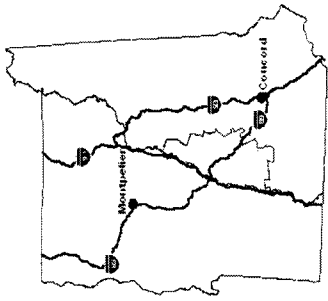
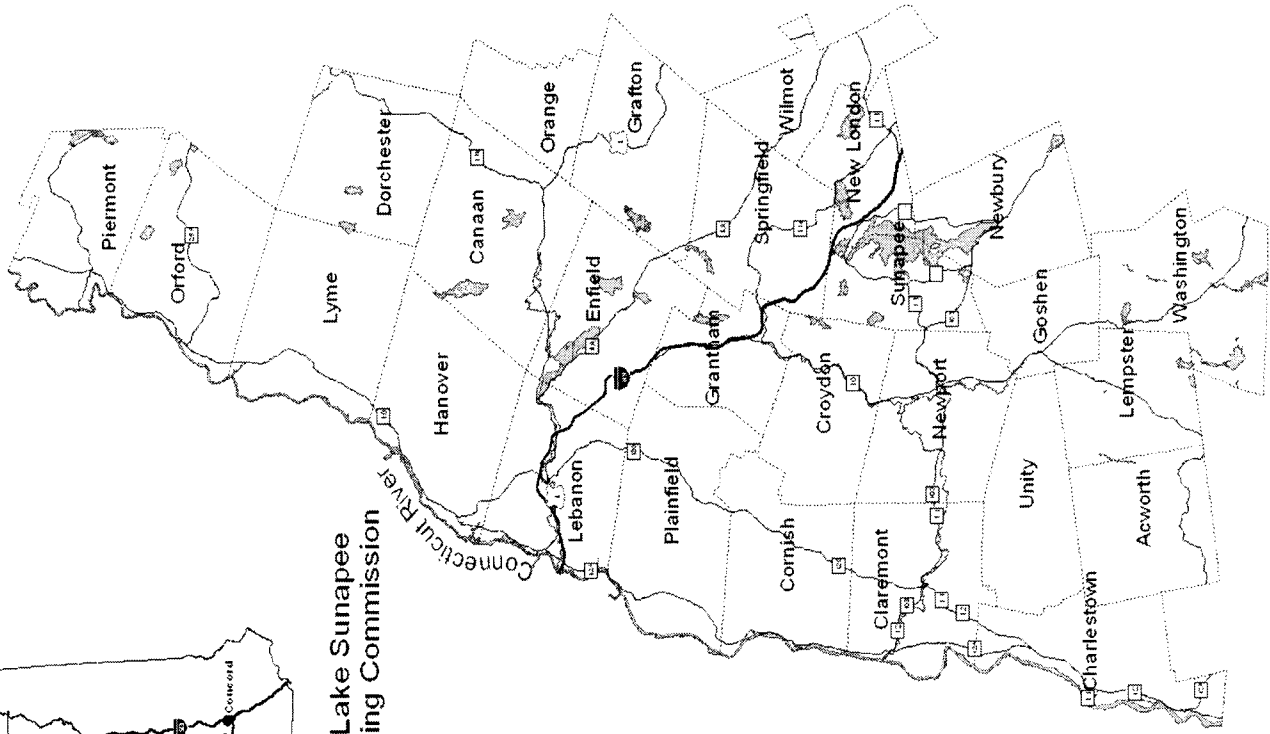

GROWTH TRENDS & PROJECTIONS

NEWBURY & THE UVLSRPC REGION



Upper Valley Lake Sunapee
Regional Planning Commission



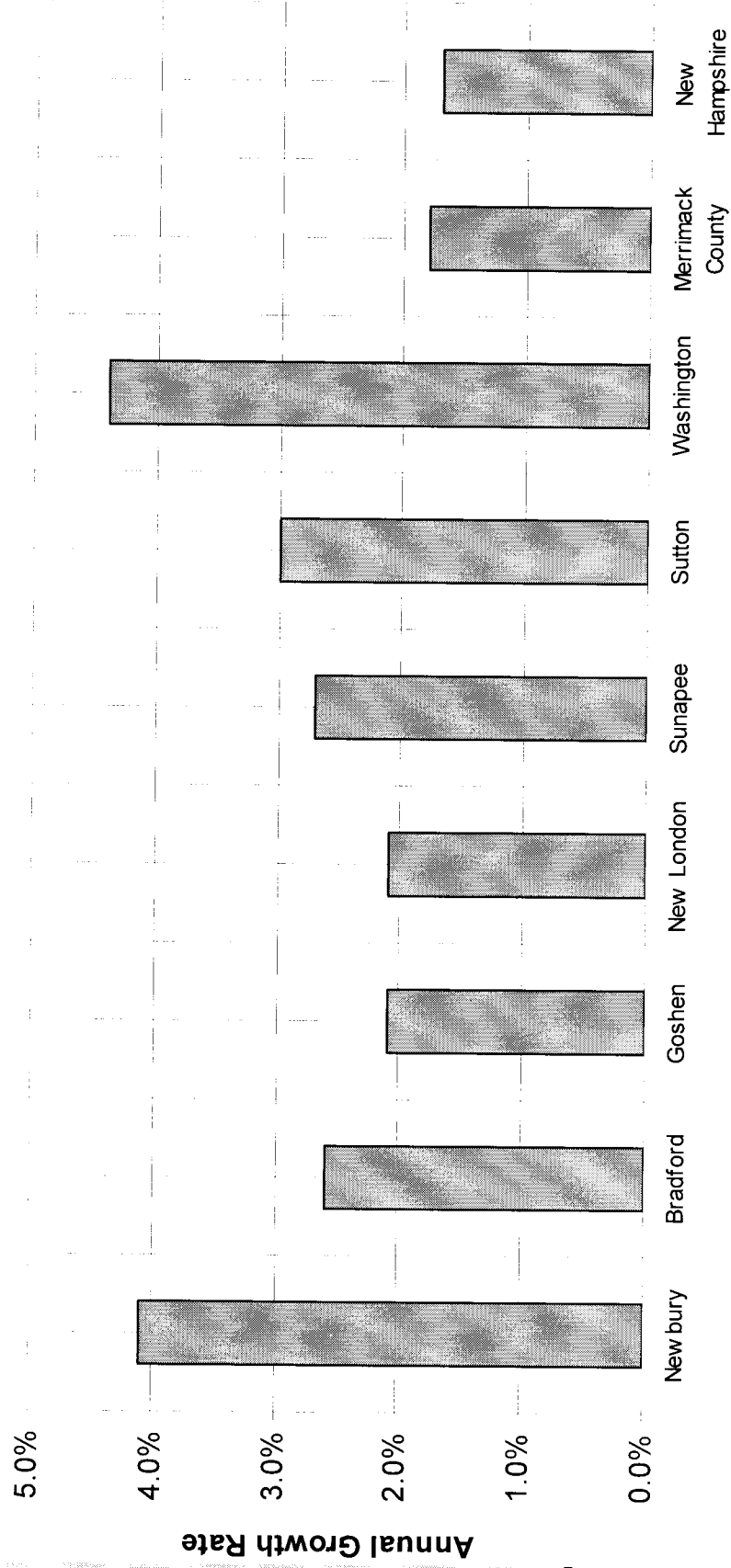
State & Regional Growth Trends

- Annual Growth Rate Comparison -1990-00:
- New Hampshire: 1.1%
- UVLSRPC Region: 0.9%
- Newbury: 2.4%

Newbury Population Growth from 1990 to 2000 in Regional Context

- Newbury – 26.4% increase in population = 4th fastest growing community in Region as measured by percentage increase
- Newbury – increase of 355 persons = 9th fastest growing community in Region as measured by number increase

Figure VII-I: Comparison of 30-Year Annual Growth Rates



Comparison of Population Growth in Selected Communities: 1970-2000

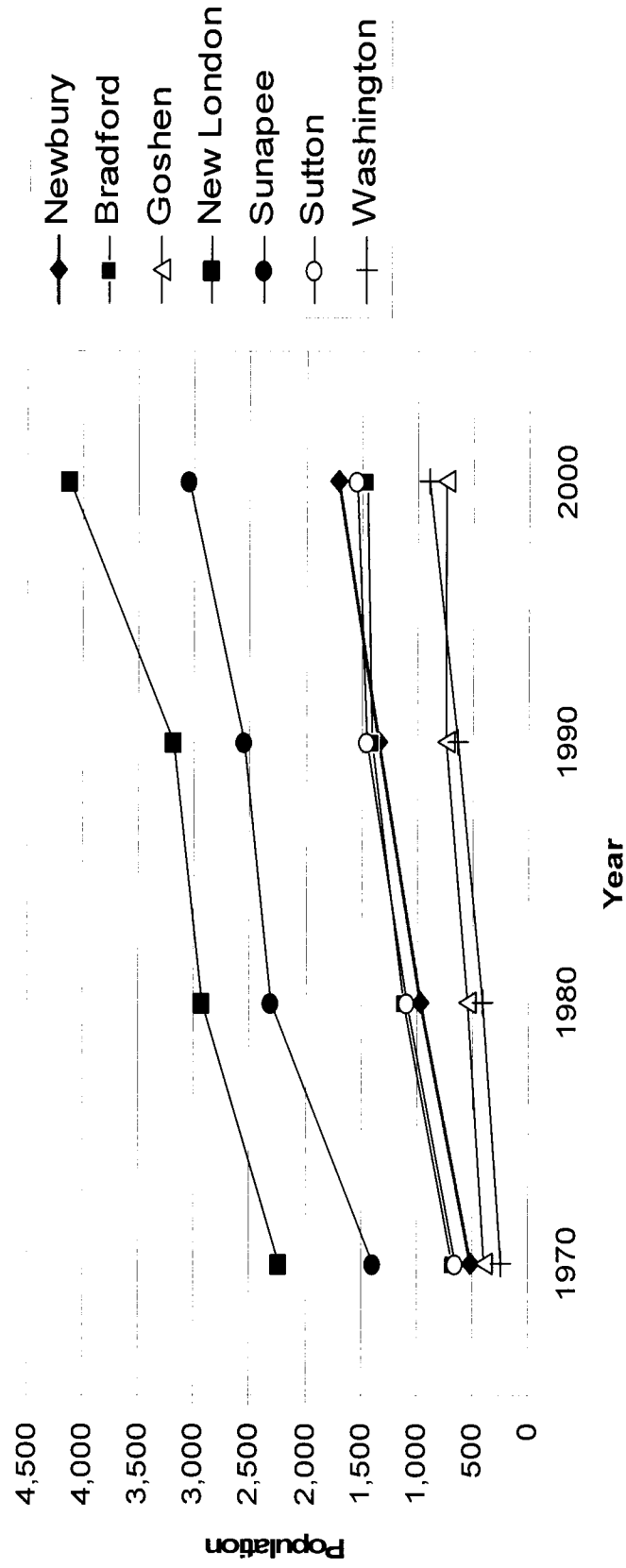
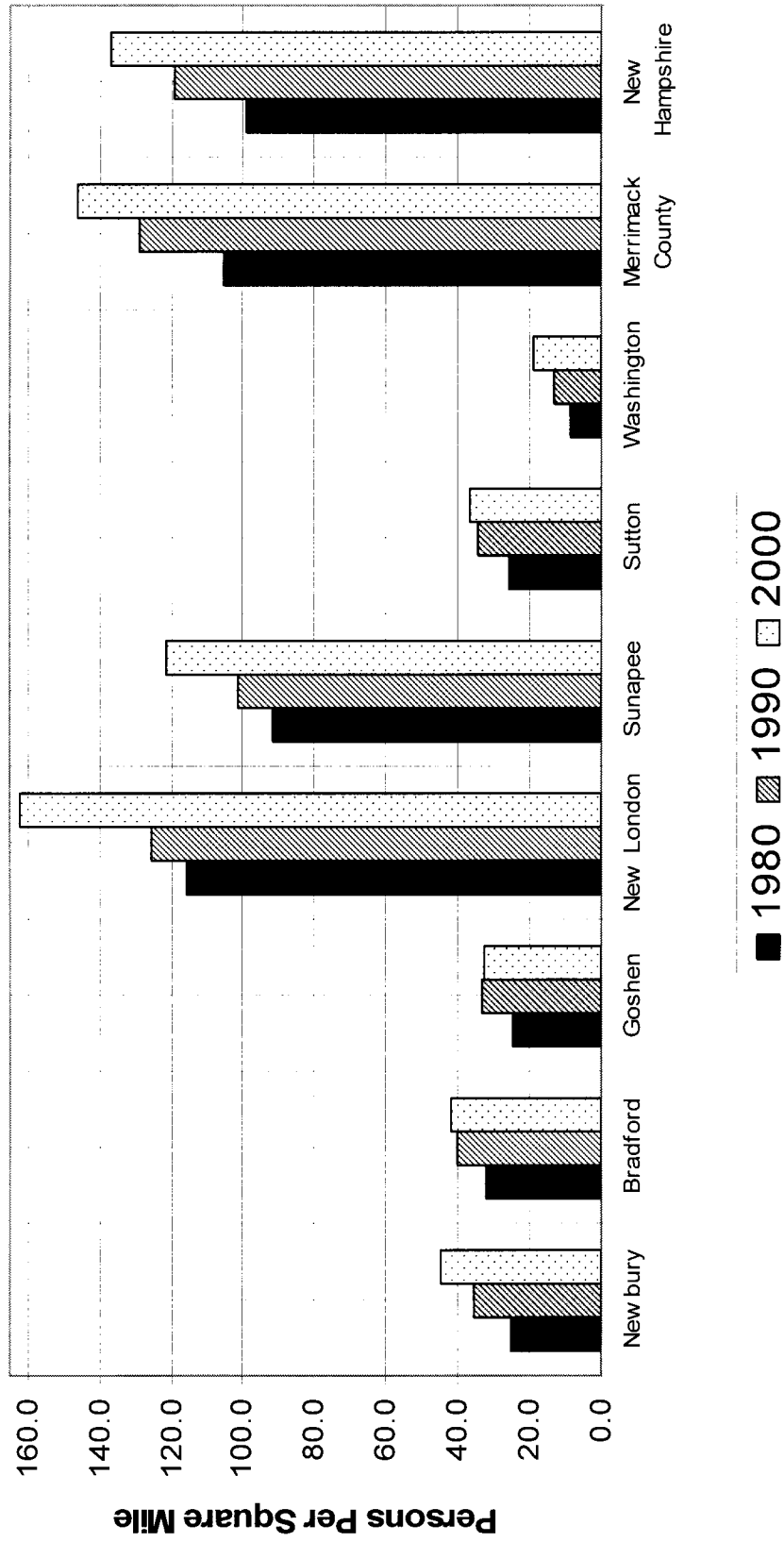
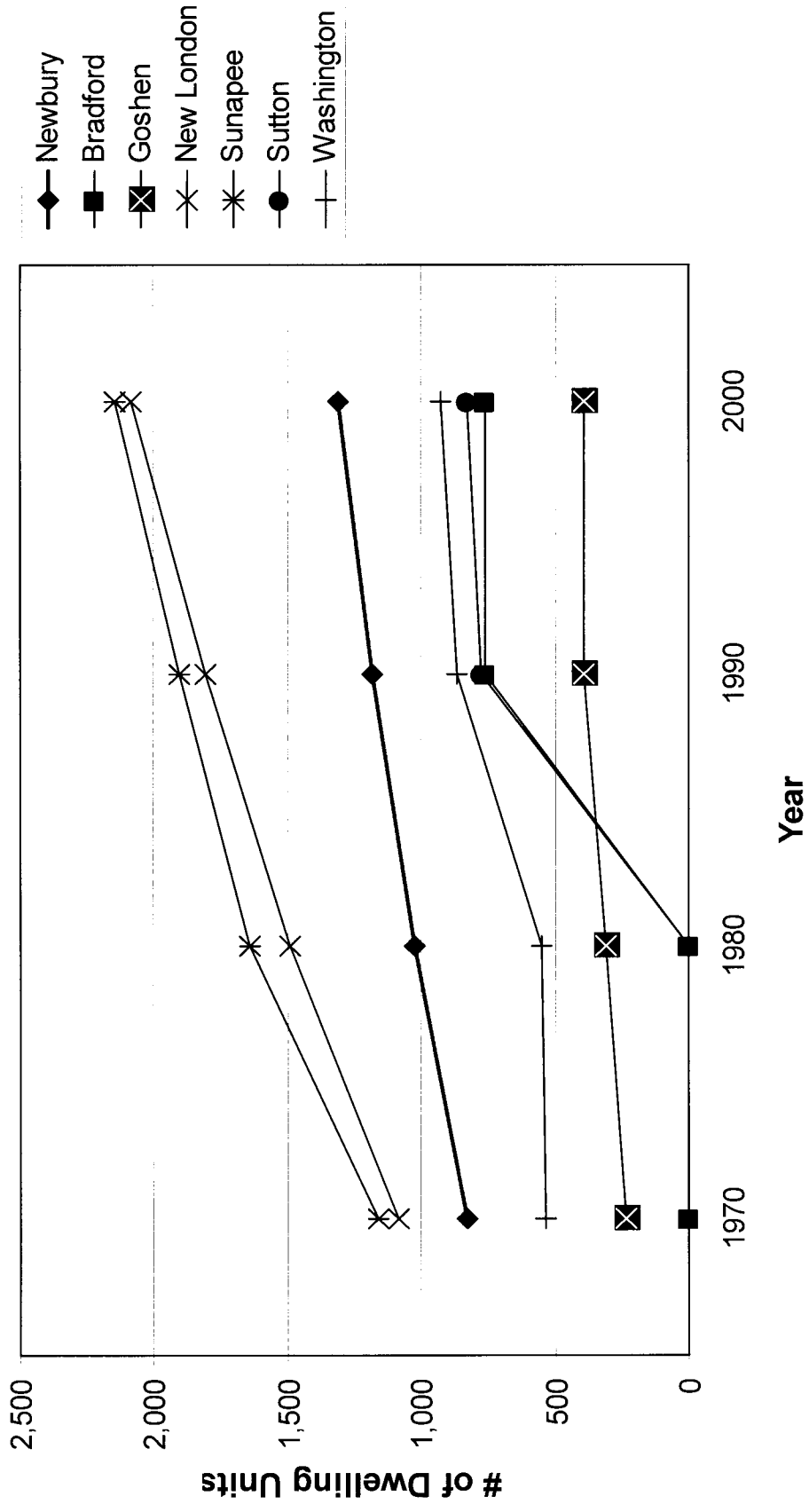


Figure VII-4: Change in Population Density 1980-2000



Comparison of Total Dwelling Units in Selected Communities: 1970-2000



Newbury Year-Round & Seasonal Housing Units – 1970-2000

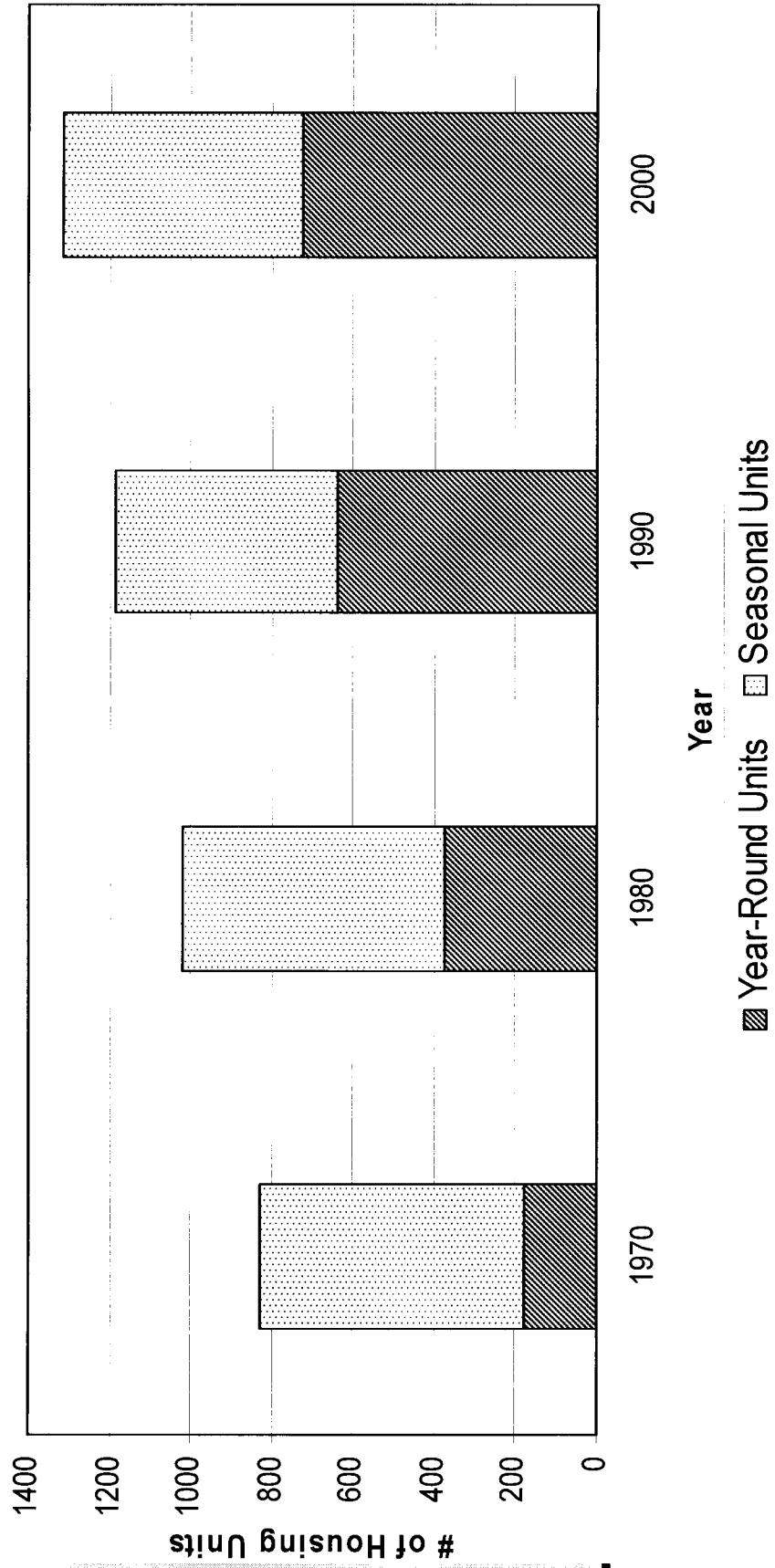


Figure VII-11: Number of New Residential Building Permits Issued – 1990-2003

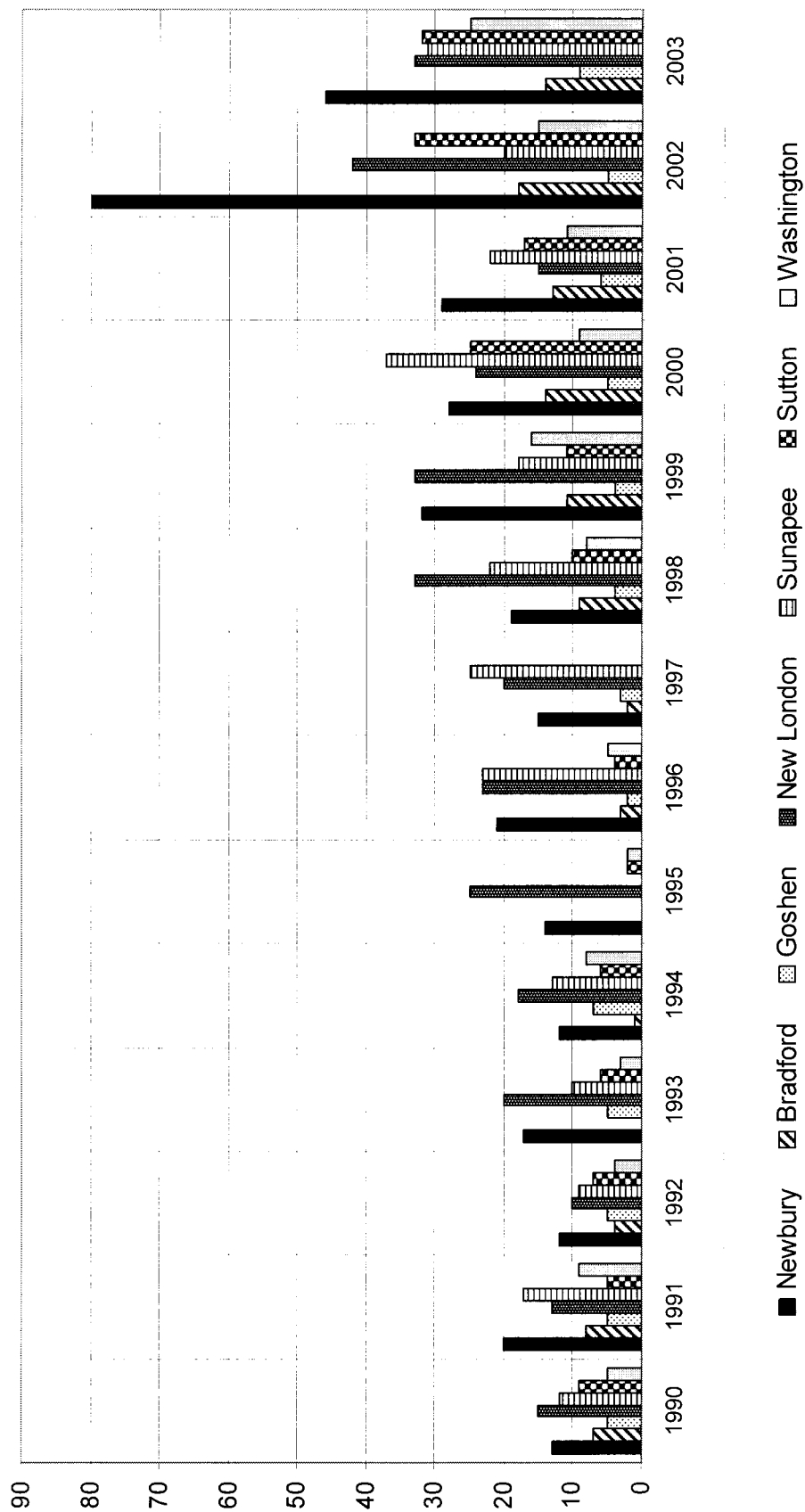
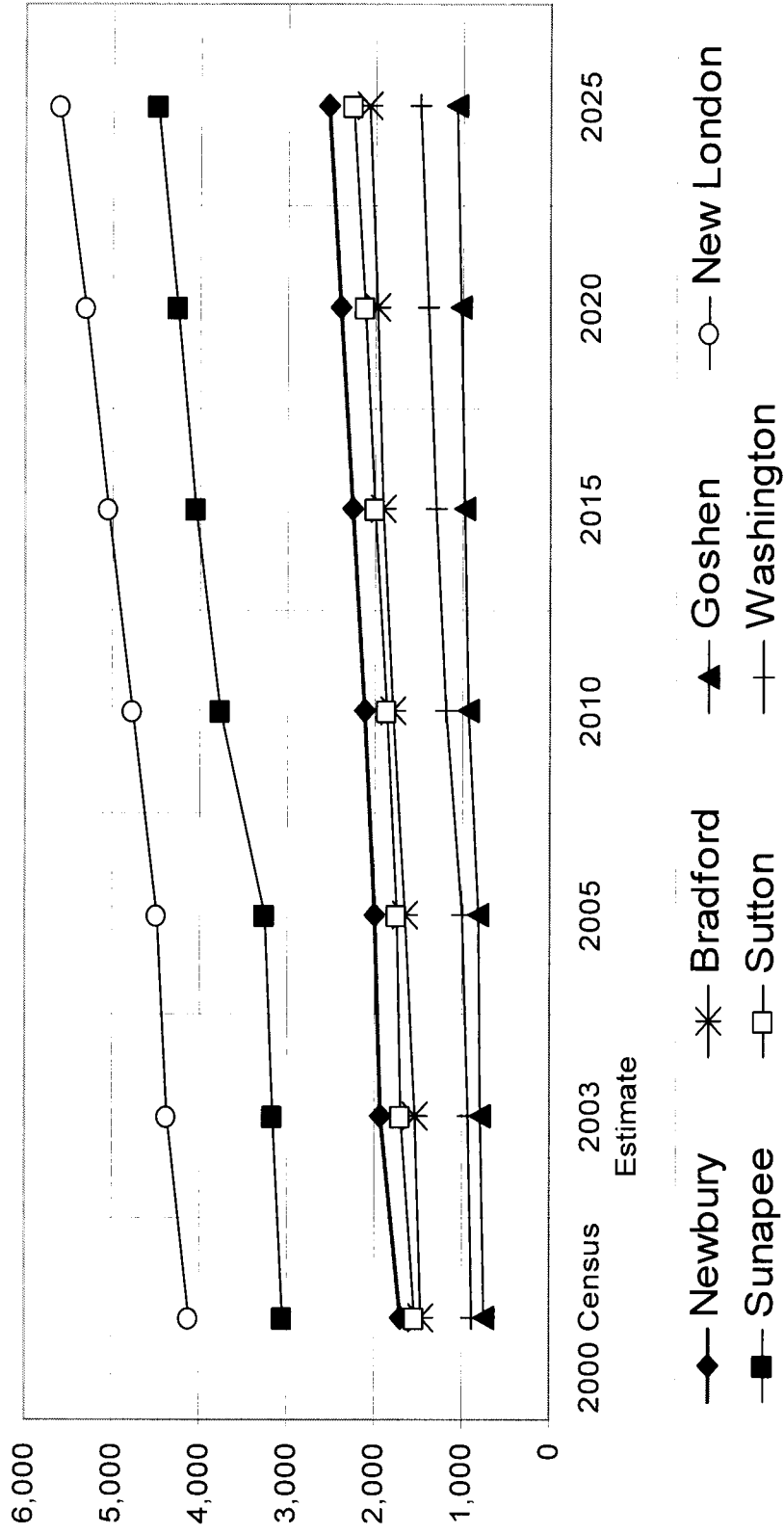
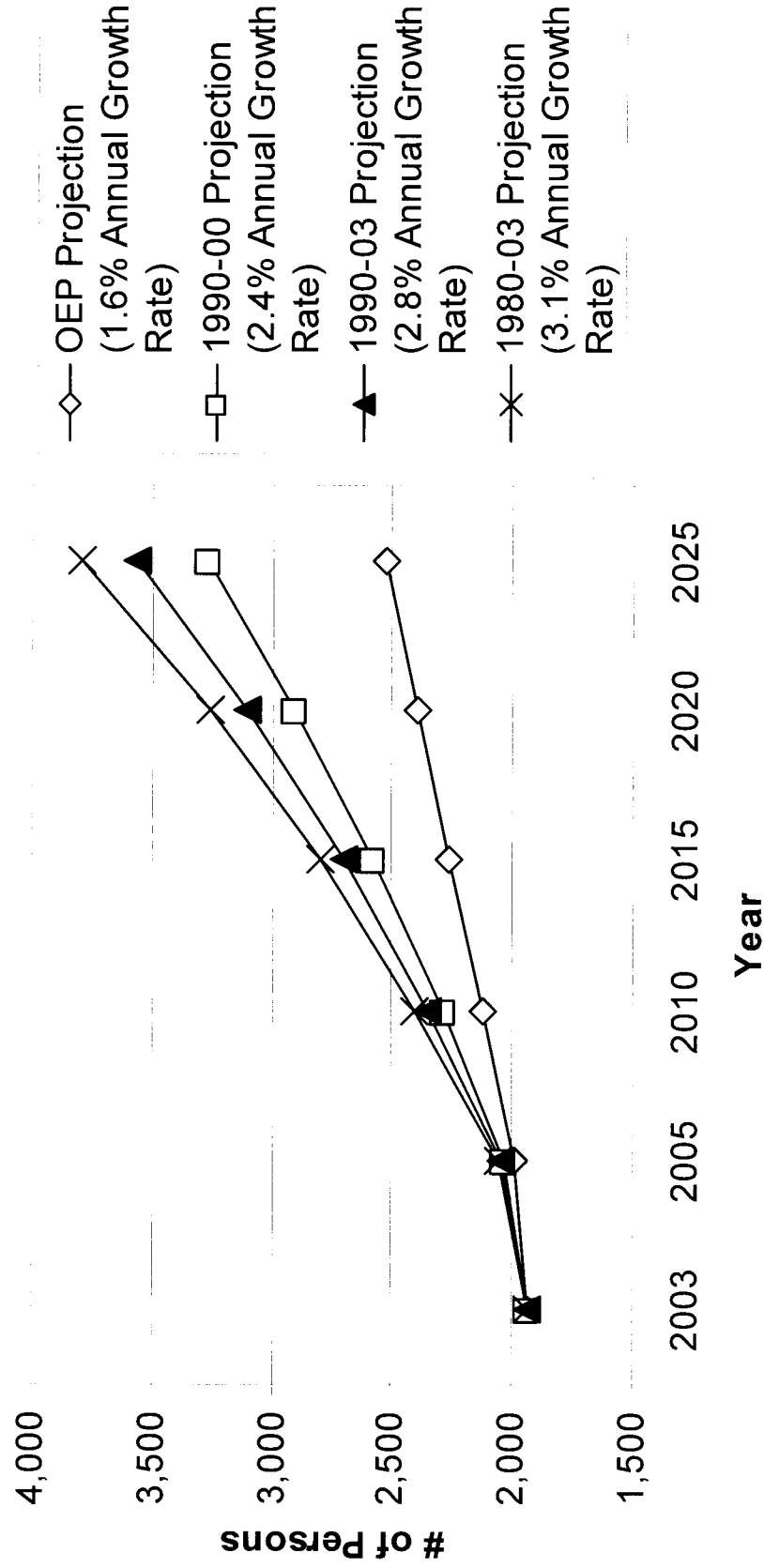


Figure VII-5: Population Projections



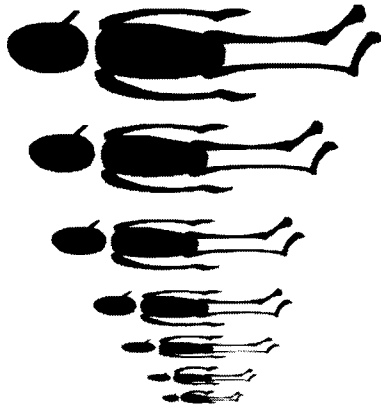
Alternative Population Projections - Newbury



Newbury Build Out Potential

- Newbury 1994 Build Out Study
 - 12,500 acres or 51% of the area of Newbury could be developed
 - An additional 6,200 residential lots could be developed resulting in a population increase of 16,500
 - Population at full build out = 17,900
 - Population at full build out 9 times 2003 population estimate of 1,940
-

NEWBURY POPULATION PROFILE



YEAR-ROUND POPULATION

- A two fold increase in 23 years from 961 in 1980 to 1,940 in 2003.
- 30 year annual growth rate = 4.1 %
- More than twice the growth rate of county and state

SEASONAL POPULATION ESTIMATES

- A 10% decrease in seasonal population in 20 years from estimated 2,584 in 1980 to 2,340 in 2000

DENSITY

- Population density increased 77% in last 20 years
- Twice county and state increases

AGING POPULATION:

- Median Age 42 Years—Higher than county or state; mid-range of neighboring towns.
- Children (0-17 years) - Stable number, but declining percentage of total population since 1990
- Working Age (18-64 years) - Age group with largest number increase (+239) since 1990 representing a 30% increase in 10 years
- Seniors (65+ yrs) - 64% increase since 1990 with addition of 108 seniors

DISABILITIES

- 27% Seniors with at least one type of disability

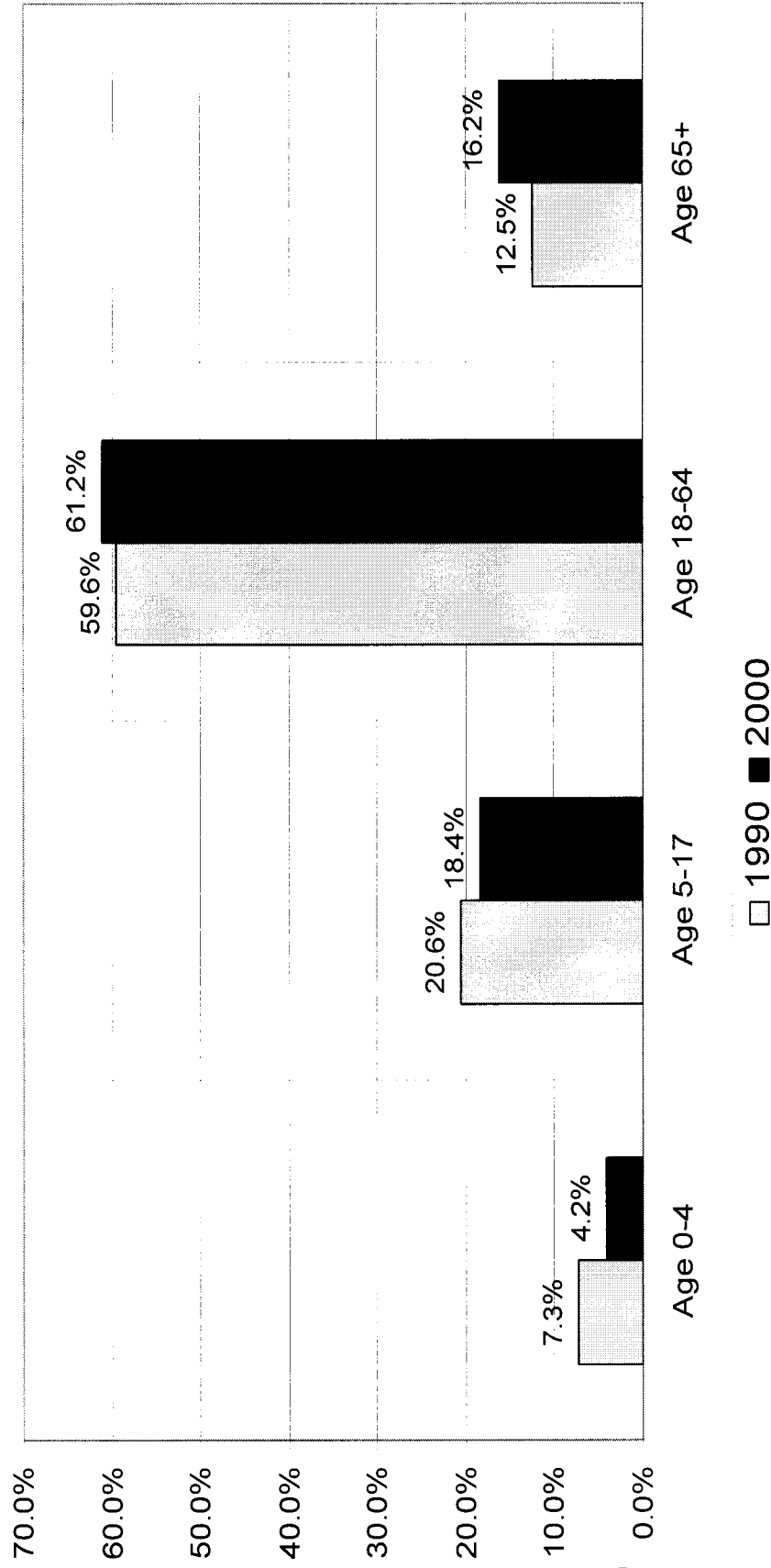
EDUCATION LEVEL

- Population with higher educational attainment in 2000 compared with 1990

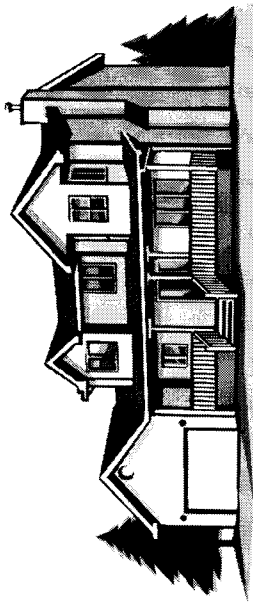
POVERTY

- 11 Non-Family Households with 30 people or 2.9% of the 2000 population were below poverty level.

Figure VII-2: Newbury Age Distribution: 1990-2000



NEWBURY HOUSING PROFILE



55% Year-Round Units
45% Seasonal Units

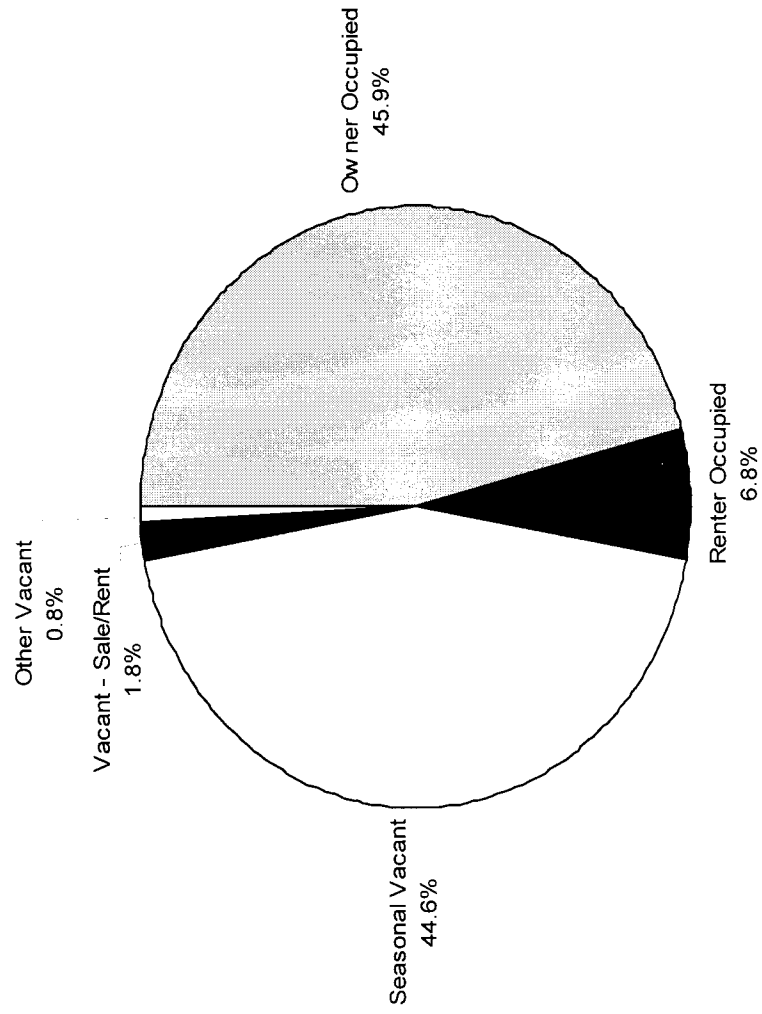
98% SFR
1% MFR
1% Manufactured Housing

46% Owner
45% Seasonal
7% Renter
2% Vacant/For Sale

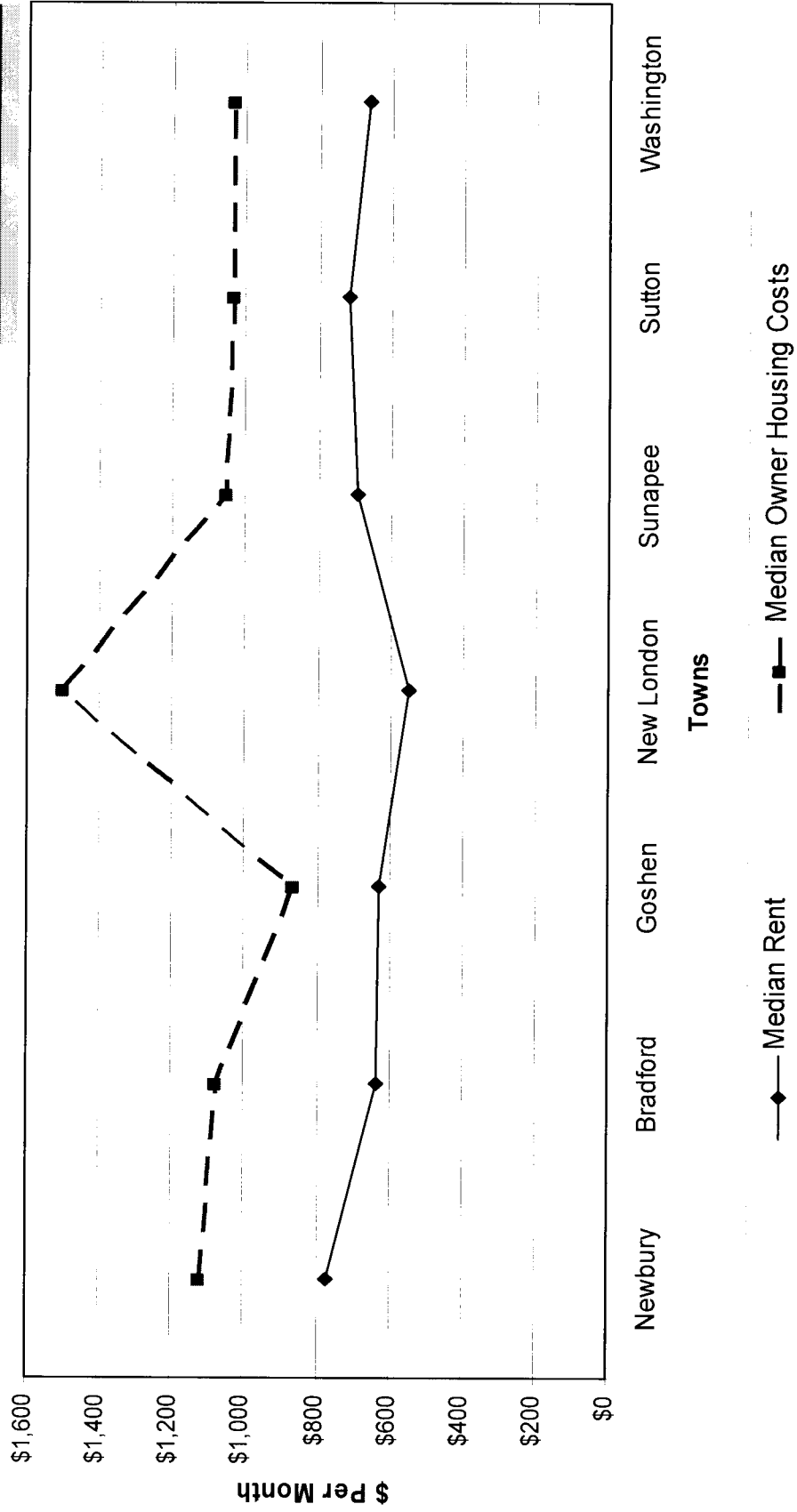
2.46 Persons Per Household
\$143,200 Median House Value
\$1,122 Median Owner Housing Costs Per Month
\$755 Median Rent Per Month

64% Married Couple Family Households
10% Single Parent Family Households
26% Non-Family Households

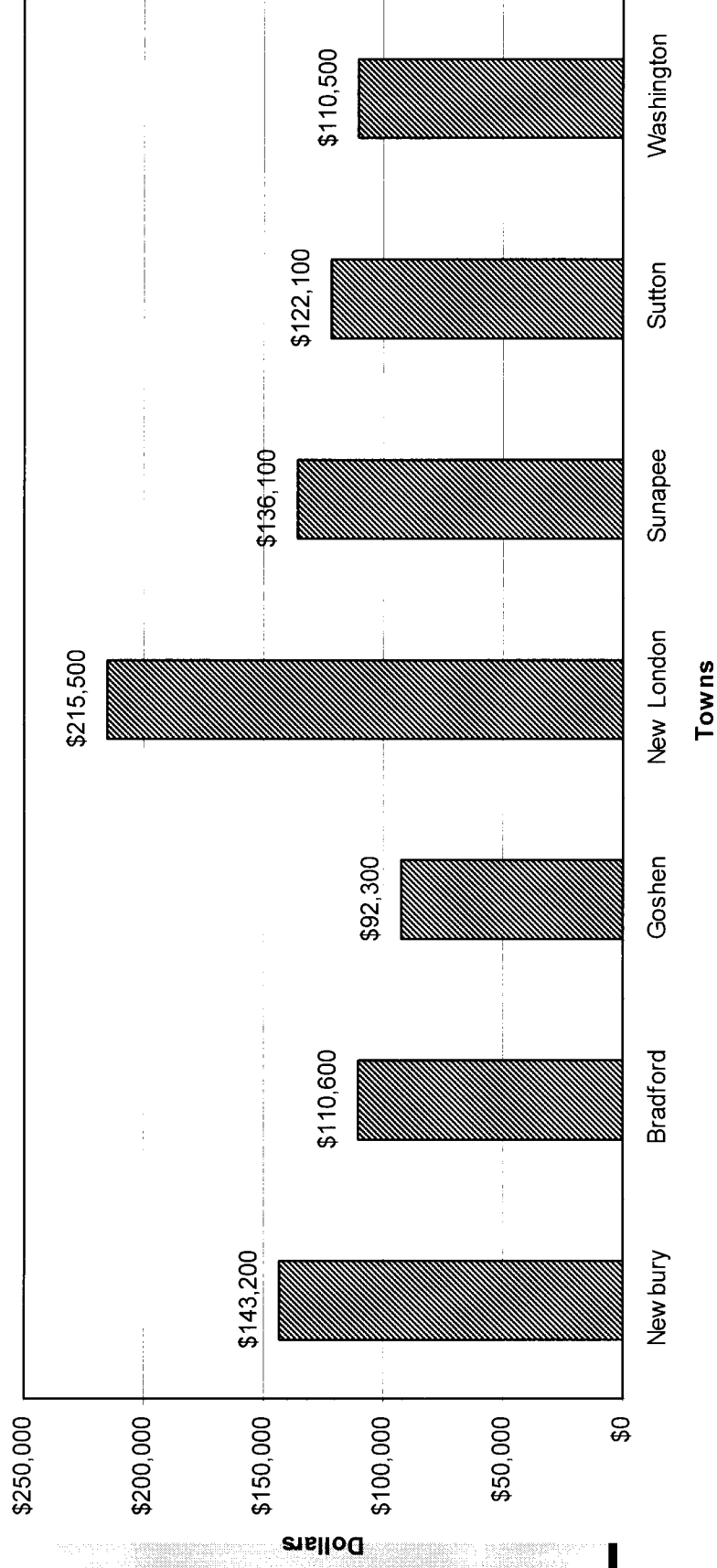
Figure VII-7: Newbury Housing Mix - 2000



Comparison of Housing Costs - 2000



Comparison of Median House Values - 2000



NEWBURY

ECONOMIC PROFILE

Income

-Median Family Income	\$61,389
-Median Household Income	\$58,026
-Per Capita Income	\$29,521

Commuting To Work into Newbury

*Newbury	43.4%
*Sunapee	11.9%
*Newport	9.0%
*New London	6.9%
*Bradford	4.2%
*Other	24.6%

Newbury Residents Commuting to Work

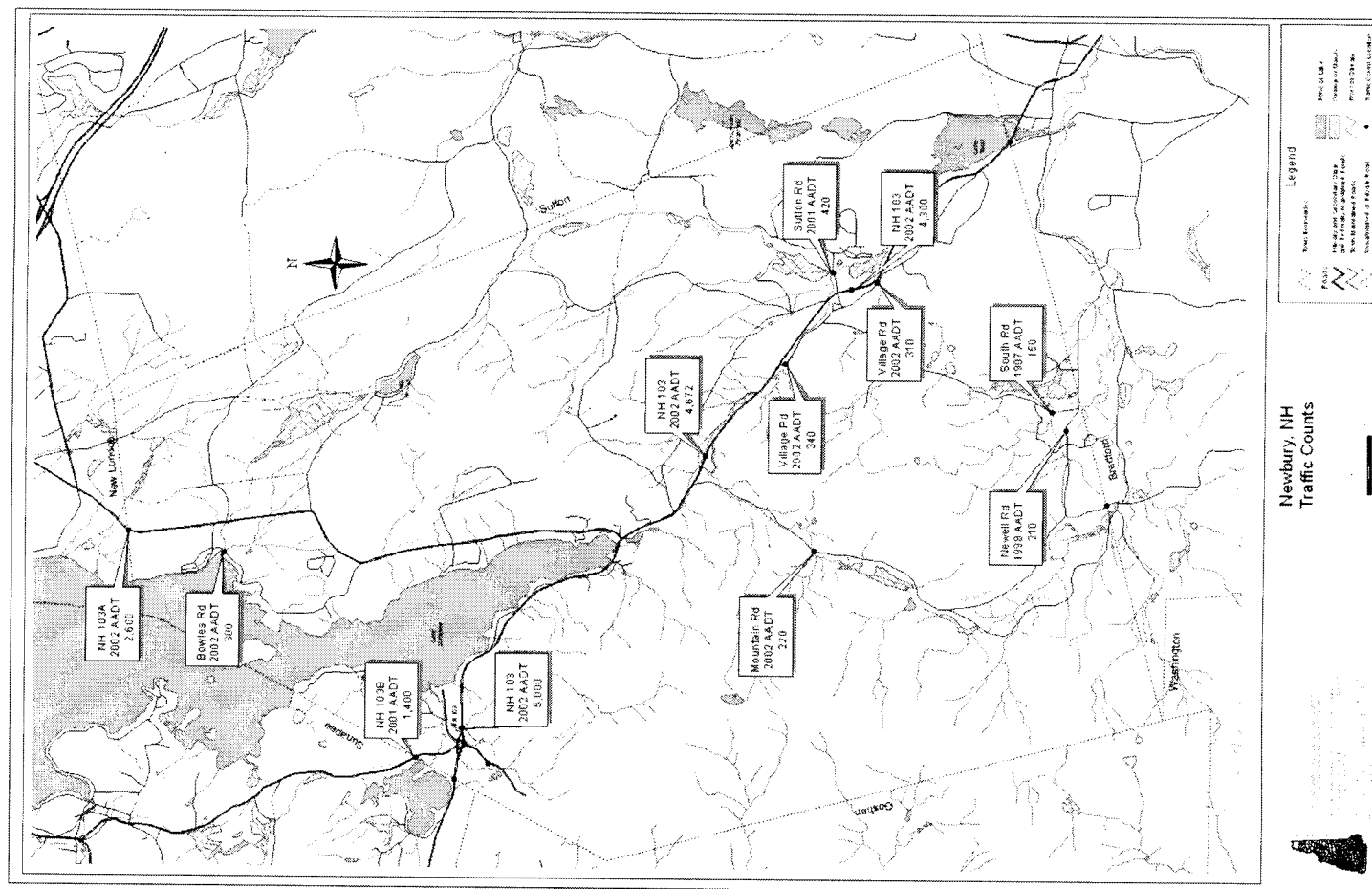
New London	19.1%
Newbury	17.6%
Concord	10.6%
Newport	6.8%
Lebanon	4.0%
Other	41.9%

Resident Employment

-Educ, Hlt and Soc. Serv	27%
-Construction	13%
-Manufacturing	11%
-Retail	10%
-Prof/Sci/Mgmt/Admin	9.0%
-Accommod/Arts/Entertain/ Food Services/Rec	8.0%
-All Other	22%
-Unemployment—2000	2.0%

Labor Force

-Not in Labor Force	387
-Labor Force	979
Male	519
Female	460
	53%
	47%



Newbury Estimated Mix of Land Uses - 2003

