

CHAPTER II

HOUSING AND POPULATION

A. INTRODUCTION

Population and housing trends and characteristics in the Town of Hollis are examined in this chapter, including historical and future growth. As a significant percentage of the Town's land area, housing's cost, availability, and location are critical components in the range of elements that together define the character of the community. Predominantly single-family homes, Hollis' historic housing stock and rural character are two assets that attract people.

1. Data Sources, Limitations and Units of Analysis

The information in this chapter is based primarily on the 2010 US Census, American Community Survey data, and the 2014 Nashua Region Housing Needs Assessment as included in the NRPC Regional Plan in conjunction with other local and state studies, estimates and reports. Wherever possible more recent data from other sources have been utilized; however, alternative up-to-date data or estimates are often only available for larger geographical units, such as the county, statistical areas or the state. Note that given the small sample size, some of the data sources, including the American Community Survey, are used with caution for analysis and recommendations.

B. POPULATION

1. Historical Trends

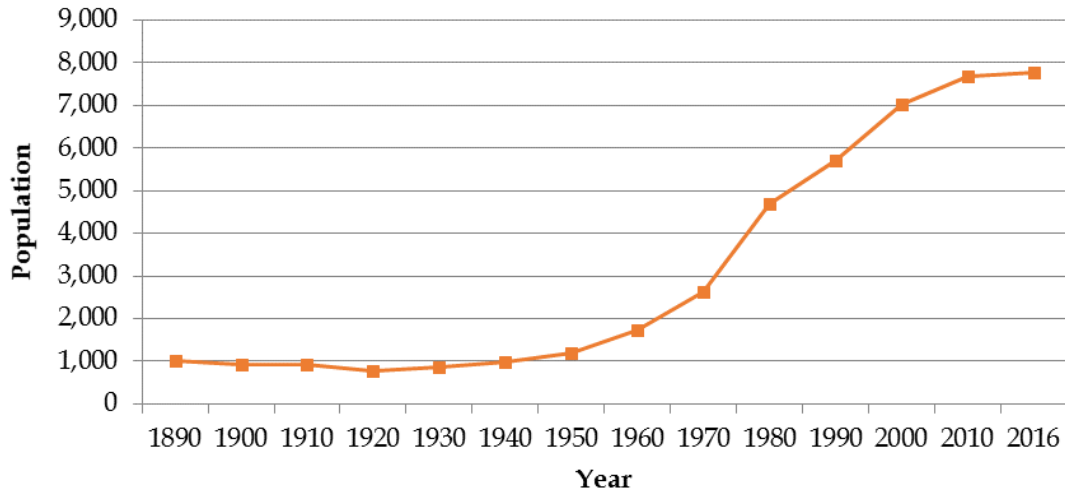
Hollis population trends are illustrated in Table II-1 and Figure II-1. During the first part of the 20th century, the population decreased in conjunction with economic decline in the textile industry. Then, for 30 years it increased at a slow but steady rate through the 1950s. From 1960 through 2000, population growth nearly exploded, especially from 1970 to 1980 with an annual change of 7.9%. Since 1990, Hollis' population growth has started to plateau with current growth rates falling around 1%. The most recent NH Office of Strategic Initiatives population estimates place the 2016 town population at 7,775.

Table II-1. Population Change, 1890-2016

Year	Population	% Change	Numerical Change	Avg. Annual % Change
1890	1,000	-	-	-
1900	910	-9%	-90	-0.9
1910	935	3%	25	0.3
1920	775	-17%	-160	-1.7
1930	879	13%	104	1.3
1940	996	13%	117	1.3
1950	1,196	20%	200	2.0
1960	1,720	44%	524	4.4
1970	2,616	52%	896	5.2
1980	4,679	79%	2,063	7.9
1990	5,705	22%	1,026	2.2
2000	7,015	23%	1,310	2.3
2010	7,684	10%	669	1.0
2016	7,775	1%	91	0.1

Source: U.S. Census (1890-2010), OSI Population Estimates (2016)

Figure II-1. Hollis Residential Population, 1890-2016



Continuing trends established in the 1950s and 60s the Nashua region continued to experience rapid population growth during the 1980s. This stemmed from two broad trends, the growth of the greater Nashua economy and in-migration from the Boston area following improvements in the state and federal highway system. The population of the NRPC region in 2010 was 205,765 persons and the 2010 State population was 1,316,256 persons. Table II-2 shows recent population changes for Hollis, the Region, Hillsborough County and the State.

Table II-2. Population Change, 1960-2010

	Hollis Population	% Change from Prior Decade	NRPC Region Population	% Change from Prior Decade	Hillsborough County Population	% Change from Prior Decade	NH Population	% Change from Prior Decade
1960	1,720	-	63,216	-	178,161	-	606,900	-
1970	2,616	52.1%	100,862	57.9%	223,941	25.7%	737,579	21.5%
1980	4,679	78.9%	138,089	36.9%	276,608	23.5%	920,475	24.8%
1990	5,705	21.9%	171,478	24.2%	335,838	21.4%	1,109,252	20.5%
2000	7,015	23.0%	195,788	14.2%	380,841	13.4%	1,235,786	11.4%
2010	7,684	9.5%	205,765	5.1%	400,721	5.2%	1,316,470	6.5%

Source: US Decennial Censuses 1960 - 2010, NH Office of Strategic Initiatives

Table II-3 presents population shares for the NRPC region municipalities from 1950 to 2016. Hollis' share of the regional population increased from 2.3 percent in 1950 to 3.7 percent in 2016. The towns of Merrimack, Pelham and Litchfield have also increased their share of the regional population. This shows that historic central cities and town centers were demonstrating steady or declining populations at the same time that suburban areas near the central cities and interstate highways were growing. This is consistent with suburbanization trends nationwide.

Table II-3. Local and Regional Population Shares (NRPC Region), Percent, 1950-

2016

Municipality	1950	1960	1970	1980	1990	2000	2010	2016
Amherst	2.8%	3.2%	4.6%	6.0%	5.3%	5.5%	5.4%	5.4%
Brookline	1.3%	1.2%	1.2%	1.3%	1.4%	2.1%	2.4%	2.5%
Hollis	2.3%	2.7%	2.6%	3.4%	3.3%	3.6%	3.7%	3.7%
Hudson	7.9%	9.2%	10.6%	10.2%	11.4%	11.6%	11.9%	11.9%
Litchfield	0.8%	1.1%	1.4%	3.0%	3.2%	3.7%	4.0%	4.0%
Lyndeborough	1.0%	0.9%	0.8%	0.8%	0.7%	0.8%	0.8%	0.8%
Mason	-	-	-	-	-	0.6%	0.7%	0.7%
Merrimack	3.6%	4.7%	8.5%	11.2%	12.9%	12.8%	12.4%	12.2%
Milford	7.9%	7.6%	6.6%	6.3%	6.9%	6.9%	7.3%	7.3%
Mont Vernon	0.8%	0.9%	0.9%	1.1%	1.1%	1.0%	1.2%	1.2%
Nashua	65.5%	61.2%	55.3%	49.2%	46.5%	44.0%	42.0%	42.1%
Pelham	2.5%	4.1%	5.4%	5.9%	5.5%	5.5%	6.3%	6.3%
Wilton	3.7%	3.2%	2.3%	1.9%	1.8%	1.9%	1.8%	1.8%

Note: Mason was previously a member of SWRPC
Sources: U.S. Census and NH OSI

2. Age Distribution

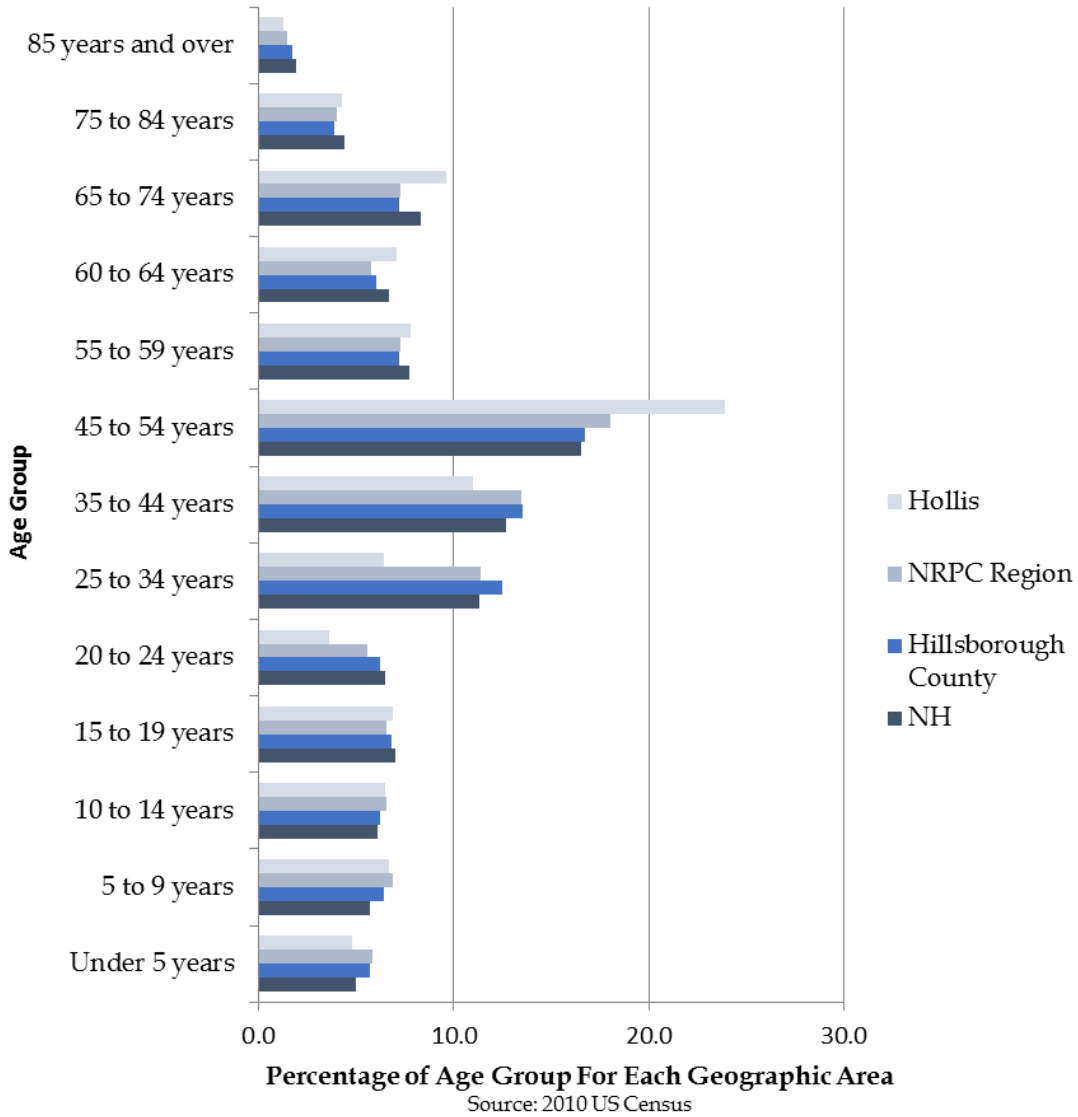
Examining the age profile of community population provides insight into future changes in local population and the future needs of the Town. Hollis' age distributions are depicted in Table II-4 and Figure II-2 along with the NRPC region, Hillsborough County and the State. It shows population distribution among 18 age cohorts. The percentage of people aged 0-19, about 25 percent, is on par with the Nashua region, the County or State, about 27, 26 and 25 percent respectively. However, Hollis has a much higher percentage of residents in the 45-54 age group than the region, county, or state.

Table II-4. Age Distribution, Hollis

Age	Hollis	% Total	NRPC Region	% Total	Hillsborough County	% Total	State	% Total
0-4	372	4.8%	12,012	5.8%	22,823	5.7%	66,576	5.0%
5-9	521	6.7%	14,174	6.9%	25,911	6.4%	75,728	5.7%
10-14	503	6.5%	13,536	6.6%	25,023	6.2%	80,599	6.1%
15-19	536	6.9%	13,554	6.6%	27,303	6.8%	92,670	7.0%
20-24	277	3.6%	11,564	5.6%	24,924	6.2%	86,463	6.5%
25-34	492	6.4%	23,534	11.4%	50,232	12.5%	149,321	11.3%
35-44	849	11.0%	27,788	13.5%	54,465	13.5%	167,647	12.7%
45-54	1,849	23.9%	37,288	18.0%	67,333	16.7%	218,547	16.5%
55-59	603	7.8%	14,991	7.3%	28,962	7.2%	101,291	7.7%
60-64	549	7.1%	11,947	5.8%	24,010	6.0%	88,343	6.7%
65-74	740	9.6%	14,963	7.2%	29,024	7.2%	109,886	8.3%
75-84	330	4.3%	8,265	4.0%	15,760	3.9%	58,656	4.4%
85+	100	1.3%	2,979	1.4%	7,006	1.7%	25,342	1.9%
Total	7,721	100.0	206,595	100.0	402,776	100.0	1,321,069	100.0

Source: 2012-2016 American Community Survey

Figure II-2. Age Cohort Distribution, 2010 - Hollis, NRPC Region, Hillsborough County and New Hampshire



3. Natural Increase and Migration

Table II-5 shows the number of natural increase (the number of deaths subtracted from births) and population change for each decade. Migration is calculated as the difference between the population change and the natural increase. Between 1980 and 2000, approximately two-thirds of the population change in Hollis was due to in-migration of people into Town, with the other third due to births. After 2000, this trend has increased, with in-migration slowly increasing, but not yet matching its 1970s levels.

Table II-5: Hollis Natural Increase/Migration

Decade	Births	Deaths	Natural Increase	Population Change	Migration	% Migration
1970-79	369	189	180	2,063	1,883	91.3%
1980-89	625	625	387	1,026	639	62.3%
1990-99	714	276	438	1,310	872	66.6%
2000-09	533	364	189	669	480	71.8%

Sources: NH Vital Statistics, US Census, NH Office of Strategic Initiatives

4. Household Size

Table II-6 is a breakdown of the number of households and average household size for Hollis and the surrounding communities. A household is composed of one or more people who occupy a housing unit; not all households contain families. A family consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Under the U.S. Census Bureau definition, family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. In 2010, the average household size in Hollis was 2.73, down slightly from the 2000 average household size of 2.88. This is consistent with the national trend towards smaller household sizes that is also reflective in all of these communities, as well as the NRPC region, Hillsborough County and the state.

Table II-6: Households, 2000 and 2010

Community	Total HH	Total HH	% Change	Average # of Persons per Household		Average # of Persons per Family HH	
	2000	2010		2000	2010	2000	2010
Amherst	3,590	4,063	13.18	3.00	2.76	3.26	3.06
Brookline	1,343	1,631	21.44	3.11	3.06	3.36	3.31
Hollis	2,440	2,811	15.20	2.88	2.73	3.16	3.05
Hudson	8,034	8,900	10.78	2.83	2.73	3.17	3.13
Litchfield	2,357	2,828	19.98	3.12	2.92	3.35	3.22
Lyndeborough	560	643	14.82	2.83	2.62	3.20	2.89
Mason	433	529	22.17	2.65	2.61	3.02	2.96
Merrimack	8,832	9,503	7.60	2.84	2.67	3.19	3.06
Milford	5,201	5,929	14.0	2.58	2.53	3.11	3.04
Mont Vernon	693	838	20.92	2.90	2.87	3.17	3.18
Nashua	34,614	35,044	1.24	2.46	2.42	3.05	3.01
Pelham	3,606	4,357	20.83	3.03	2.96	3.33	3.28
Wilton	1,140	1,418	24.39	2.65	2.59	3.06	3.02
NRPC Region	72,410	78,494	8.29	2.68	2.60	3.14	3.07
Hillsborough County	149,961	166,053	10.73	2.58	2.53	3.10	3.05
State	474,606	518,973	9.35	2.53	2.46	3.03	2.96

Sources: 2000 and 2010 US Census

C. INCOME

The standard of living in New Hampshire is high. Hollis embodies the Nashua Region and the Southern Tier overall with some of the highest levels of income in the State of New Hampshire. Table II-7 shows the most recent detailed data available for median family, median household, and per capita income for individual municipalities, surrounding communities, and the State. The median household income in Hollis is the second highest in the NRPC region, \$49,555 higher than Hillsborough county median and \$51,976 higher than the median for the State. The range of median household income for Hollis' surrounding communities extends from a low of \$68,944 in Nashua to a high of \$121,779 in Amherst.

Table II-7: Median and Per Capita Income, 2000 and 2016

Community	Household Income		Family Income		Per-Capita Income	
	2000	2016	2000	2016	2000	2016
Amherst	\$89,384	\$121,779	\$97,913	\$131,205	\$35,531	\$51,452
Brookline	\$77,075	\$116,791	\$80,214	\$119,601	\$29,272	\$44,583
Hollis	\$92,847	\$120,461	\$104,737	\$135,543	\$44,936	\$56,726
Hudson	\$64,169	\$88,870	\$71,313	\$96,293	\$25,696	\$38,856
Litchfield	\$73,702	\$91,727	\$76,931	\$105,505	\$25,203	\$37,962
Lyndeborough	\$59,688	\$84,444	\$70,223	\$89,188	\$27,169	\$41,315
Mason	\$60,433	\$88,942	\$61,908	\$96,591	\$28,503	\$40,936
Merrimack	\$68,817	\$93,798	\$72,011	\$103,998	\$27,748	\$40,980
Milford	\$52,343	\$71,500	\$61,682	\$84,604	\$24,425	\$33,732
Mont Vernon	\$71,250	\$102,109	\$77,869	\$103,281	\$30,772	\$39,551
Nashua	\$51,969	\$68,944	\$61,102	\$82,913	\$25,209	\$33,896
Pelham	\$68,608	\$94,167	\$73,365	\$108,297	\$25,158	\$39,140
Wilton	\$54,276	\$71,063	\$61,311	\$86,313	\$26,618	\$35,211
NRPC Region	\$68,713	\$81,962	\$72,688	\$95,554	\$26,894	\$38,111
Hillsborough County	\$67,798	\$70,906	\$79,201	\$85,401	\$32,001	\$34,767
State	\$49,467	\$68,485	\$57,575	\$83,709	\$23,844	\$35,264

Sources: 2000 and 2010 US Census, 2012-2016 American Community Survey

1. Poverty

Poverty is not unique to our urban or rural communities and regardless of location limits available housing choices to only the most affordable homes. In the NRPC region, just over six percent of individuals live below the poverty level and 3.6% of families fall below the poverty level. The highest regional levels occur in both the most and least populous communities, Mason (13.8 percent of individuals) and Nashua (11 percent). Hollis has less poverty than the regional average with 1.8% of individuals and 1.5% of families below the poverty level in 2016. Low poverty rates are attributable to a combination of high education levels and high median incomes which keeps poverty levels and child poverty rates at some of the lowest in the country. This includes lower than the 5.8% of families in Hillsborough County and 5.3% of families in the State that fall below the poverty level.

Table 11-8 presents 2016 US Department of Housing and Urban Development (HUD) dollar income figures in the Nashua HMFA (HUD Metropolitan Fair Market Rent Area) classified as having *very low* or *low* family incomes according to the number of persons per household. Very low-income figures represent 50 percent of median area incomes (MAI) in the region. *Low* family incomes are 80 percent of the median area incomes (MAI) in the Nashua HMFA. In recent years, the New Hampshire income gap

has been widening, with people in the lowest income brackets typically earning disproportionately less than the upper brackets.

**Table II-8: Very Low & Low Median Income Thresholds by Family Size,
Nashua HMFA, 2016**

Nashua HMFA	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low Income (50% MAI)	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
Low Income (80% MAI)	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750

Sources: NHHFA, May 2016, http://www.nhhfa.org/assets/pdf/hudincome_current.pdf

D. HOUSING

1. Housing Supply and Types

A history of new residential unit building development in Hollis is presented in Table II-9. The trend for local residential development has followed population growth with the highest level of new building peaking in the 1980s.

Table II-9: Decadal Housing Growth, 1970-2016

Year	Total Housing Units	Change	% Change Units
1970	821	-	-
1980	1,563	742	90.4%
1990	2,006	443	28.3%
2000	2,491	485	24.2%
2010	2,929	438	17.6%
2016	3,171	242	8.3%

Source: US Census 1970-2010, ACS 2012-2016

Table II-10 shows the annual number of building permits issued from 2010 to 2016 and the estimated number of housing units in 2016. Negative numbers suggest either a demolition was permitted or the number of dwelling units in a structure decreased.

Table II-10: Annual Residential Permits Issued in Hollis 2010-2016

Housing Type	Residential Permits, Net Change of Units							Total Estimated Housing Units in 2016
	2010	2011	2012	2013	2014	2015	2016	
Single Family	11	6	12	18	17	15	14	2,639
Multi-Family	0	0	1	0	0	0	0	280
Manufactured Housing	0	0	0	-1	0	0	1	104
Total Housing	11	6	13	17	17	15	15	3,023

Source: Hollis Building Department.

2. Owner-Occupied Housing Costs

Figure II-3 indicates that the average sale price of homes has increased since 1990 in Hollis. As Table II-11 shows, the average sales price of a home in Hollis was \$457,000 in 2017, the highest of all communities in the NRPC Region. Nearby communities that had low sample are designated as N/A. Within the NRPC Region, from 2000 to 2010, the average sales price of a home increased 49.4% from \$160,000 to \$239,000. The bulk of that increase took place in the period from 2000 to 2005, when the average sales price increased 65.7% from \$160,000 to \$280,000.

Figure II-3. Median Home Purchase Price of All Homes

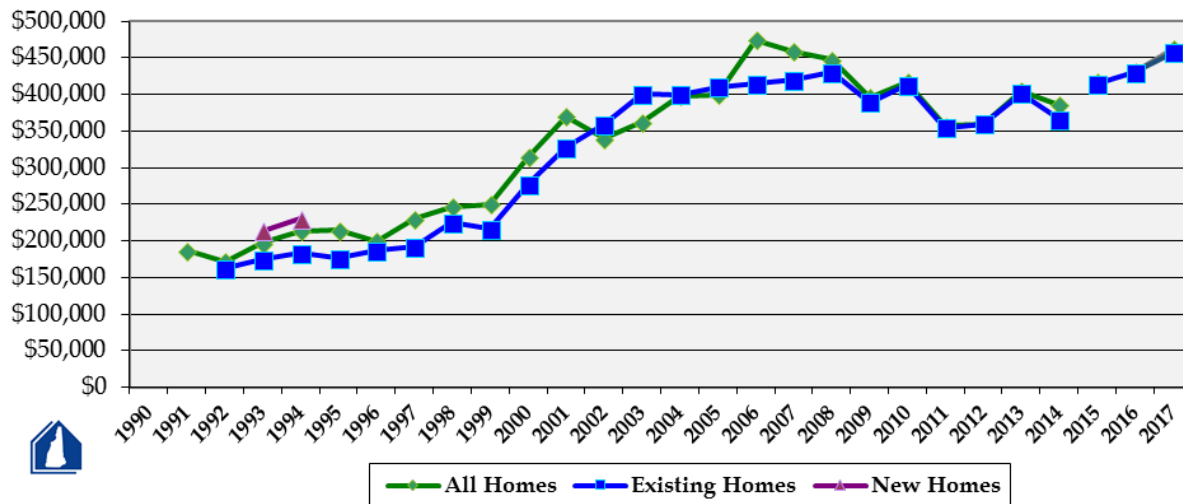


Table II-11. Median Purchase Price by Home Type,

2017

Community	Existing Homes	New Homes	Condominiums
Amherst	\$348,500	N/A	\$278,500
Brookline	\$339,500	N/A	N/A
Hollis	\$457,000	N/A	N/A
Hudson	\$269,500	N/A	\$230,000
Litchfield	\$320,000	N/A	N/A
Lyndeborough	N/A	N/A	N/A
Mason	N/A	N/A	N/A
Merrimack	\$254,900	N/A	\$178,500
Milford	\$234,000	N/A	\$158,000
Mont Vernon	N/A	N/A	N/A
Nashua	\$244,000	N/A	\$189,000
Pelham	\$342,500	\$365,600	\$349,700
Wilton	\$212,000	N/A	N/A
NRPC Region	\$265,000	\$359,933	\$196,266

Note: Calculations based on a sample size of less than 50 are highly volatile and not considered valid (N/A). Does not include manufactured housing.
Source: 1990-2016 - NH Dept. of Revenue, PA-34 Dataset, Compiled by Real Data Corp. Filtered and analyzed by New Hampshire Housing

3. Renter-Occupied Housing Costs and Assisted Housing

Approximately 26% of all housing units in the NRPC region are renter occupied, which is the same proportion as the State. In Hollis, there is a lack of statistically valid rental cost data due to the low number of units within the Town. Within the NRPC region, the median gross rental cost of all rental units is approximately \$1,383 per month (Table II-12), which is a steady increase since 2010. The demand for rental housing has also contributed to increased rents. . From 2000 to 2015 median gross rental costs increased 46% in the NRPC region and 53% statewide, indicating that the region is experiencing disproportionate housing costs likely due to employment growth in southern New Hampshire and northeast Massachusetts.

Table II-12. Median Gross Rental Costs, 2010-2017

Year	Hollis	NRPC Region	State of NH
2010	N/A	\$1,090	\$980
2011	N/A	\$1,096	\$984
2012	N/A	\$1,120	\$1,005
2013	N/A	\$1,139	\$1,018
2014	N/A	\$1,137	\$1,037
2015	N/A	\$1,214	\$1,069
2016	N/A	\$1,253	\$1,113
2017	N/A	\$1,383	\$1,143

Note: Calculations based on a sample size of less than 20 are highly volatile and not considered valid (N/A). Caution should be used in interpreting these numbers since the survey methods used may underestimate the real rate of vacancy. Source: NHHFA Residential Rental Cost Survey

Table II-13 shows a count of assisted and accessible units for Hollis and the NRPC region. The majority of all assisted housing in the region is located in the city of Nashua (not shown on the table). A significant portion of assisted housing for the region is also located in the center of Milford. Overall, most assisted housing is restricted to elderly or senior populations, which is a concern in terms of impeding residents' access to fair housing based on familial status. Hollis has a total of 24 elderly assisted housing units, no assisted family units, and no accessible units.

Table II-13. Count of Assisted (and Handicap Accessible) Housing Units in the NRPC Region

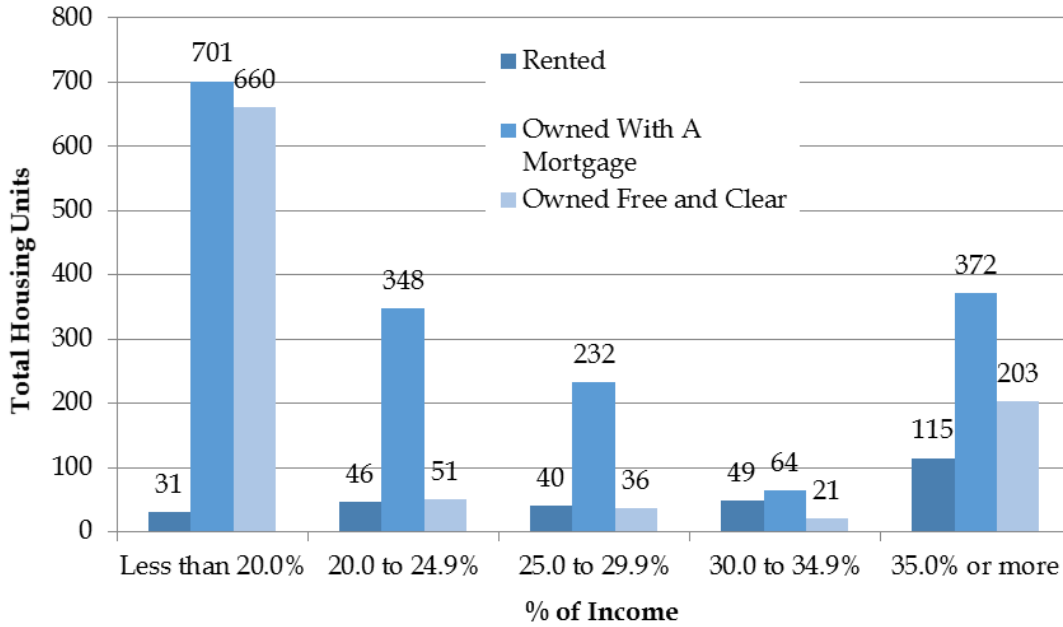
Community	Total	Elderly	Family	Elderly/ Family	Transitional Housing	Special Needs
Amherst	49 (4)	21 (2)	28 (2)	0	0	0
Brookline	0	0	0	0	0	0
Hollis	24	24	0	0	0	0
Hudson	64	64	0	0	0	0
Lyndeborough	0	0	0	0	0	0
Litchfield	30	0	30	0	0	0
Mason	0	0	0	0	0	0
Merrimack	55 (8)	55 (8)	0	0	0	0
Milford	182 (9)	132 (9)	50	0	0	0
Mont Vernon	0	0	0	0	0	0
Nashua	1,733 (257)	1,060 (197)	430 (27)	132 (8)	60 (20)	114 (5)
Pelham	65	65 (3)	0	0	0	0
Wilton	31	31	0	0	0	0
NRPC Region	2,663 (278)	1,452 (219)	538 (29)	132 (8)	60 (20)	114 (5)

Source: NH Housing, Directory of Assisted Housing, 2014

4. Housing Affordability

Figure II-4 portrays the cost of housing in Hollis relative to household income based on units that are owned with a mortgage, owned free and clear, or rented. For example, approximately 701 households own their home, have a mortgage, and pay less than 20% of their household income toward monthly mortgage and associated costs. However, when looking at the bars on the right side of the graph coupled with the fact that household incomes are relatively high in Hollis, there are indications the town has some fairly expensive housing as well. Approximately 28% of all households spend over 30% of their income on mortgage costs. In order to adhere to the statutory Workforce Housing requirements, the Town amended its zoning ordinance in 2009 to allow for multi-family housing along with a number of other changes.

Figure II-4: Housing Costs as a Percentage of Household Income, 2016

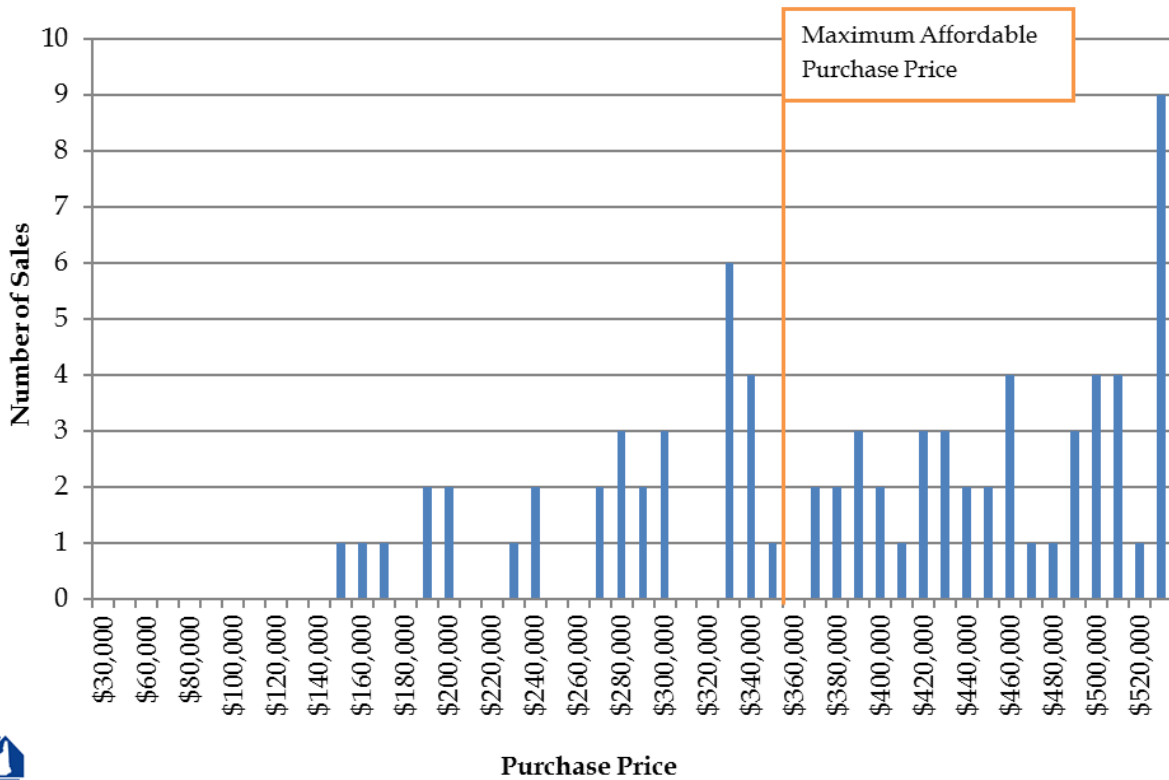


Source: ACS 2012-2016

The maximum affordable purchase price of homes in Hollis is estimated to be \$352,500 for a family of four that makes 100% of the median area income (orange line as shown in Figure II-5).¹ The maximum affordable purchase price represents the point at which households are spending 30% of their income on housing. This is the threshold for the State’s definition of Workforce Housing. It is generally considered a healthy market when residents are putting 30% of their income toward housing. When the majority of residents are paying more than 30% of their income on housing it is reflective of an unaffordable housing market. In Hollis the majority of housing is above maximum affordable housing price, which translates to having fewer affordable housing options.

Figure II-5. Primary Home Purchase Price Frequency, Town of Hollis, 2017

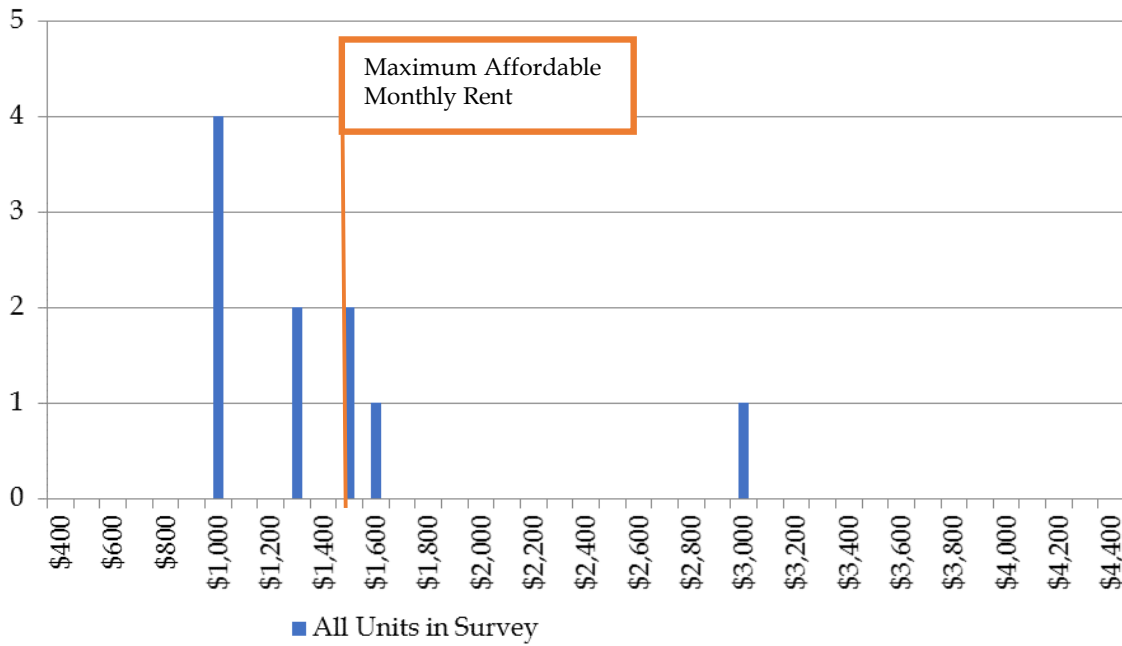
¹ NH Housing, *2016 Workforce Housing Purchase and Rent Limits*, <http://www.nhhfa.org/assets/pdf/2016WrkfrchHsngPurchaseAndRentLimits.pdf>



The maximum affordable monthly rent of units in Hollis is estimated to be \$1,440 for a family of three making 60% of the HUD median area income (orange line shown in Figure II-6).² The maximum affordable monthly rent is similar to the maximum affordable purchase price, where is the point at which households are spending 30% of their income on housing. Again, this threshold also meets the State’s definition of Workforce Housing. Although there were not many rental units sampled in Hollis, about half of them are considered affordable where households don’t have to pay more than 30% of their income on rent.

² NH Housing, *2016 Workforce Housing Purchase and Rent Limits*, <http://www.nhhfa.org/assets/pdf/2016WrkfrchngPurchaseAndRentLimits.pdf>

Figure II-6. Primary Home Rental Price Frequency, Town of Hollis, 2017



Source: 1990-2017 - NH Dept. of Revenue, PA-34 Dataset, Compiled by Real Data Corp. Filtered and analyzed by New Hampshire Housing. 2017 - The Warren Group. Filtered and analyzed by New Hampshire Housing.

E. POPULATION PROJECTIONS

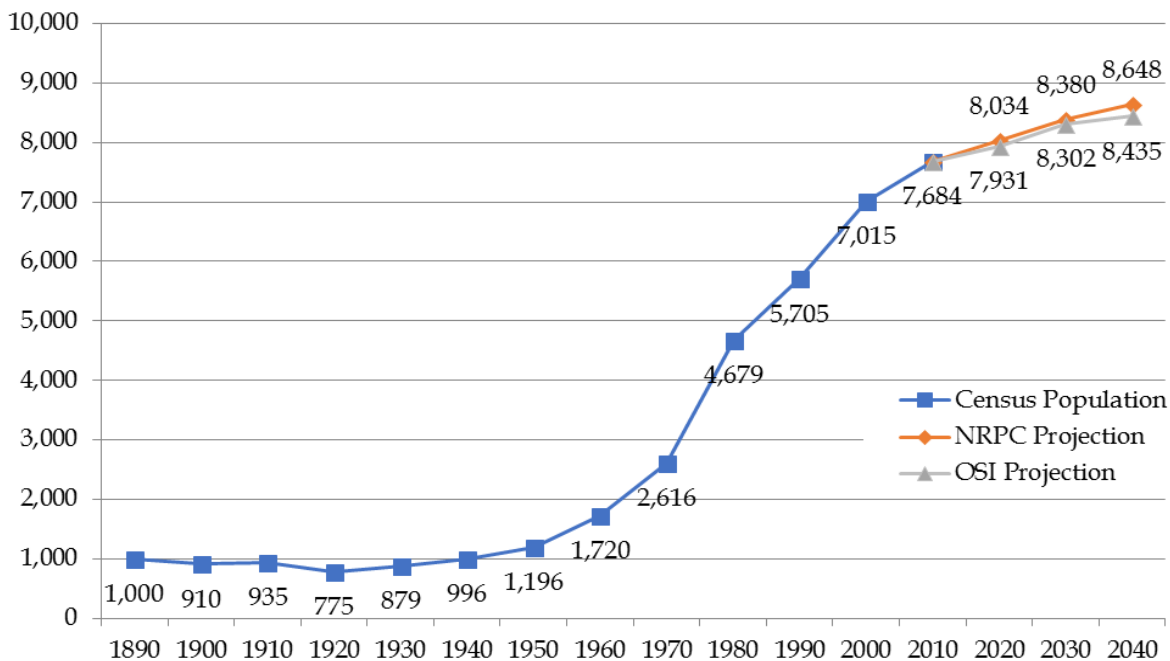
The Nashua Regional Planning Commission’s population projections for the region are presented in Table II-14 and depicted for Hollis in Figure II-7. The forecasting methodology is based on building permit trends and a community’s historical share of its respective county’s growth according to the 1980, 1990, 2000 Census. Rates of change are applied to the most recent population estimate as a growth factor, from which the projection is derived. By this method, changes that have taken place in the 1980, 1990, and 2000 populations guide the projections beyond the year 2010. Hollis’ population is expected to continue to grow approximately 0.39 percent annually over the next 25 years – the sixth highest rate of growth in the region. If projections hold true, this may mean the addition of about 1,000 persons by 2040; however, the actual rate of growth in any community is unpredictable and due to forces beyond most local control.

Table II-14: Population Projections, NRPC Region

Community	2000 Census	2010 Census	2020	2025	2030	2035	2040	% Change (2010-2040)	% Annual (2010-2040)
Amherst	10,769	11,201	11,452	11,550	11,563	11,579	11,521	2.9%	0.09%
Brookline	4,181	4,991	5,470	5,681	5,857	5,984	6,060	21.4%	0.65%
Hollis	7,015	7,684	8,034	8,226	8,380	8,534	8,648	12.6%	0.39%
Hudson	22,928	24,467	25,692	26,119	26,369	26,581	26,596	8.7%	0.28%
Litchfield	7,360	8,271	8,808	9,087	9,312	9,571	9,764	18.1%	0.55%
Lyndeborough	1,585	1,683	1,798	1,826	1,837	1,819	1,790	6.3%	0.21%
Mason	1,147	1,382	1,524	1,565	1,587	1,577	1,548	12.0%	0.38%
Merrimack	25,119	25,494	25,949	26,312	26,380	26,908	27,120	6.4%	0.21%
Milford	13,535	15,115	16,203	16,629	17,146	17,756	17,738	17.4%	0.53%
Mont Vernon	2,034	2,409	2,635	2,731	2,814	2,873	2,901	20.4%	0.62%
Nashua	86,605	86,494	88,166	89,593	90,457	90,759	90,360	4.5%	0.15%
Pelham	10,914	12,897	13,905	14,357	14,723	15,063	15,282	18.5%	0.57%
Wilton	3,743	3,677	3,871	3,928	3,958	3,954	3,921	6.6%	0.21%
NRPC Region	196,935	205,765	213,507	217,605	220,381	222,959	223,249	8.5%	0.27%

Source: Nashua Regional Planning Commission, 2014

Figure II-7: Population Projections for Hollis



F. STRATEGIES FOR MEETING LOCAL HOUSING NEEDS

1. Mixed-Use Developments

In Hollis, mixed-use developments are a permitted business or commercial use along with a dwelling unit(s) that occupies up to 50% of the total heated above-grade floor area of the building. Currently, they are permitted within the Agricultural and Business District. They provide an alternative housing option.

2. Manufactured Housing

Manufactured housing is merely a type of home construction. Such homes are generally far smaller than most homes built in Hollis. While the type of construction may reduce the cost of such homes somewhat, the principal cost factors affecting the price of a home is land cost and density as well as the size of the home. Hollis currently has two zones which permit manufactured housing: The Mobile Home-1 and Mobile Home-2 zones, located in southeast Hollis.

3. Accessory Dwelling Units

In response to the recommendations of the 1991 Master Plan, the Town adopted standards for the development of accessory housing. Following the adoption of NH RSA 674:71 and the 2017 Town zoning amendment, Hollis currently allows attached accessory dwellings units by special exception.

4. Workforce Housing

New Hampshire's Workforce Housing Statute, enacted in 2008, requires each community to provide a reasonable and realistic opportunity to develop housing affordable codifying the NH Supreme Court's 1991 *Britton v. Town of Chester* ruling. Under RSA 674:58-61 local land use regulations and ordinances cannot discriminate against housing for families or certain income ranges, the collective impact of the regulatory framework must allow workforce housing to be economically feasible, workforce housing must be allowed in a majority of residentially zoned areas, and multi-family must be allowed within the community. Under the statute workforce housing is defined as homes that are affordable for purchase by a family of four earning up to the median income or for rent at a price affordable for a family of 3 earning up to 60 percent of the median area income. Affordable is considered when a family pays no more than 30 percent of the household's income to housing costs.³ At the 2009 Town Meeting, Hollis amended its zoning ordinance to adhere to the Workforce Housing Statutory requirements, while still preserving community character.

5. Elderly Housing

In 2017, Hollis amended standards to encourage the development of housing for older persons. This ordinance conforms to NH 354-A:15 and provides housing by the provision of a waiver from the otherwise applicable density requirements. The Town should continue to monitor the effectiveness of this zoning provision.

G. CONCLUSION

Residential development is a major influence on land use and has a significant impact on municipal finance and the local economy. Workforce housing, both rental and owned, is an important factor in maintaining a diverse population in Hollis, allowing young residents the opportunity to reside in the community in which they grew up. Well-planned residential development will not negatively impact areas of sensitive open space, wildlife corridors, working forests and farms, aquifers, rivers, wetlands, steep slopes, and viewsheds. Appropriate land use regulations can guide new development at a rate and in locations that will maintain the "look and feel of our Town."

³ NH Housing, *Meeting the Workforce Housing Challenge*, <http://www.nhhfa.org/workforce-housing>

H. RECOMMENDATIONS

Recommendations	Time Frame
The Planning Board should update the Housing chapter following the publication of the 2020 Census data	2 - 4 Years
The Planning Board should consider amending the minimum lot size requirement for the Rural District from 2 acres to 3 acres to restrict development the western side of Hollis.	3 - 5 Years
The Planning Board should review the effectiveness of the Multi-Family and Housing for Older Persons Zones and update as necessary to ensure ordinance maintain the character of the community while also serving the Town's needs.	5+ Years
The Town should continue to monitor the number of building permits that are issued each year to track rates of development in Hollis.	Ongoing