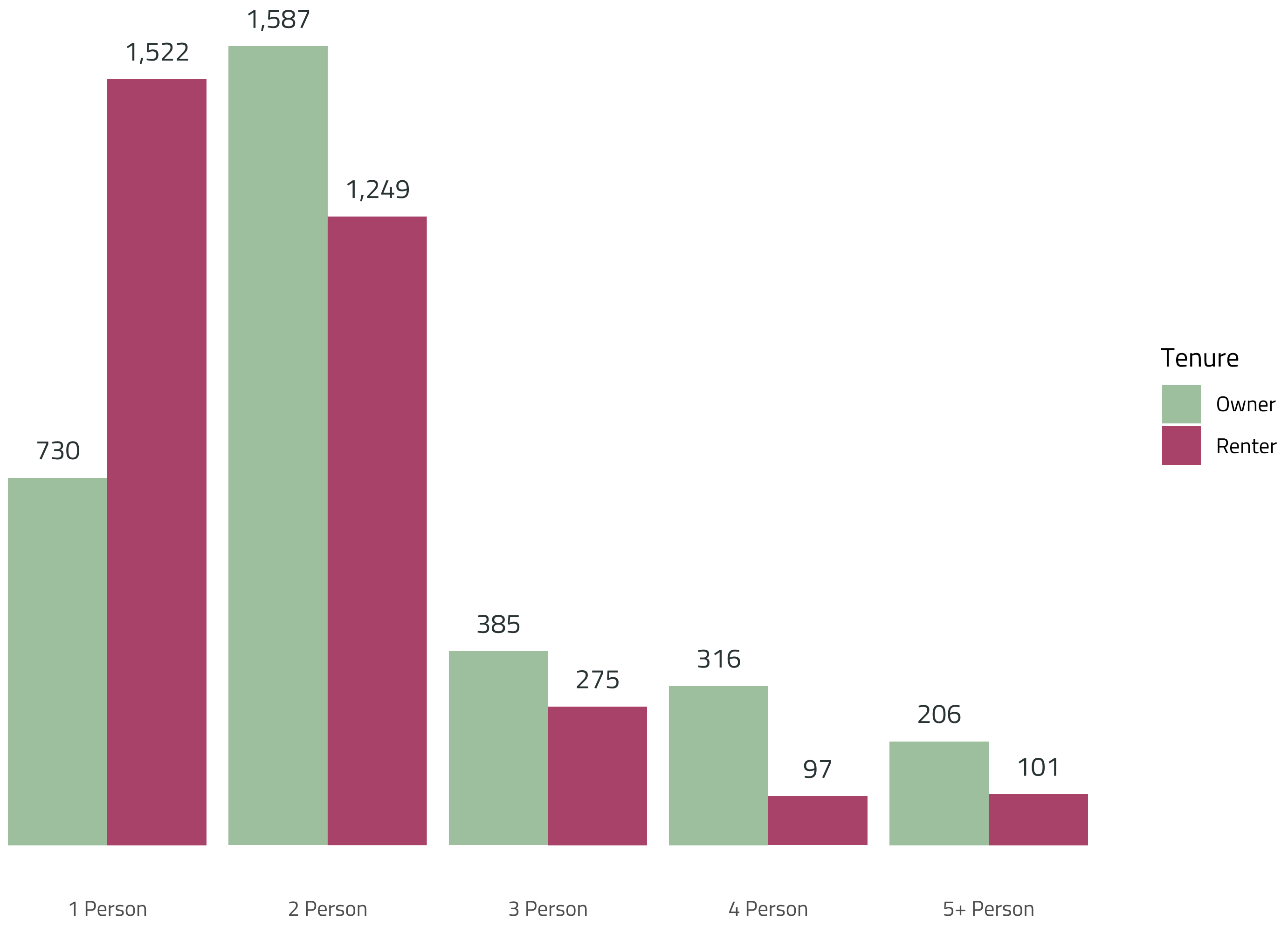
- **Shift in Household Sizes:** The majority of households in Lebanon are small, with 79% consisting of one or two people. Renters are more likely to live alone, while homeowners typically have two-person households. This trend highlights the increasing demand for smaller living arrangements, driven by factors like an aging population and the transient nature of the community, particularly among young professionals and students.
- **Tenure Trends:** Most renters in Lebanon are under 44 years old, while homeowners are predominantly over 55, with homeownership being largely driven by older residents. A recent influx of renters, especially since 2018, has led to a more transient population, while homeowners tend to be more established, having lived in the city for longer periods. Renters are mainly concentrated in areas around Dartmouth Hitchcock Medical Center and downtown Lebanon.
- **Low Vacancy Rates, Rising Prices & Market Competition:** Lebanon’s housing market is highly competitive, with both rental and owner-occupied vacancy rates remaining low (3.1% and 1.5%, respectively). This limited availability, coupled with rising demand, has pushed home prices and rents higher, worsening affordability challenges and making it more difficult for buyers and renters to secure housing.
- **Cost Burden & Housing Affordability**: Nearly half of Lebanon’s renters are burdened by high housing costs, with 43% spending more than 30% of their income on rent. Of these, 22% are severely cost-burdened, paying more than 50% of their income on housing. Homeowners with mortgages also face financial strain, indicating increasing challenges in securing affordable housing in the city.

Household Size

LEBANON HAS A HIGH CONCENTRATION OF SMALLER HOUSEHOLDS.

The distribution of household size by tenure in Lebanon reveals a high proportion of smaller households, with 79% consisting of one or two people. Renters are more likely to live alone, while homeowners more commonly live in two-person households. Although larger households are more prevalent among homeowners, they make up a smaller share of the overall household distribution in Lebanon. This trend reflects broader demographic patterns, including an aging population, shifting household compositions, and the transient nature of the community, where a significant portion of residents—such as young professionals, students, and temporary workers—seek smaller, more flexible living arrangements. These dynamics contribute to the high demand for one- and two-person households, shaping Lebanon's housing market and rental landscape.

Household Size by Tenure



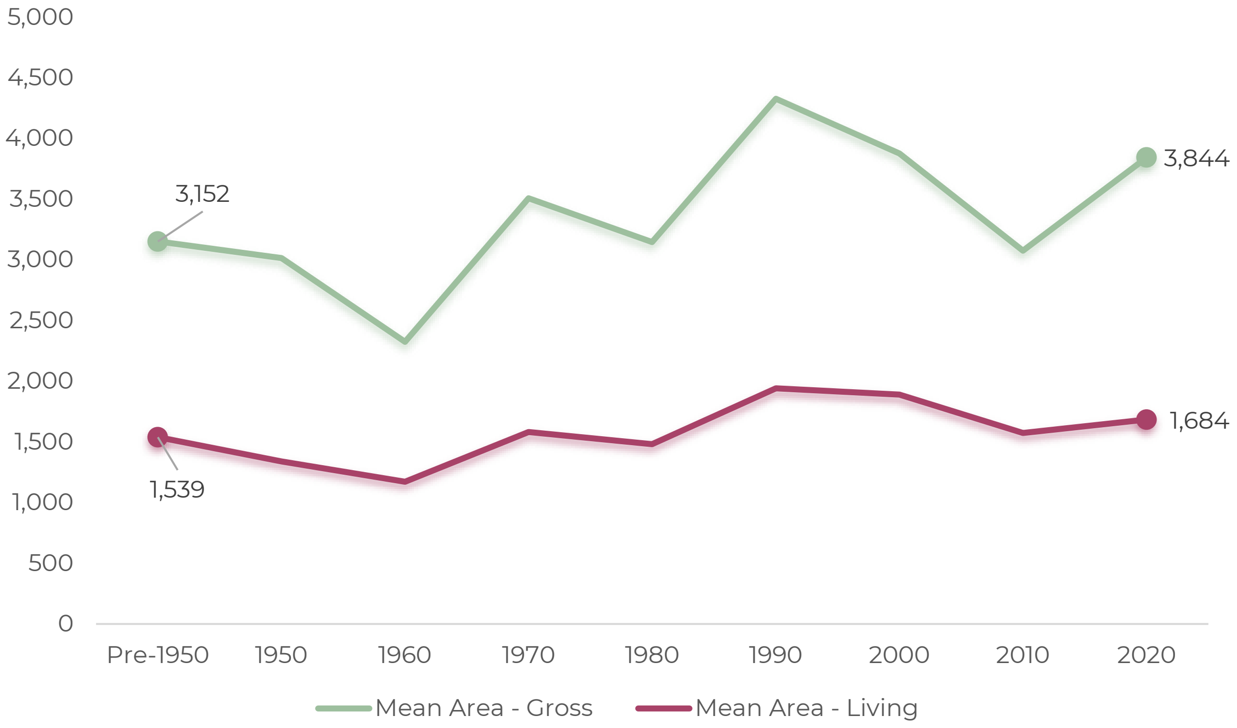
	Owner	Renter
1 Person	730	1,522
2 Person	1,587	1,249
3 Person	385	275
4 Person	316	97
5+ Person	206	101

Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

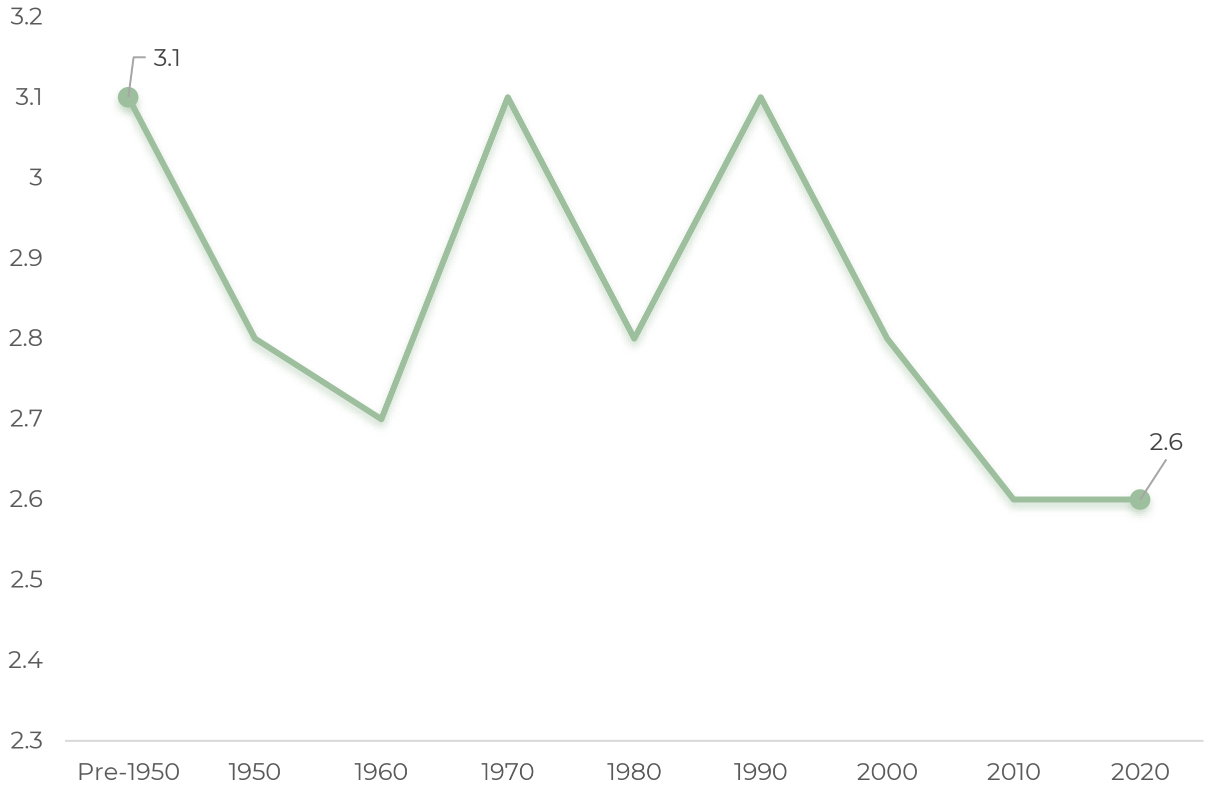
Household Size

Over the decades, the size and layout of single-family homes in Lebanon have evolved in response to economic shifts, housing preferences, and market trends. From pre-1950 to 1960, both gross and living areas declined, reflecting a move toward smaller homes, with the average number of bedrooms dropping from 3.1 to 2.7. In the 1970s, home sizes grew again, likely driven by suburban expansion and demand for more space, with bedroom counts rising back to 3.1. This trend continued into the 1980s and 1990s, peaking in the 1990s when homes reached their largest average size, signaling a preference for more spacious living. However, the 2000s and 2010s saw a slight decline, likely due to economic downturns and shifting priorities. By 2010, the average bedroom count had decreased to 2.6, where it has remained. Though bedroom counts stayed steady, single-family home sizes increased slightly by 2020—though not to 1990s levels.

Average Household Size by Square Feet by Decade



Mean Number of Bedrooms by Decade



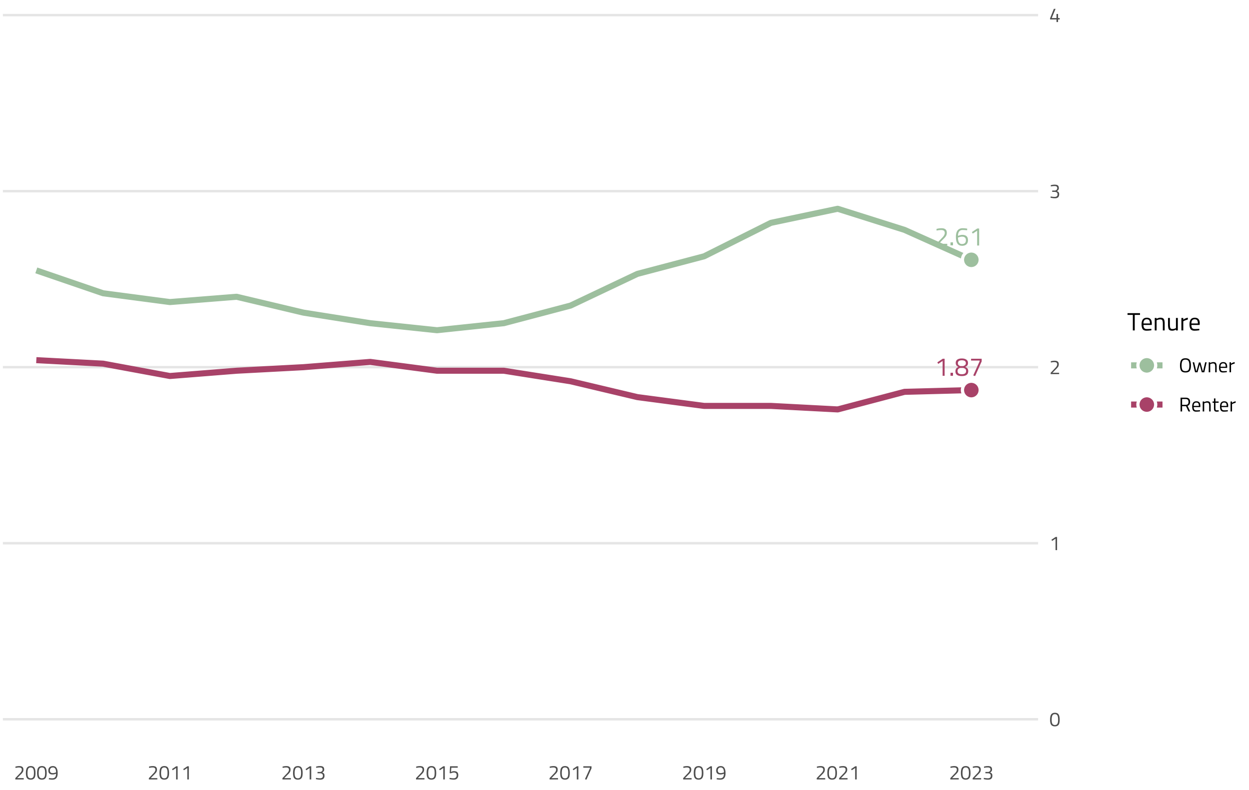
Source: City of Lebanon

Household Size

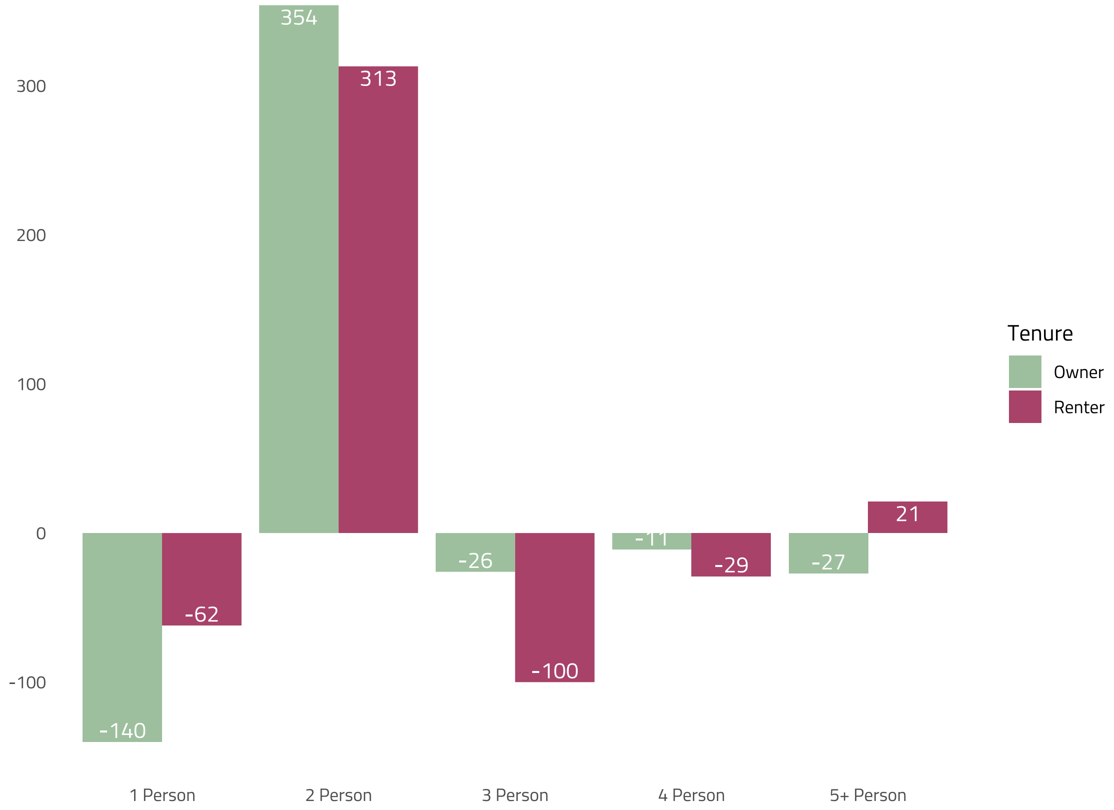
THE NUMBER OF 2-PERSON HOUSEHOLDS IN LEBANON IS INCREASING.

Over the past twenty years, average household sizes in Lebanon have remained relatively stable, with some fluctuations. Renter households have consistently had an average size just under two people, while owner-occupied households have typically ranged between 2 and 3 people since 2009. The most notable increase was seen in two-person households, which grew in both renter and owner categories. Conversely, one-person households saw the largest decrease among owners, while renters experienced a decline in households with three people.

Change in Average Household Size



Change in Household Size by Tenure



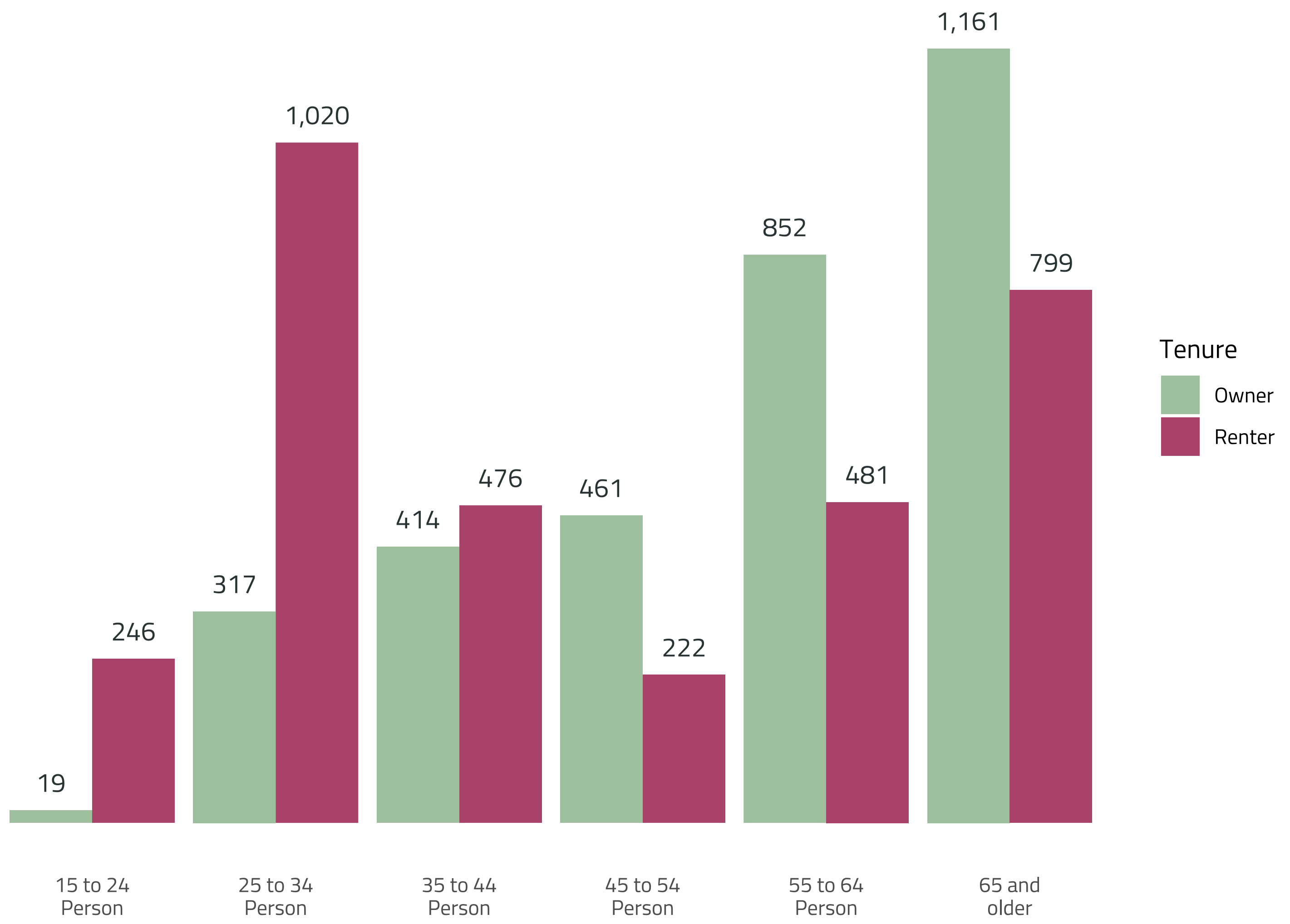
Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Household Age

OLDER RESIDENTS DRIVE LEBANON'S HOMEOWNERSHIP MARKET.

In Lebanon, most renters are under 44 years old, while most homeowners are over 55, reflecting broader demographic and housing trends. The largest group of renters falls within the 25-34 age range, a stage in life when many prioritize flexibility due to career mobility or financial constraints. However, the second-largest group of renters is those aged 65 and older, suggesting that some older adults may be downsizing, opting out of homeownership responsibilities, or facing financial barriers. Meanwhile, homeownership is most prevalent among residents 65 and older, highlighting a divide where some seniors have attained long-term housing stability while others remain in the rental market. These patterns emphasize the need for a diverse range of housing options to accommodate Lebanon's evolving population and housing preferences.

Household Age by Tenure



Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Housing Conditions

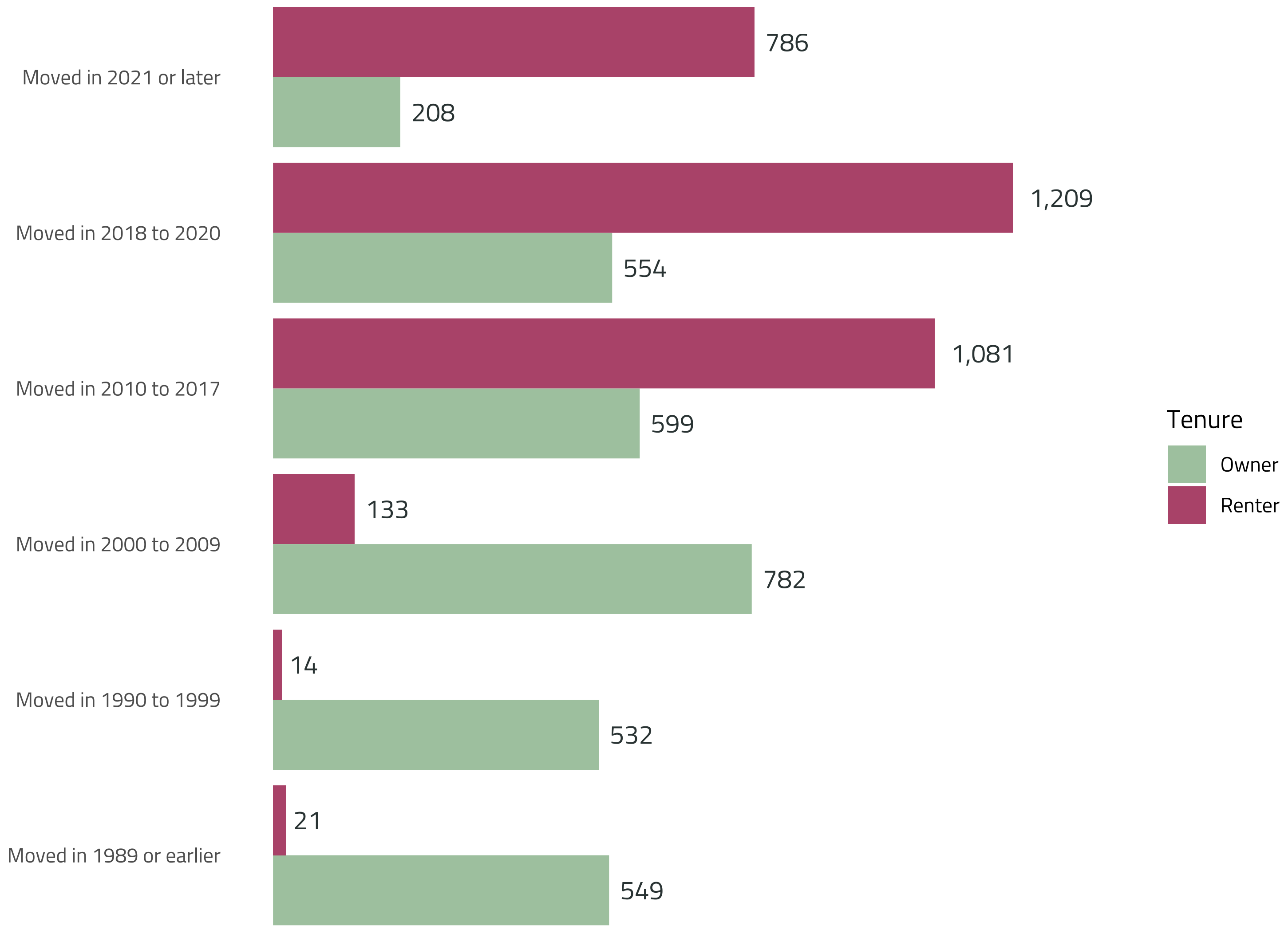
Households

MOST RENTERS MOVED TO LEBANON AFTER 2018, WHILE THE MAJORITY OF HOMEOWNERS HAVE LIVED IN THE CITY SINCE BEFORE 2010.

Over the past decade, Lebanon has seen a notable increase in new residents, particularly among renters. In the last five years, around 2,750 new residents moved to the city, with renters making up the majority of this influx. About 27% of these new arrivals were homeowners.

This pattern points to greater residential stability among homeowners, many of whom have been in Lebanon for a longer period, while renters—who make up a larger share of recent newcomers—are more likely to be in a transitional phase. DHMC also plays a role, leasing many rental units for their employees, though these workers tend to stay for shorter periods. This could impact housing demand, as renters may seek more flexibility, while homeowners represent a more established population in the community.

Year Householder Moved In



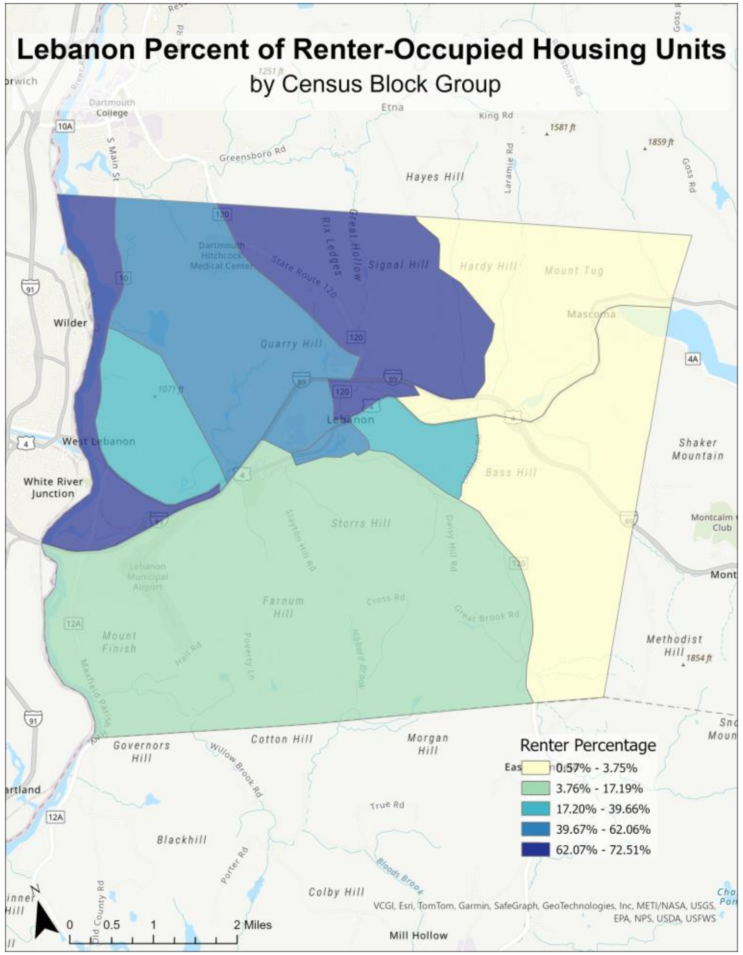
Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Households

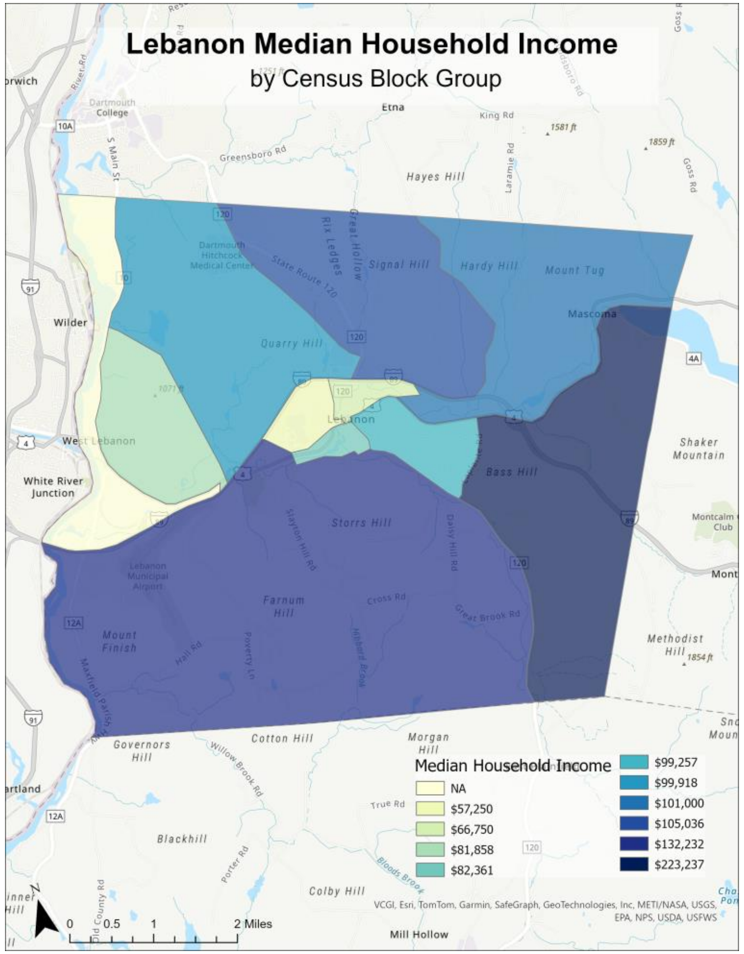
RENTER-OCCUPIED UNITS ARE MOST CONCENTRATED IN THE NORTHWESTERN PART OF TOWN, PARTICULARLY AROUND DARTMOUTH HITCHCOCK MEDICAL CENTER.

The maps to the right show a correlation between areas with higher percentages of renter-occupied units and lower median household incomes in Lebanon. Specifically, several Block Groups surrounding the downtown area, which have higher renter occupancy rates, also tend to have some of the lowest household incomes in the town. This pattern aligns with broader trends, as downtown areas typically have a higher concentration of rental housing. In the Block Groups surrounding the Dartmouth-Hitchcock Medical Center, there is a high concentration of renters alongside higher median incomes, which reflects the higher wages earned by workers in the healthcare sector.

The downtown area is a prime example where lower-income renter households may face increased risk of cost burden, displacement, and eviction, particularly due to the current economic climate. This highlights the need for a balanced approach to housing development in the downtown area, incorporating both affordable and market-rate housing options to meet the diverse needs of the community.



Lebanon Percent of Renter-Occupied Housing Units
by Census Block Group



Lebanon Median Household Income
by Census Block Group

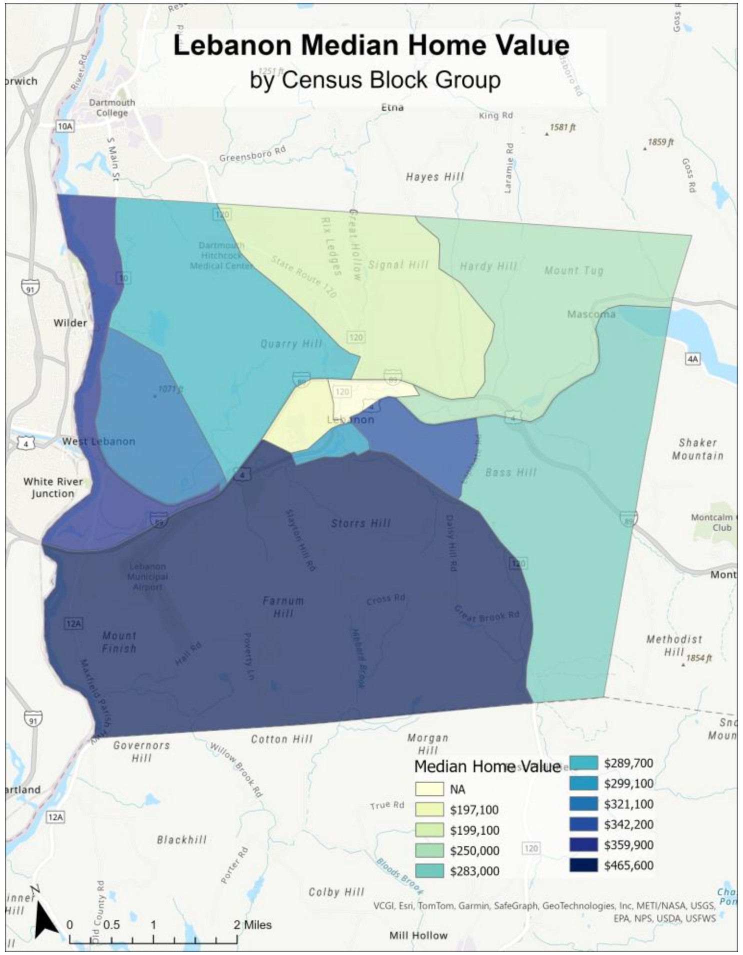
Source: US Census Bureau ACS 5-Year Estimates, 2023

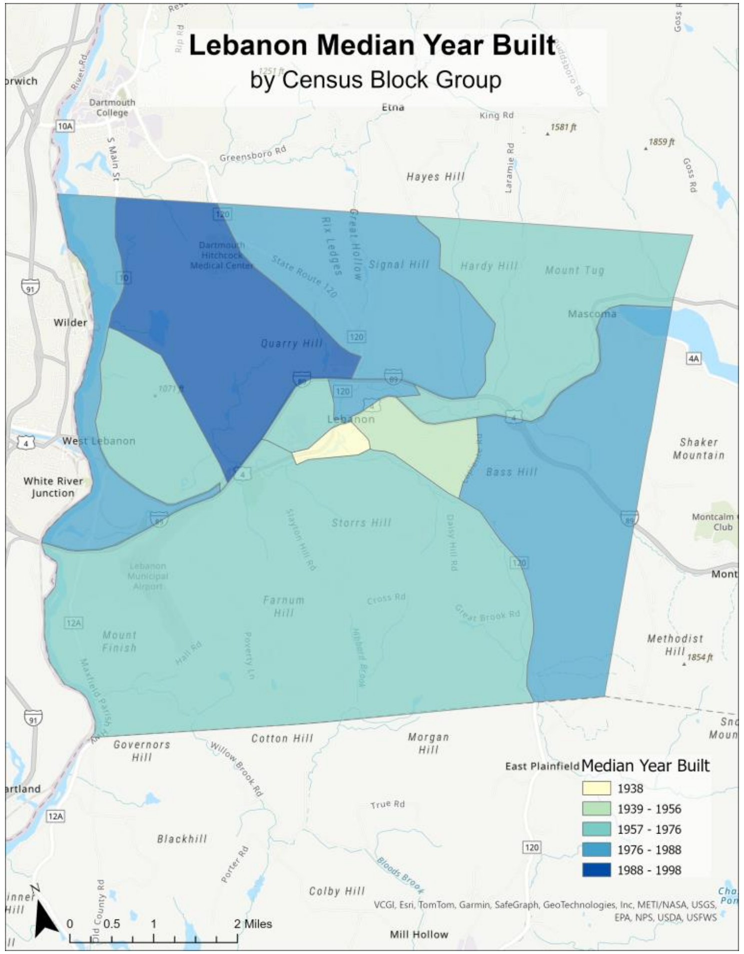
Households

SOME OF LEBANON’S HIGHEST MEDIAN HOME VALUES ARE FOUND IN AREAS WITH OLDER HOMES.

The distribution of home values and housing age in Lebanon indicates that other factors are influencing home prices in the city. Typically, there is a connection between newer construction and higher property values. However, in Lebanon, the highest median home values are found on the western side of the city, where many homes were built before 1976. The block group with the newest construction is near Dartmouth Hitchcock Medical Center, reflecting development activity in the area. This trend highlights the high demand in Lebanon, where the housing stock is limited and factors like location play a more significant role in determining home prices.

When examining Lebanon's downtown, typical trends become clearer. Certain areas with older homes are correlated with lower prices, reflecting broader market trends where modern design, updated amenities, and energy efficiency drive demand. Additionally, Block Groups with higher renter percentages tend to have lower median home values and a greater proportion of aging housing units.





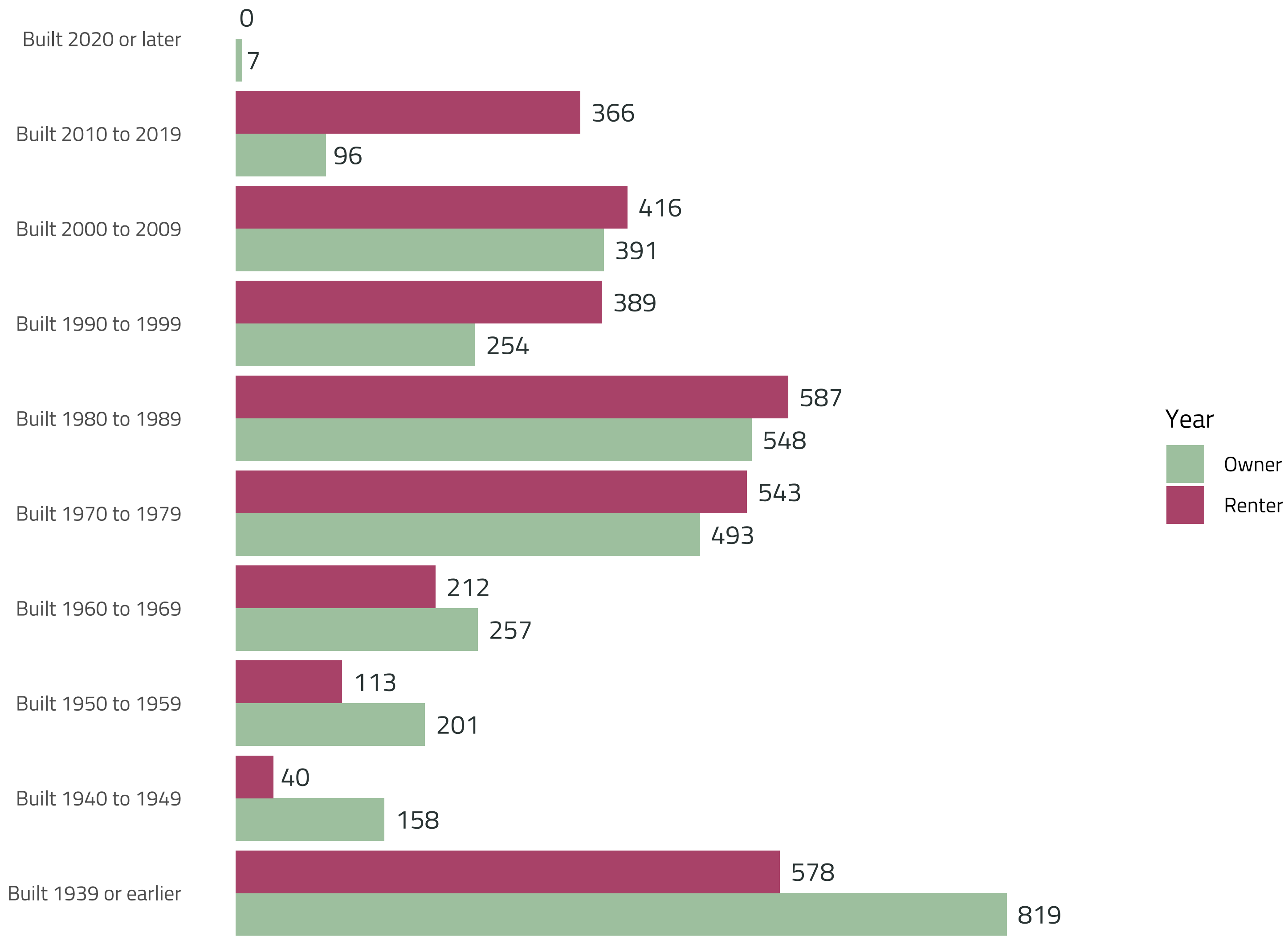
Source: US Census Bureau ACS 5-Year Estimates, 2023

Year Built

LEBANON HAS AN AGING HOUSING STOCK.

The majority of owner-occupied households in Lebanon were built before 1980, with the largest concentration of these homes dating back to before 1939. In contrast, most rental properties were constructed after 1980, with the largest share built between 1980 and 1989. Since 1970, rental structures have outpaced owner-occupied ones in terms of new construction, with approximately 2,300 rental units built compared to 1,800 owner-occupied units. This suggests a shift toward increased rental development, in response to the growing demand for rental housing. The increase in rental properties is likely driven by an influx of renters, particularly younger adults and individuals seeking flexible living arrangements, which continues to shape the city's housing market.

Year Built by Tenure



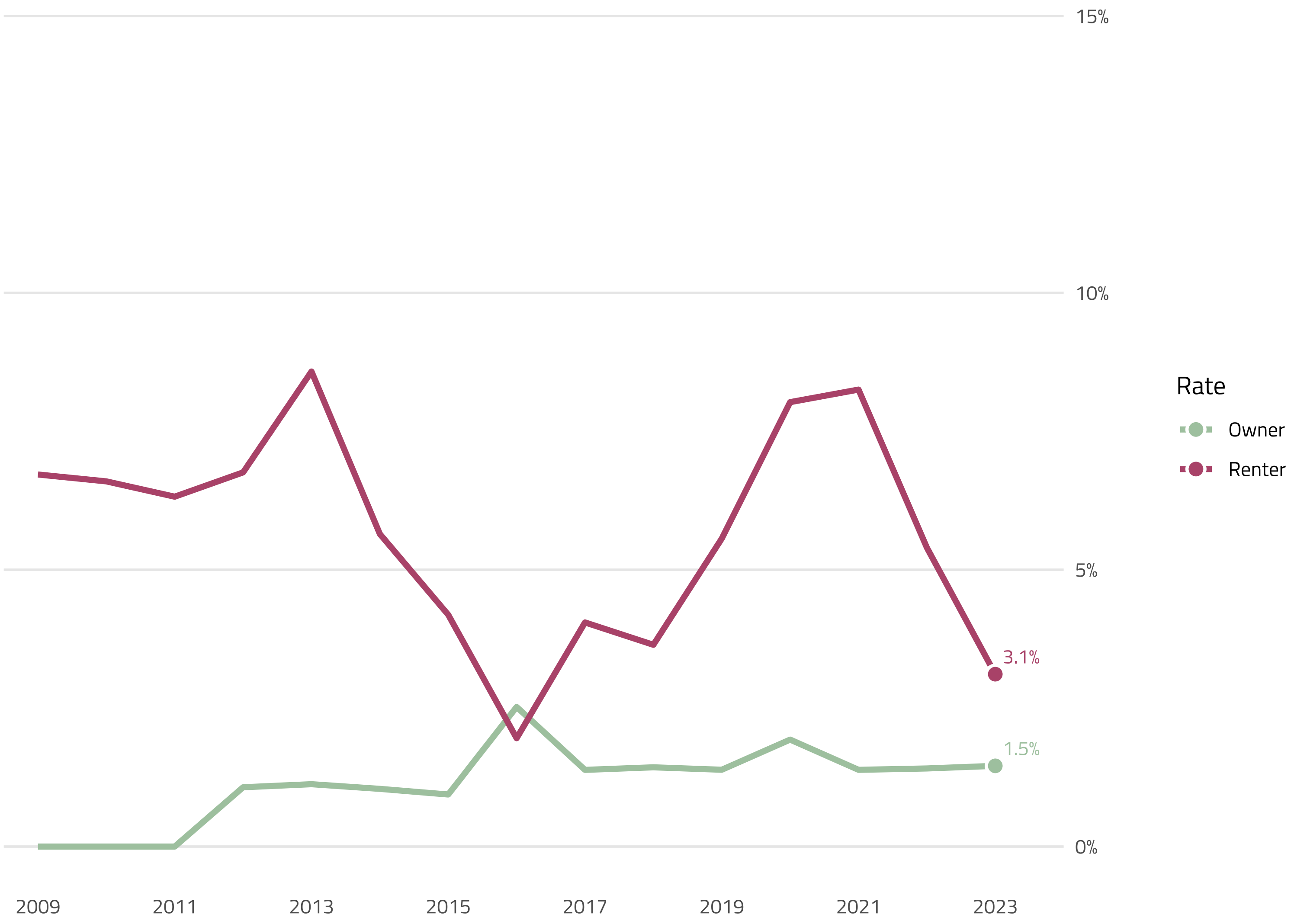
Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

Vacancy

LEBANON’S VACANCY RATES REMAIN LOW – INDICATING A TIGHT HOUSING MARKET.

Vacancy rates for rental units in Lebanon have been steadily decreasing, signaling rising demand for rental housing. Since 2009, renter vacancy rates have dropped to 3.1%, suggesting that rental units are being quickly filled, likely due to the influx of new residents, a growing preference for flexibility in housing, and rising housing costs. For owner-occupied housing, vacancy rates have remained exceptionally low, with a slight increase in vacancy, rising from 0% to 1.5% in 2023. This reflects a highly competitive market for homeowners, with very few properties available for sale. Typically, a healthy vacancy rate hovers between 5% and 8%, so the current rates indicate both high demand and limited availability in Lebanon’s housing market.

Vacancy Rates by Tenure



Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023

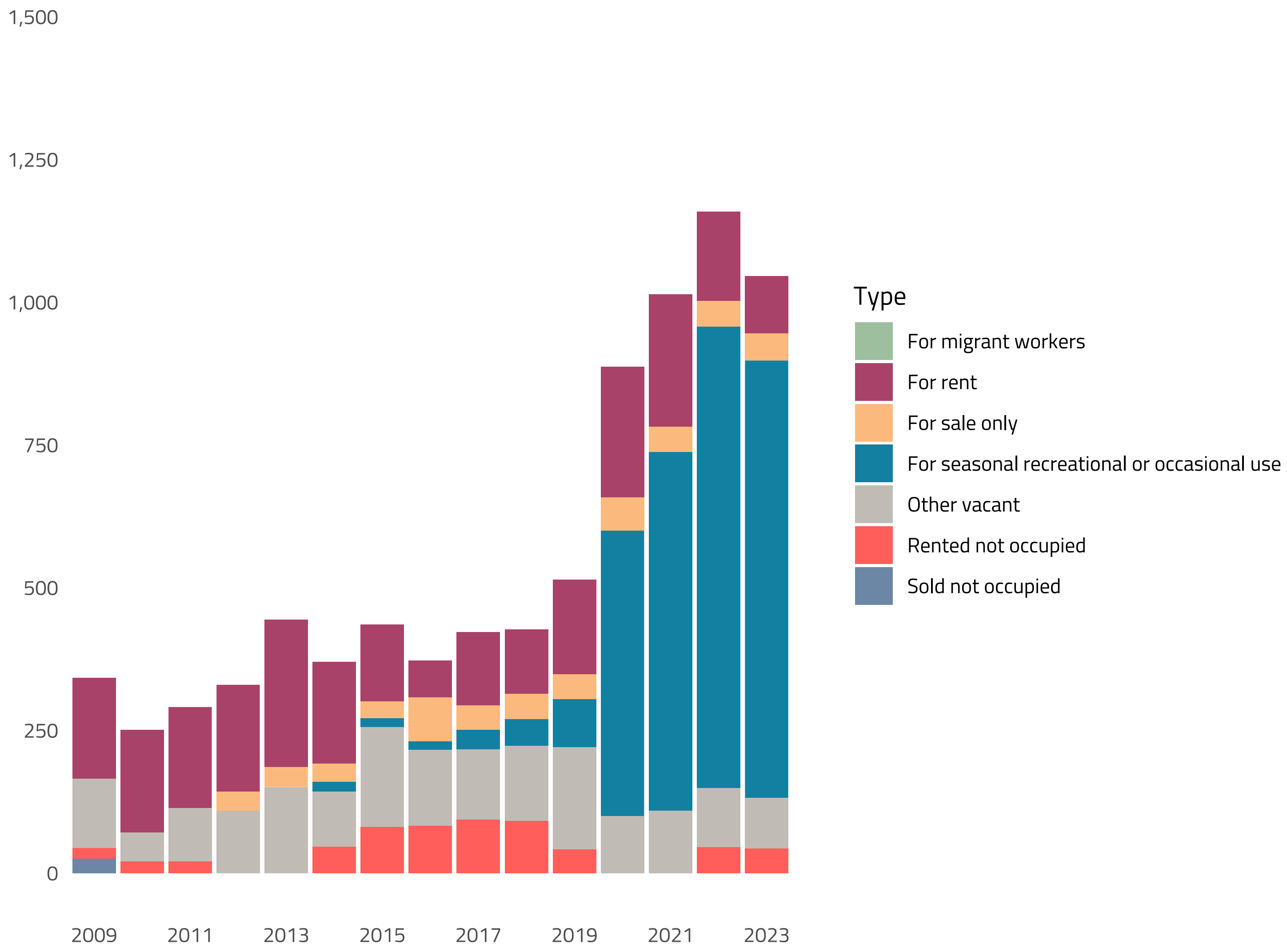
Housing Conditions

Vacancy

LEBANON HAS AN INCREASING NUMBER OF SEASONAL VACANCIES.

Over the past five years, Lebanon has seen an increase in vacancies, particularly for seasonal, recreational, or occasional uses. Rental vacancies have remained relatively steady since 2009, while vacancies for properties listed for sale have stayed critically low, signaling a highly competitive market. Additionally, "other" vacant properties, which refer to units that are not currently occupied, have remained steady. These units are typically vacant for various reasons, such as ongoing repairs or renovations, the owner choosing not to rent or sell, using the unit for storage, or circumstances where the owner is elderly and living in a nursing home or with family members. Other reasons for vacancy include properties being held for the settlement of an estate or being in the process of foreclosure. This pattern indicates a mix of intentional vacancy and market factors contributing to the limited availability of housing in Lebanon.

Vacant Units by Type



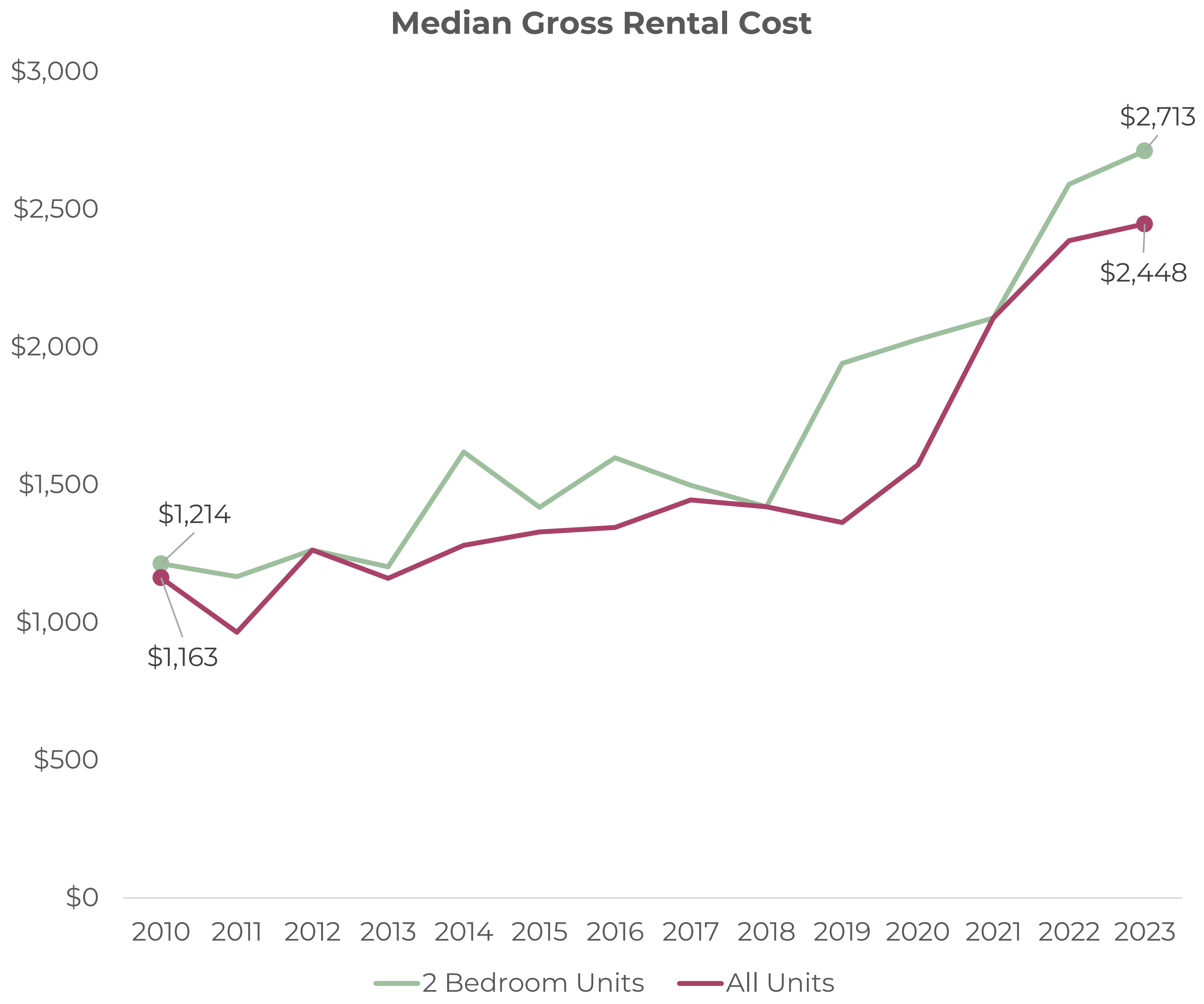
Source: US Census Bureau ACS 5-Year Estimates, 2023

Housing Conditions

Rent

MEDIAN GROSSRENT IN LEBANON IS RISING.

Median gross rents in Lebanon have been steadily rising, especially since 2018, reflecting broader market trends and increasing demand for rental housing. Rent prices across all units have increased from $1,163 in 2010 to $2,448 in 2023, reflecting a 110% increase in 14 years. This surge in rent prices can be attributed to several factors, including a growing population, limited housing supply, and rising construction and maintenance costs. As a result, renters in Lebanon have faced increasing financial pressures, and those entering the rental market today are likely to find themselves paying significantly more than previous renters.



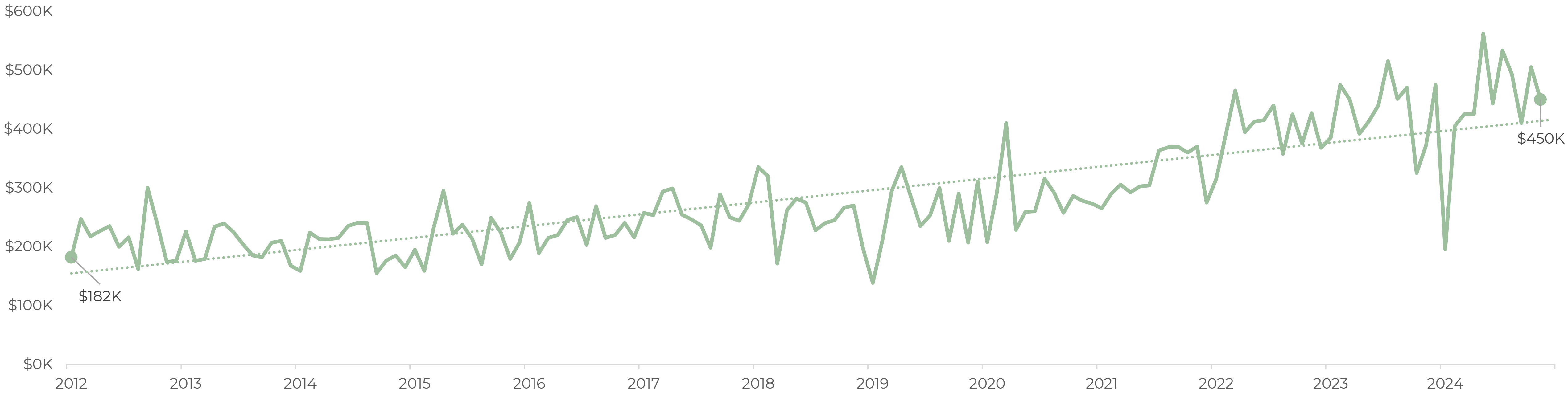
Source: New Hampshire Housing Data, 2025

Median Sales Price

MEDIAN SALE PICES ARE INCREASING IN LEBANON.

The median sales price data for Lebanon, NH, from 2012 to 2024 shows a clear upward trend, with fluctuations along the way. From 2012 to 2016, home prices remained relatively stable, generally ranging between $150K and $250K, with some seasonal variations. Between 2017 and 2019, prices began to rise more consistently, surpassing $300K by late 2019. The most dramatic increase occurred during the pandemic-driven housing boom of 2020 and 2021, with prices regularly exceeding $400K by mid-2021. This trend continued into 2022 and 2023, when home values peaked, surpassing $500K in several months, reflecting strong demand and a limited housing supply. While recent data from 2024 suggests some stabilization, prices remain significantly higher than pre-2020 levels. Overall, Lebanon’s housing market has experienced steady long-term growth, with a sharp post-2020 surge that has reshaped affordability and accessibility in the region.

Median Sales Price, Lebanon, NH, 2012-2024



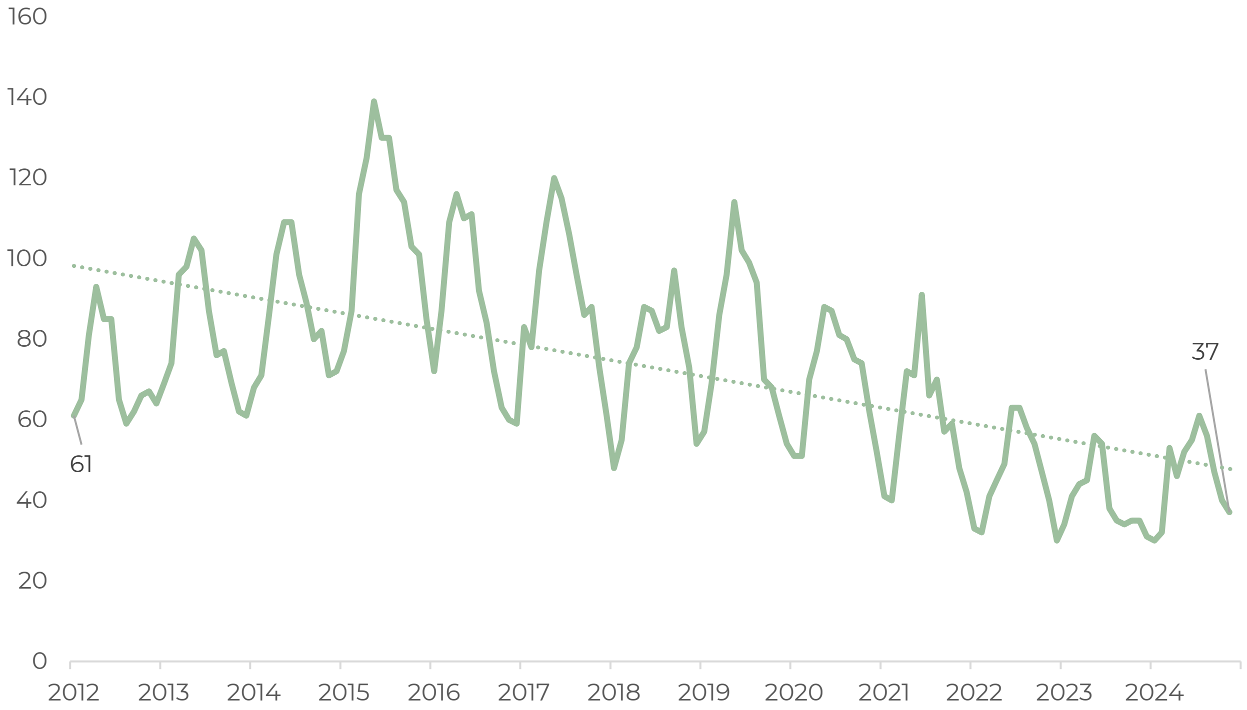
Source: Redfin Market Data

Housing

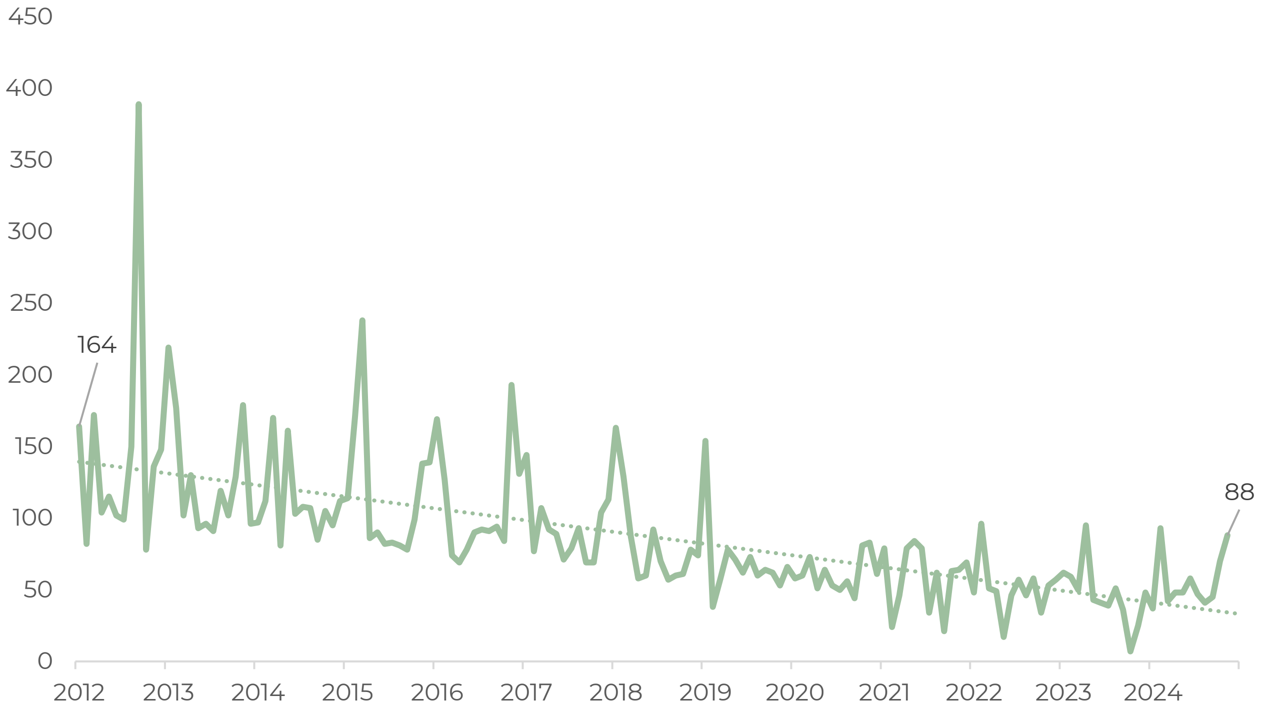
LEBANON IS EXPERIENCING A LIMITED HOUSING INVENTORY.

The Days on Market (DOM) and active listings data for Lebanon show a trend of reduced supply and rising demand, leading to quicker sales and increasing prices. DOM is typically higher in the colder months, like January and February, suggesting slower activity during winter, while it drops in warmer months, such as May and June, indicating faster sales. With active listings declining and homes selling rapidly—averaging just 7 days on the market in October 2023—the market is becoming highly competitive. This limited inventory is making it difficult for buyers, particularly first-time buyers, to secure affordable homes. As a result, home prices are likely to keep rising, exacerbating affordability challenges, especially for renters.

Active Listing, 2012-2024



Days on Market, 2012-2024

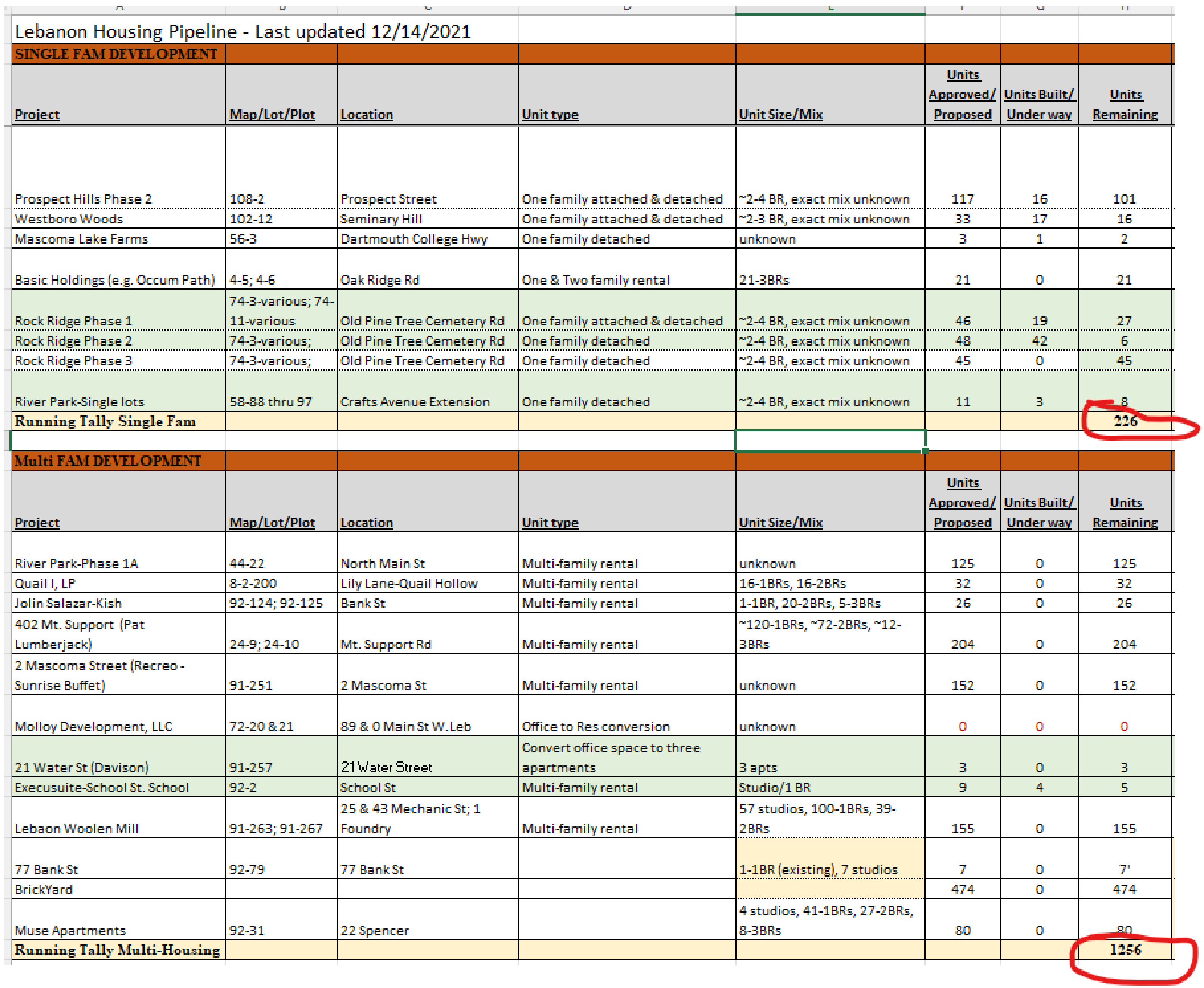


Source: Redfin Market Data

Development Pipeline

THE MAJORITY OF LEBANON’S DEVELOPMENT PIPELINE IS PRIMARILY DRIVENT BY MULTIFAMILY DEVELOPMENT.

According to city data, there are approximately 1,500 housing units currently in the development pipeline, with the majority concentrated in multifamily projects. Notably, only about 15% of these projected developments are single-family homes, underscoring the growing emphasis on multifamily housing in Lebanon to meet the demand for more diverse and higher-density living options. This shift reflects a broader trend toward increasing rental housing availability and accommodating the city's changing demographic needs.



Lebanon Housing Pipeline - Last updated 12/14/2021

SINGLE FAM DEVELOPMENT

Project	Map/Lot/Plot	Location	Unit type	Unit Size/Mix	Units Approved/ Proposed	Units Built/ Under way	Units Remaining
Prospect Hills Phase 2	108-2	Prospect Street	One family attached & detached	~2-4 BR, exact mix unknown	117	16	101
Westboro Woods	102-12	Seminary Hill	One family attached & detached	~2-3 BR, exact mix unknown	33	17	16
Mascoma Lake Farms	56-3	Dartmouth College Hwy	One family detached	unknown	3	1	2
Basic Holdings (e.g. Occum Path)	4-5; 4-6	Oak Ridge Rd	One & Two family rental	21-3BRs	21	0	21
Rock Ridge Phase 1	74-3-various; 74-11-various	Old Pine Tree Cemetery Rd	One family attached & detached	~2-4 BR, exact mix unknown	46	19	27
Rock Ridge Phase 2	74-3-various;	Old Pine Tree Cemetery Rd	One family detached	~2-4 BR, exact mix unknown	48	42	6
Rock Ridge Phase 3	74-3-various;	Old Pine Tree Cemetery Rd	One family detached	~2-4 BR, exact mix unknown	45	0	45
River Park-Single lots	58-88 thru 97	Crafts Avenue Extension	One family detached	~2-4 BR, exact mix unknown	11	3	8
Running Tally Single Fam							**226**

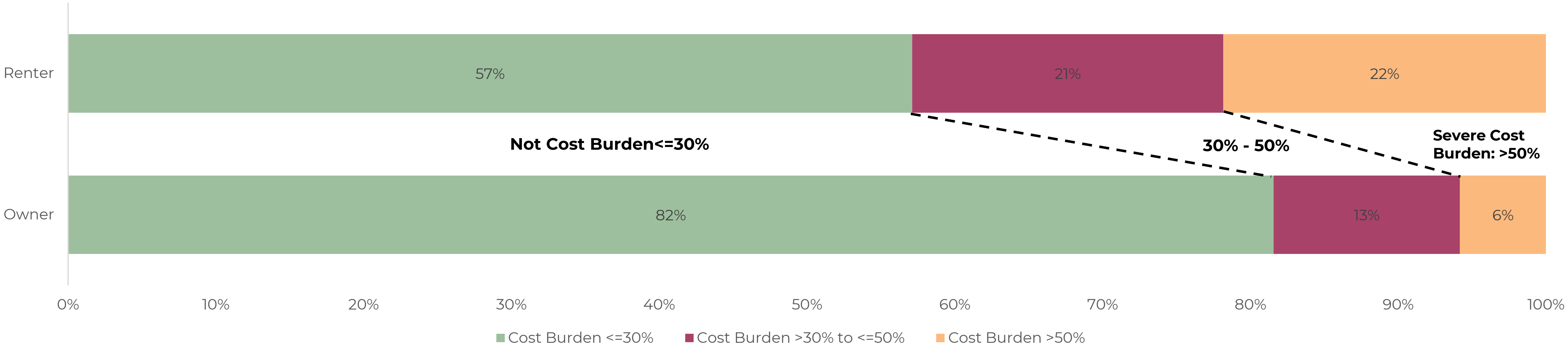
Multi FAM DEVELOPMENT

Project	Map/Lot/Plot	Location	Unit type	Unit Size/Mix	Units Approved/ Proposed	Units Built/ Under way	Units Remaining
River Park-Phase 1A	44-22	North Main St	Multi-family rental	unknown	125	0	125
Quail I, LP	8-2-200	Lily Lane-Quail Hollow	Multi-family rental	16-1BRs, 16-2BRs	32	0	32
Jolin Salazar-Kish	92-124; 92-125	Bank St	Multi-family rental	1-1BR, 20-2BRs, 5-3BRs	26	0	26
402 Mt. Support (Pat Lumberjack)	24-9; 24-10	Mt. Support Rd	Multi-family rental	~120-1BRs, ~72-2BRs, ~12-3BRs	204	0	204
2 Mascoma Street (Recreo - Sunrise Buffet)	91-251	2 Mascoma St	Multi-family rental	unknown	152	0	152
Molloy Development, LLC	72-20 &21	89 & 0 Main St W.Leb	Office to Res conversion	unknown	0	0	0
21 Water St (Davison)	91-257	21 Water Street	Convert office space to three apartments	3 apts	3	0	3
Execusuite-School St. School	92-2	School St	Multi-family rental	Studio/1 BR	9	4	5
Lebaon Woolen Mill	91-263; 91-267	25 & 43 Mechanic St; 1 Foundry	Multi-family rental	57 studios, 100-1BRs, 39-2BRs	155	0	155
77 Bank St	92-79	77 Bank St		1-1BR (existing), 7 studios	7	0	7'
BrickYard					474	0	474
Muse Apartments	92-31	22 Spencer		4 studios, 41-1BRs, 27-2BRs, 8-3BRs	80	0	80
Running Tally Multi-Housing							**1256**

Source: City of Lebanon, 2021

Cost Burden

Cost Burden by Tenure, 2017 – 2021



RENTERS IN LEBANON ARE MORE LIKELY TO BE COST BURDENED COMPARED TO OWNERS.

The CHAS (Comprehensive Housing Affordability Strategy) data, provided by the U.S. Department of Housing and Urban Development (HUD), offers detailed insights into housing affordability, quality, and related factors, using custom analyses of U.S. Census Bureau data. Unlike standard census data, CHAS focuses on issues like housing costs and conditions not typically covered in other reports. A key feature of the CHAS dataset is its use of "adjusted household income," which accounts for the income of all household members, adjusted for inflation to reflect the most recent data. HUD defines a household as "cost burdened" if it spends more than 30% of its income on housing costs, including utilities. However, this measure only considers household income and does not include assets like savings or retirement funds, which can be particularly relevant for older adults living on fixed incomes.

In Lebanon, roughly 21% of renters spend between 30% and 50% of their income on housing costs, while about 22% spend 50% or more, meaning that around 43% of renter households are considered cost-burdened. This indicates that many renters are struggling with high housing expenses. For homeowners, approximately 19% of owners spend more than 30% of their income on housing costs. While homeowners generally face lower levels of cost burden compared to renters, the data still highlights that a notable number of households in Lebanon are financially strained by housing costs. As housing prices continue to rise, these challenges may become more pronounced, particularly for renters.

Source: CHAS 2021

Housing Conditions

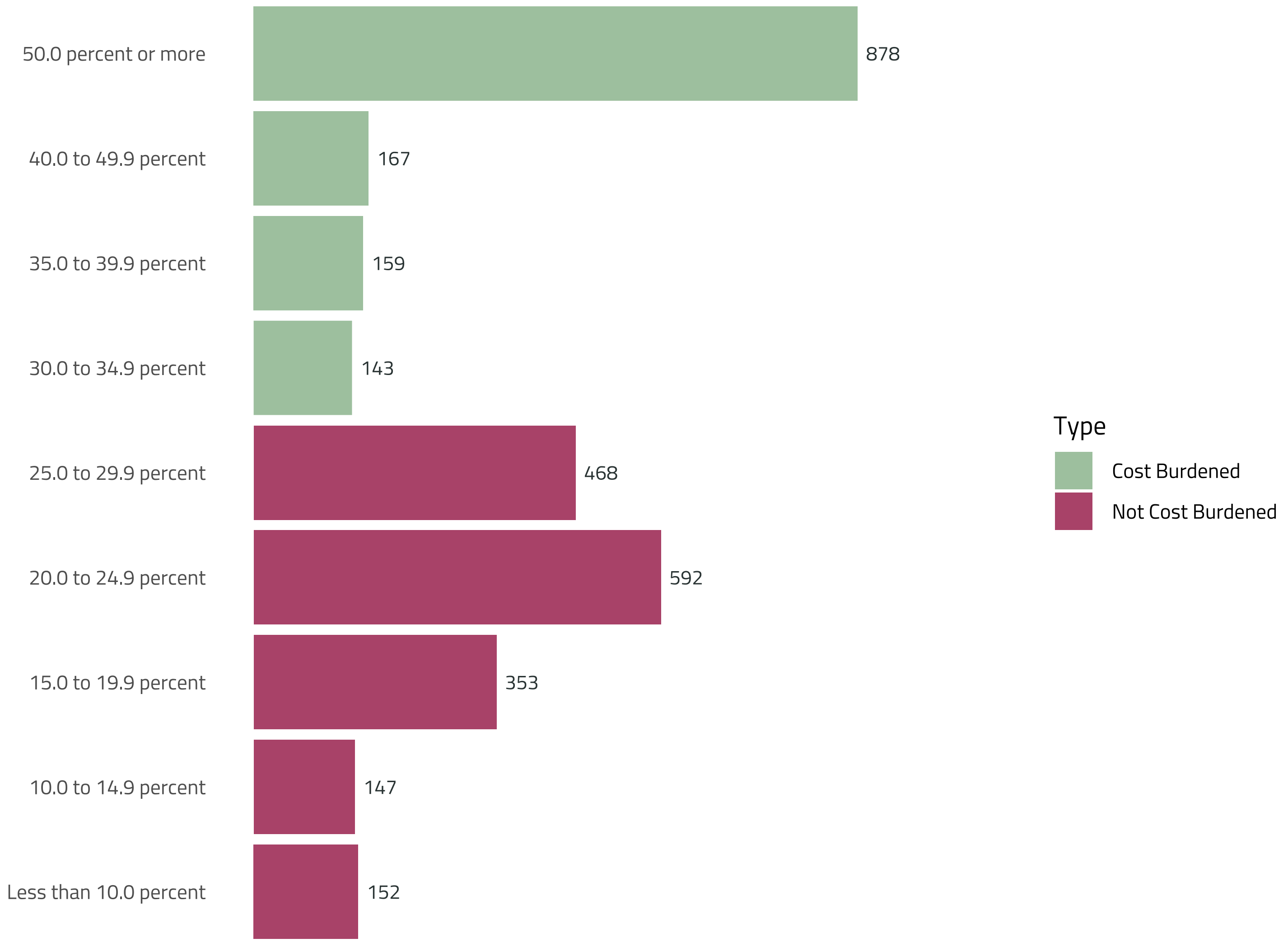
Cost Burdening

ABOUT HALF OF RENTERS IN LEBANON EXPERIENCE COST BURDENS.

Over the past decade, Lebanon has seen an increase in the number of renters experiencing cost burden. Currently, about 22% of renters, or just under 900 residents, are considered severely cost burdened, spending more than 50% of their income on housing costs.

As rental prices continue to rise in the region, these renters may find it increasingly difficult to keep up with growing housing costs. This could lead to more financial strain for lower-income renters, and may also exacerbate housing instability in the city, highlighting the need for affordable housing solutions to address these challenges.

Rent as a Percent of Income



Source: US Census Bureau ACS 5-Year Estimates, 2023

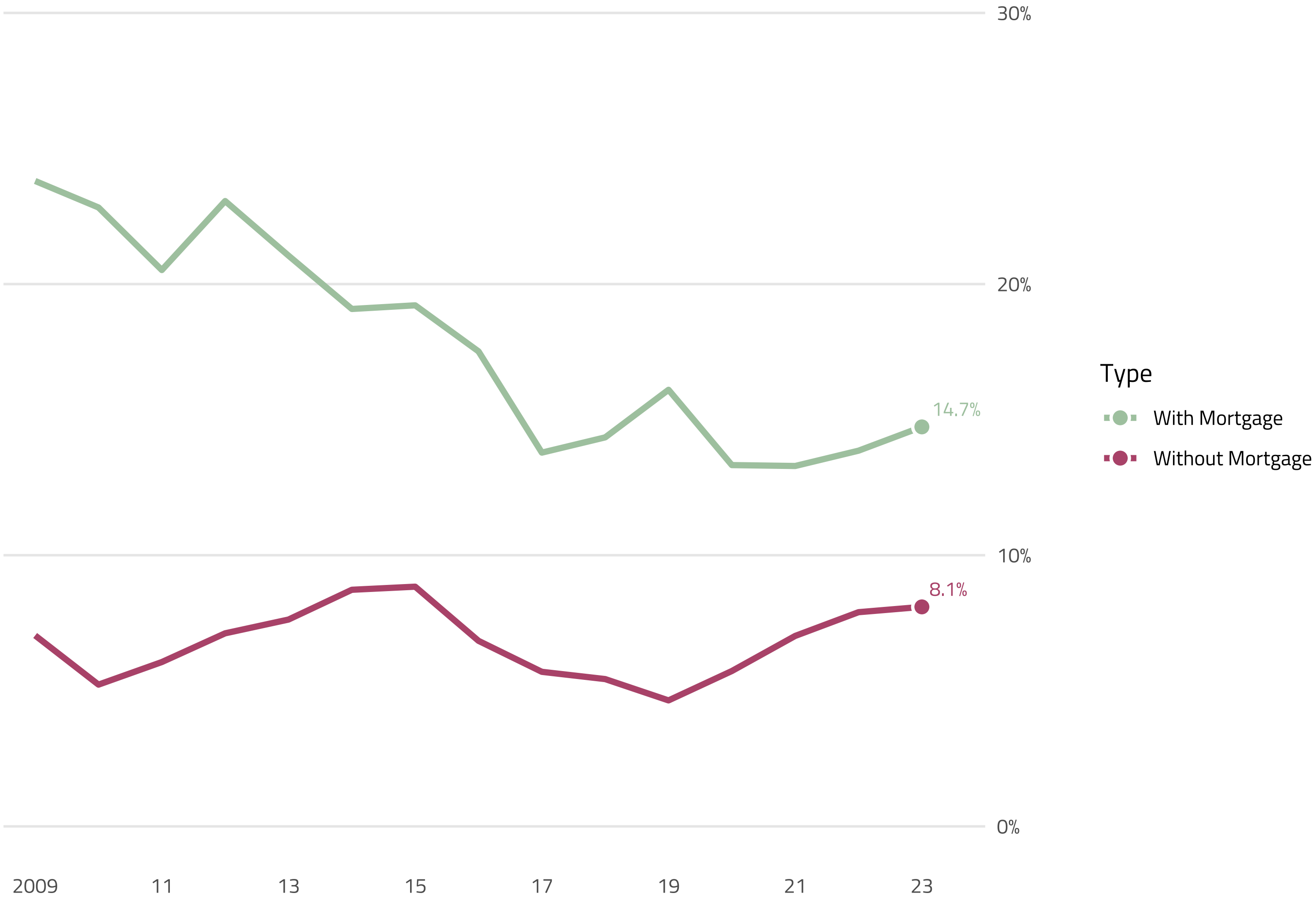
Housing Costs

HOMEOWNERS WITH A MORTGAGE ARE MORE LIKELY TO BE COST BURDENED THAN THOSE WHO OWN THEIR HOMES OUTRIGHT.

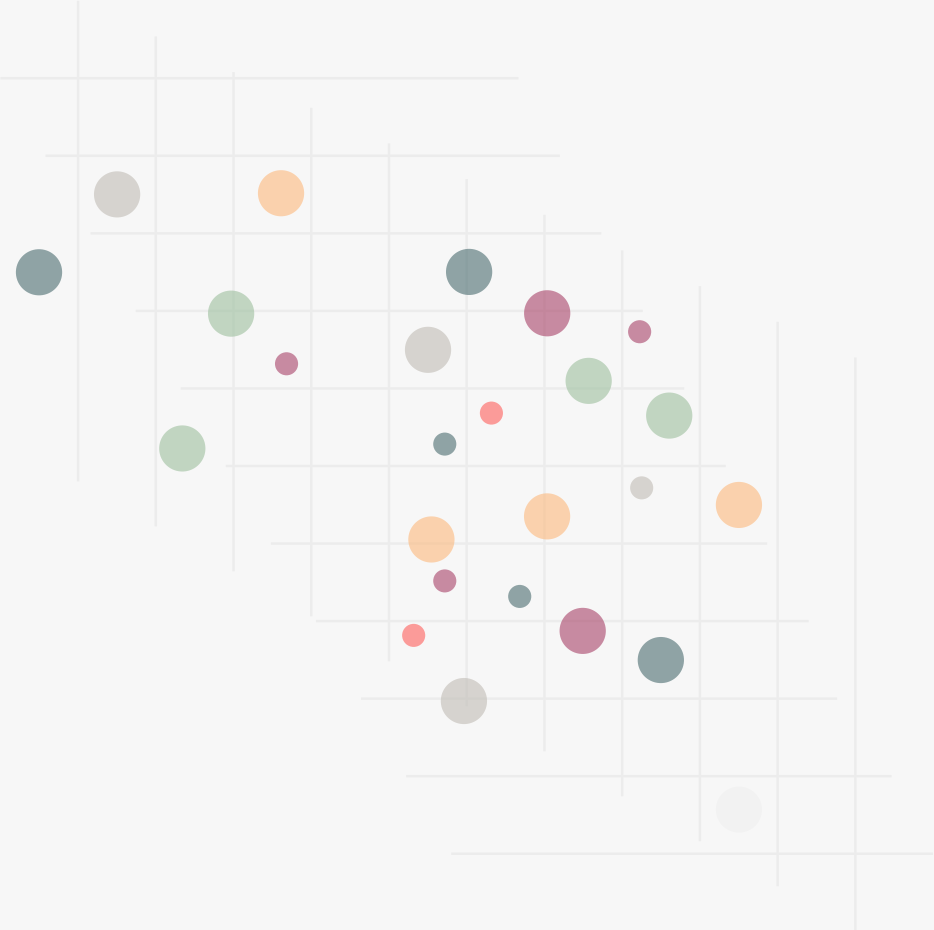
In Lebanon, nearly a quarter of owner households have been cost-burdened, spending more than 30% of their income on housing. However, this trend is less pronounced among homeowners without a mortgage, particularly older residents who may have lower incomes but substantial wealth in other assets. These households may not experience the same financial strain despite rising housing costs. Overall, the data indicates that homeowners with a mortgage are more likely to be cost-burdened, as they face ongoing monthly payments that make up a larger share of their income.

Households that spend 30% or more on housing costs

By Mortgage Status



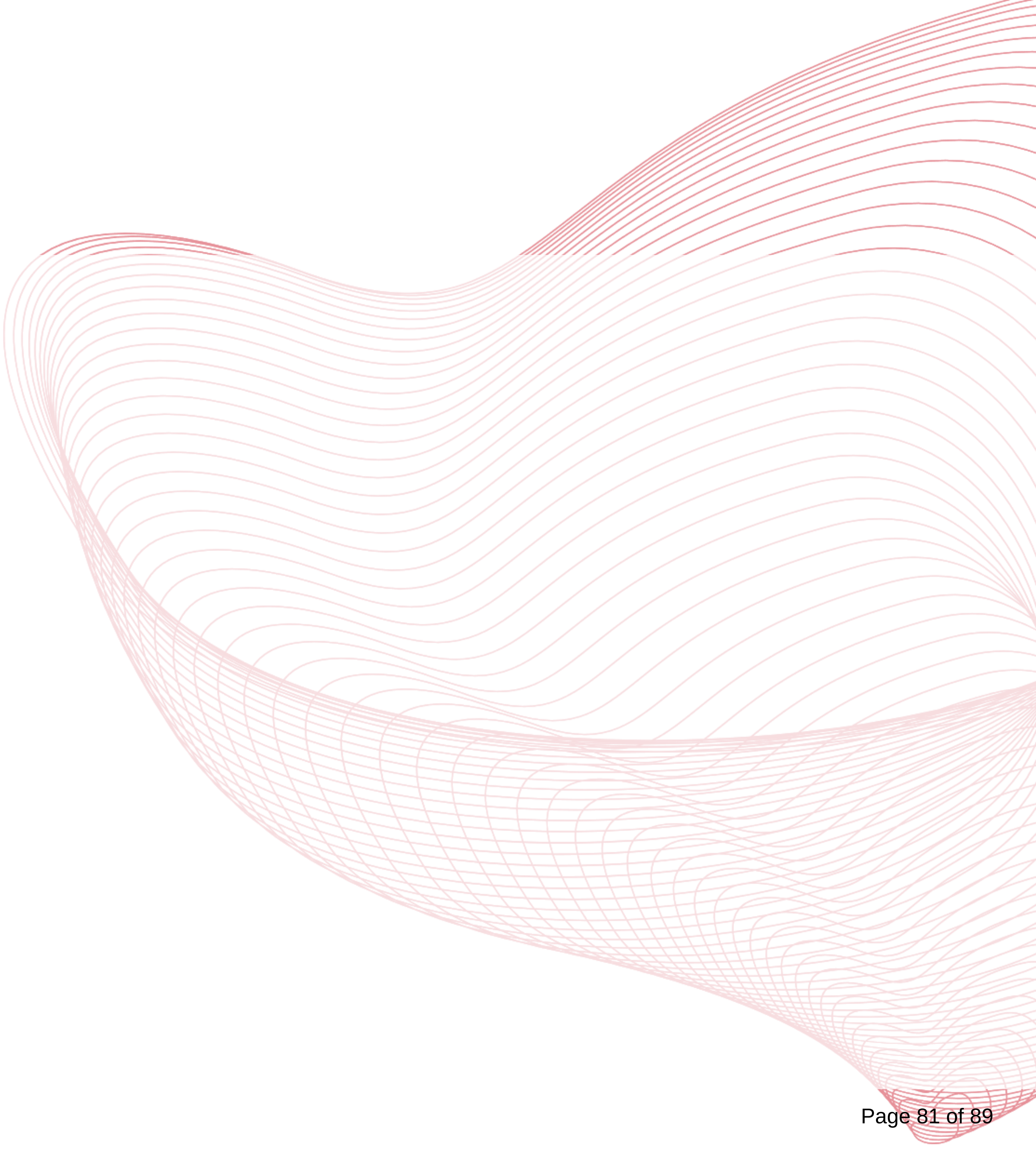
Source: US Census Bureau ACS 5-Year Estimates, 2018 and 2023



Affordability Gap

Key Findings

- **Shortage of Affordable Housing for Low-Income Households:** Approximately 34% of renter households and 12% of owner households earn less than 50% of the Area Median Income (AMI), totaling around 1,500 households. There is a shortage of affordable housing for renters and buyers, with gaps in supply for both extremely low-income and moderate-income households.
- **Tight Supply in the Rental Market:** The rental market faces tight supply, with a critical shortage of affordable units for extremely low-income renters earning below 30% of AMI. Additionally, higher-income renters often occupy lower-priced units, which further reduces availability for lower-income renters, exacerbating affordability challenges across the market.
- **Subsidized Housing Availability:** Lebanon offers various subsidized housing programs for families, seniors, and individuals with special needs, though the supply remains limited and unable to fully meet the demand for affordable housing.



AMI Limits

THE AREA MEDIAN INCOME IN GRAFTON COUNTY IS $108,200.

Area Median Income (AMI) refers to the midpoint of a region's income distribution, where half of the households earn more than the median and half earn less. AMI is a crucial metric used in housing policy to determine affordability and eligibility for various housing programs. For housing, AMI thresholds set the income limits for households that qualify for income-restricted housing units, which include affordable or subsidized housing. These thresholds also determine how much these units can be rented or sold for, ensuring that they remain affordable to those with lower incomes. AMI is often adjusted based on family size, as larger households may need higher incomes to afford similar housing costs. The use of AMI helps create housing policies that aim to address income disparities and promote equitable access to housing across different income levels within a region.

FY 2024 Income Limits Summary, Grafton County

FY 2024 Income Limit Area	Median Family Income	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Grafton County, NH	$108,200	Very Low (50%) Income Limits ($)	$37,900	$43,300	$48,700	$54,100	$58,450	$62,800	$67,100	$71,450
		Extremely Low Income Limits ($)*	$22,750	$26,000	$29,250	$32,450	$36,580	$41,960	$47,340	$52,720
		Low (80%) Income Limits ($)	$60,600	$69,250	$77,900	$86,550	$93,500	$100,400	$107,350	$114,250

Source: HUD Income Limits, US Census Bureau ACS 5-Year 2023 Estimates, RKG Calculations

Housing Affordability Gap

THERE IS STILL A GREAT NEED FOR AFFORDABLE HOUSING IN LEBANON.

In Lebanon, about 34% of the renter households and 12% of the owner households earn less than 50% of the area median income (AMI), totaling almost 1,500 households. These households often experience housing instability, may rely on housing assistance, and are typically spending more on housing as a percentage of their overall income.

Area Median Income Threshold	Income	Owner Households		Affordable Home Purchase Price			
				FHA		Conventional	
		#	%	Single Family	Condo	Single Family	Condo
30% AMI (Extremely Low Income)	$29,250	185	5.7%	$78,660	$43,602	$94,886	$51,175
50% AMI (Very Low Income)	$48,700	185	5.7%	$130,965	$95,907	$157,981	$114,270
80% AMI (Low Income)	$77,900	446	13.8%	$209,491	$174,433	$252,704	$208,994
100% AMI (Moderate Income)	$97,400	413	12.8%	$261,931	$226,873	$315,961	$272,251
120% AMI (Moderate Income)	$116,880	301	9.3%	$314,317	$279,259	$379,153	$335,443
Above 120% AMI (Middle Income +)	$116,881+	1,693	52.5%	$314,318+	$279,260+	$379,154+	$335,444+

Area Median Income Threshold	Income	Renter Households		Affordable Monthly Rent
		#	%	
30% AMI (Extremely Low Income)	$26,000	662	20.4%	$650
50% AMI (Very Low Income)	$43,300	432	13.3%	$1,083
80% AMI (Low Income)	$69,250	561	17.3%	$1,731
100% AMI (Moderate Income)	$86,600	278	8.6%	$2,165
120% AMI (Moderate Income)	$103,920	257	7.9%	$2,598
Above 120% AMI (Middle Income +)	$103,921+	1,054	32.5%	$2,599+

Source: HUD Income Limits, US Census Bureau ACS 5-Year 2023 Estimates, RKG Calculations

Housing Affordability Gap

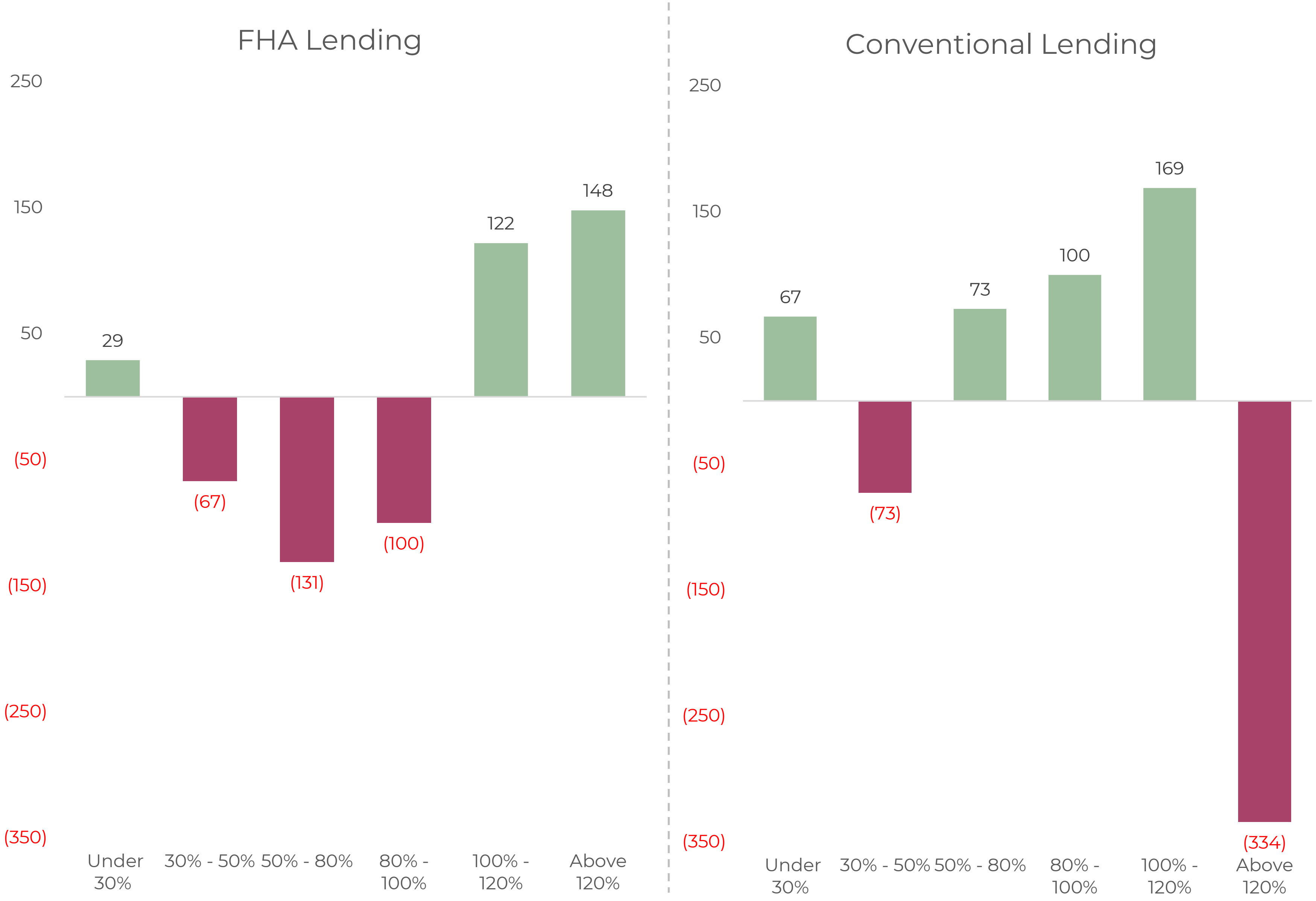
For households earning at or below 30% of AMI, there is a surplus of approximately 70 housing units in the conventional lending scenario and about 30 units in the FHA lending scenario. This suggests that the supply of housing for extremely low-income households is relatively sufficient, though availability may vary based on financing type.

For units priced between 30-80% of AMI, there is a shortage of about 330 units in the FHA lending scenario, indicating a lack of affordable options for households in this income range using FHA loans. In contrast, the conventional lending scenario shows a balanced market at this price point, with supply meeting demand.

For units priced between 80-100% of AMI, there is a shortage of 100 units under FHA financing, making it more difficult for FHA borrowers to secure housing in this range. Meanwhile, the conventional lending scenario shows a surplus of 100 units, suggesting better availability for buyers using conventional financing.

For units priced above 100% of AMI, the FHA lending scenario shows a surplus of 270 units, which may indicate that some higher-income households are purchasing lower-priced homes, reducing the availability of affordable options for others. However, in the conventional lending scenario, there is a deficit of 165 units, meaning there are fewer homes available than needed for conventional loan buyers. This imbalance suggests that conventional loan buyers face greater competition and have fewer choices at higher price points, while FHA borrowers may find it easier to secure housing.

Supply and Demand Gap for Ownership Housing Units, Lebanon



Source: HUD Income Limits, US Census Bureau ACS 5-Year 2023 Estimates, RKG Calculations

Housing Affordability Gap

THE RENTAL MARKET FACES TIGHT SUPPLY CHALLENGES AT BOTH THE LOWEST AND HIGHEST INCOME LEVELS.

For extremely low-income renter households, the availability of affordable units is severely constrained. Specifically, there are about 556 more households earning less than 30% of the Area Median Income (AMI) than there are affordably priced units available, with monthly gross rents at or below $650. This indicates a critical shortage of housing options for extremely low-income families.

For units priced between 30-100% of AMI, there is a surplus of about 870 units. However, many of these units are likely occupied by lower-income households who may be paying more than what is financially sustainable, further limiting affordability.

Additionally, there is a gap of approximately 400 units for households earning above 100% of AMI, indicating that even higher-income renters are facing limited housing options.

The shortage of higher-priced rental units in Lebanon creates downward pressure on the overall housing market, reducing availability for lower-income households. Higher-income renters, with greater flexibility in their choices, often occupy lower-priced units, making it even more challenging for those with fewer financial resources to secure affordable housing.

Rental Supply and Demand Gap, Lebanon, NH

Source: HUD Income Limits, US Census Bureau ACS 5-Year 2023 Estimates, RKG Calculations

Affordability Gap

Subsidized Housing

Lebanon offers a wide range of subsidized housing options that cater to families, seniors, and individuals with special needs. For families, properties such as Village at Crafts Hill, Tracy Street Apartments, Spencer Square, Romano Place, Riverside/Romano Circle, Rivermere, and Mascoma Village provide a variety of assisted units—many with income-based rents—while Heater Landing offers workforce housing under the Federal IRS Tax Credit Program, and Gile Hill II serves as an additional option without income-based rents. For elderly residents, developments like Rogers House, Quail Hollow (and its Phase II), Quail Ridge Senior Living, Maple Manor, and Lebanon Towers provide assisted, income-based housing designed to meet senior needs. Additionally, Parkhurst Community Housing supports individuals with special needs with 18 assisted units that are not income restricted. Together, these programs highlight Lebanon's commitment to offering diverse and affordable housing solutions to meet the varied needs of its community.

Housing Type	Lebanon
Family Housing	298
Elderly	312
Special Needs	18
Total Assisted	**628**
Total Housing Units	**6,468**
% of Assisted Housing	**9.71%**

Source: Lebanon Housing Authority, New Hampshire Housing, 2025

Challenges

Lebanon is facing several housing challenges driven by a combination of rising demand, limited supply, and affordability concerns. The city serves as a regional job hub, anchored by large employers like DHMC, Novo Nordisk, and Hypertherm. These companies fuel economic growth and drive housing demand, especially for workers who need to live nearby for quick response times. DHMC, in particular, draws a transient population of young professionals and students, adding to Lebanon's rental market and shaping the city's housing needs. Since 2018, the number of renters has increased, driving demand for both rental and ownership housing. However, housing supply has not kept pace with this demand. Vacancy rates for both rental and owner-occupied homes remain low, making the housing market highly competitive. Home prices and rents have increased substantially, pushing homeownership and renting out of reach for many, particularly those with lower incomes.

A key challenge is the gap between wages and housing costs, with many residents spending a disproportionate amount of their income on housing. This issue is especially acute for lower-income households, with a significant portion of renters experiencing cost burden. Additionally, Lebanon's housing stock is aging, with most owner-occupied homes built before 1980, requiring renovations and updates to meet current demand. Many renters in Lebanon are also part of a transient population, particularly young professionals and students, contributing to a constantly shifting housing demand. These combined factors—growing demand, limited supply, rising costs, affordability struggles, an aging housing stock, and a transient renter population—create a pressing need for targeted housing solutions that can meet the city's evolving demographic and economic needs.

RKG
ASSOCIATES INC

EXISITING CONDITIONS ANALYSIS FOR THE TOWN OF LEBANON, NEW HAMPSHIRE

March 2025

Lebanon, NH: HOP Outreach and Engagement - March 17th, 2025

Techniques for Getting the Word Out	Who?	Winter 2025	Spring 2025	Summer 2025	Fall 2026	Winter 2026
Project Webpage on City of Lebanon website	**City Staff**	🟩				
Lebanon HOP Project Logo - for project branding	**RP&D**	🟩				
Flyers/Postcards/Announcements - advertising public participation opportunities, can be printed and displayed at community locations and shared digitally on social media and by email	**RP&D**	🟩	🟩	🟩		
Work w/ partner organizations, agencies, local businesses to promote communications and connect with specific populations ex: families (i.e. school district list serv or e-newsletter), renters, older adults, etc.	**City Staff**	🟩	🟩	🟩		
Direct Communications to other boards, committees, businesses, and organizations and through channels like the town email list	**City Staff**		🟩	🟩	🟩	
Advertisements/press release articles in the Valley News, Lebanon Times, etc.	**RP&D/City Staff**		🟩	🟩	🟩	
Social media communications - Facebook (town pages and personal pages), Twitter, Next Door, Instagram	**City Staff/Task Force**		🟩	🟩	🟩	
Bus Campaign with logo and QR code - getting the logo out and feedback in	**RP&D/City Staff**		🟩	🟩		
Media - local radio, public access TV	**RP&D/City Staff**		🟩	🟩	🟩	
Public Participation Opportunities	**Who?**					
Housing Stories - marketing campaign to collect resident's or potential resident's housing stories including challenges they've faced securing housing in Lebanon. Consider an online google form (with option to attach a voice file?), google phone # for folks to leave a voice message or text their story, and housing story cards that can be placed at public locations and handed out at focus group sessions	**RP&D**	🟩	🟩	🟩		
Surveys to Existing Residents and Employees - collect information from existing and potential residents about their housing needs, issues, and challenges	**RP&D**		🟩			
Stakeholder Interviews - direct communication with individuals in real estate, local businesses, landlords, and other individuals as needed to better understand the housing landscape in Lebanon and refine potential housing solutions	**RP&D**	🟩	🟩	🟩	🟩	
Focus Groups/Soliciting Input at Organizational Meetings - "going to where people are", organizing targeted outreach via zoom and in person with specific groups to ensure a broad cross section of the city's population is consulted with (ex: Upper Valley Business Alliance, Chamber of Commerce, PTO meeting, Rotary Club, landlords, seniors, employers, housing authority tenants, etc.) with a survey option for those unable to participate, opportunity to share findings and receive feedback on direction forward	**RP&D/City Staff**		🟩	🟩		
Tabling at Farmers Market and Transfer Station	**RP&D/City Staff/Task Force**		🟩	🟩		
Planning Board and Zoning Board Conversations	**RP&D**			🟩	🟩	
Public Presentation of Deliverables/Public Hearing for Housing Chapter	**RP&D**					🟩
Reporting	**Who?**					
Outreach & Engagement Report (will compile all outreach findings into a consolidated report)	**RP&D**					🟩