

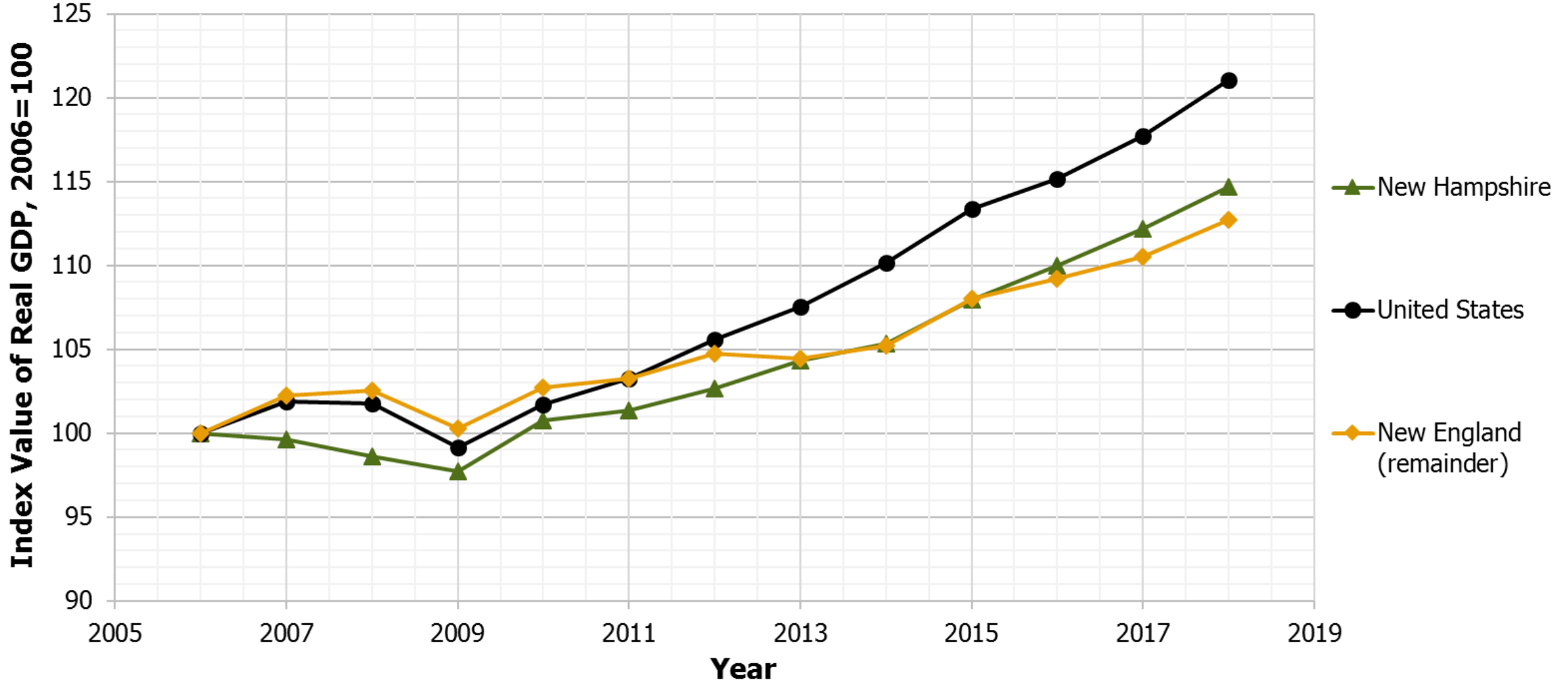
Cheshire County and the New Hampshire Economy

Presented by Phil Sletten, Policy Analyst

Economic Development Committee
City of Keene
Keene, New Hampshire
June 10, 2019

Changes in Real Gross Domestic Product

New Hampshire, the Rest of New England, and the United States, Inflation-Adjusted

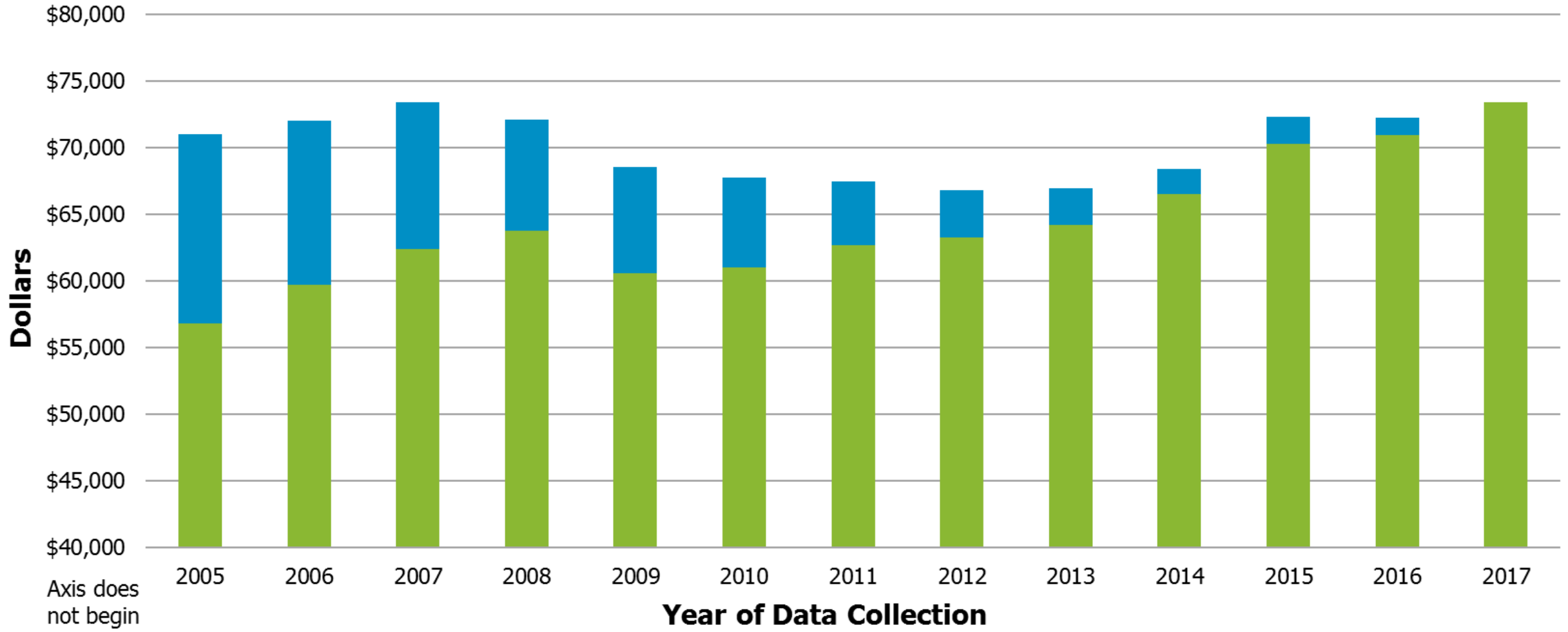


Note: Certain detailed 2018 data pending. Inflation adjustment is 2012 chained dollars.

Source: U.S. Bureau of Economic Analysis

Median Household Income in New Hampshire

American Community Survey Estimates, Inflation-Adjusted



Axis does not begin at zero.

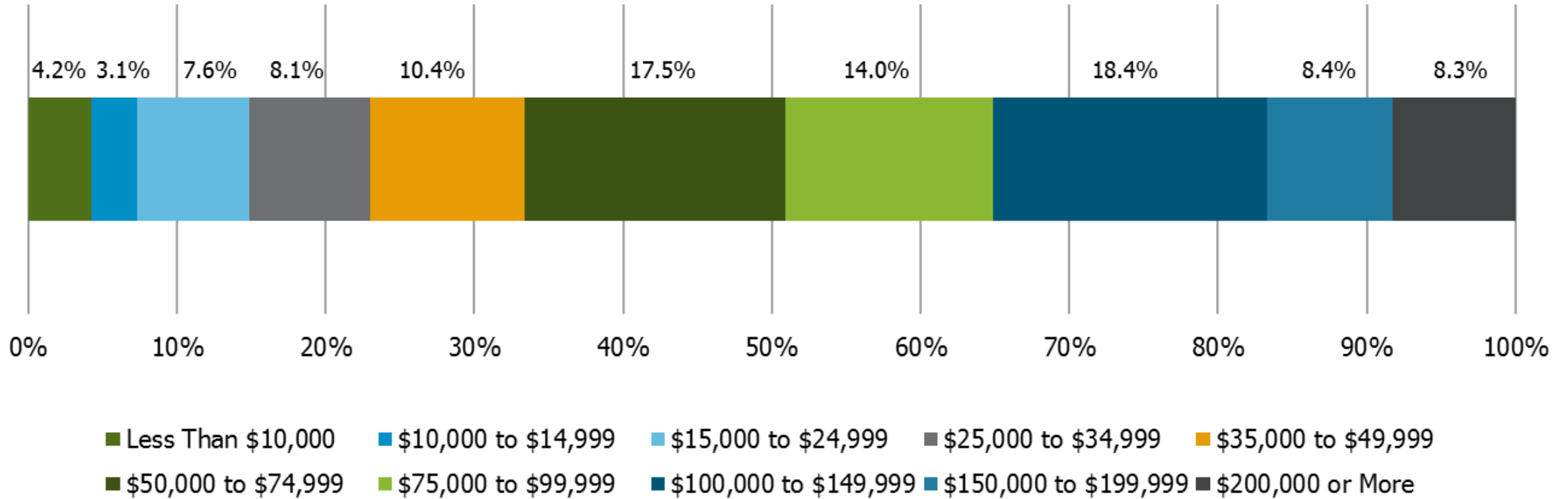
Note: Inflation adjustment is Consumer Price Index-Urban, Northeast

Sources: U.S. Census Bureau, American Community Survey One-Year Estimates; U.S. Bureau of Labor Statistics

■ Median Household Income ■ Inflation-adjustment to 2017

New Hampshire Households by Income Group

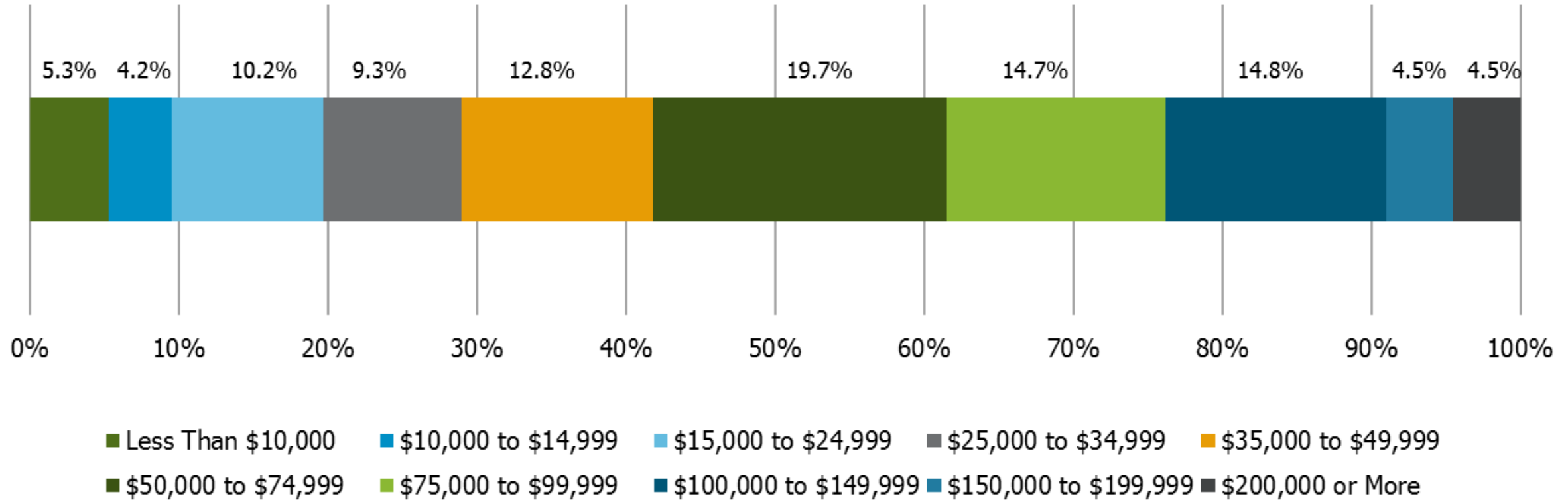
Source: U.S. Census Bureau, American Community Survey, 2017 Data
Note: Calculated for 528,700 Households; Label Figures are Midpoint Estimates



Cheshire County Households by Income Group

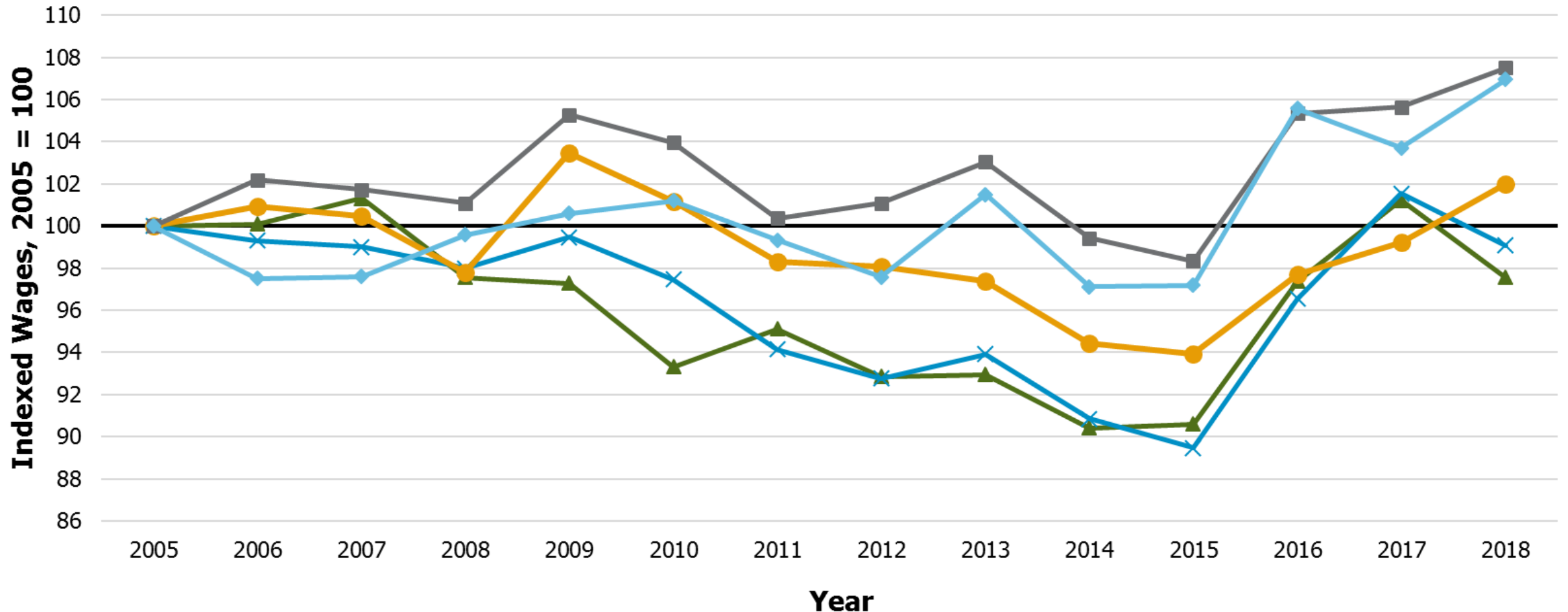
Source: U.S. Census Bureau, American Community Survey, 2013-2017 Data

Note: Calculated for 30,529 Households; Label Figures are Midpoint Estimates; Inflation-Adjusted 2017 Dollars



New Hampshire Inflation-Adjusted Wages by Relative Income

Selected Income Deciles, Indexed to 2005, Includes All Income from Work



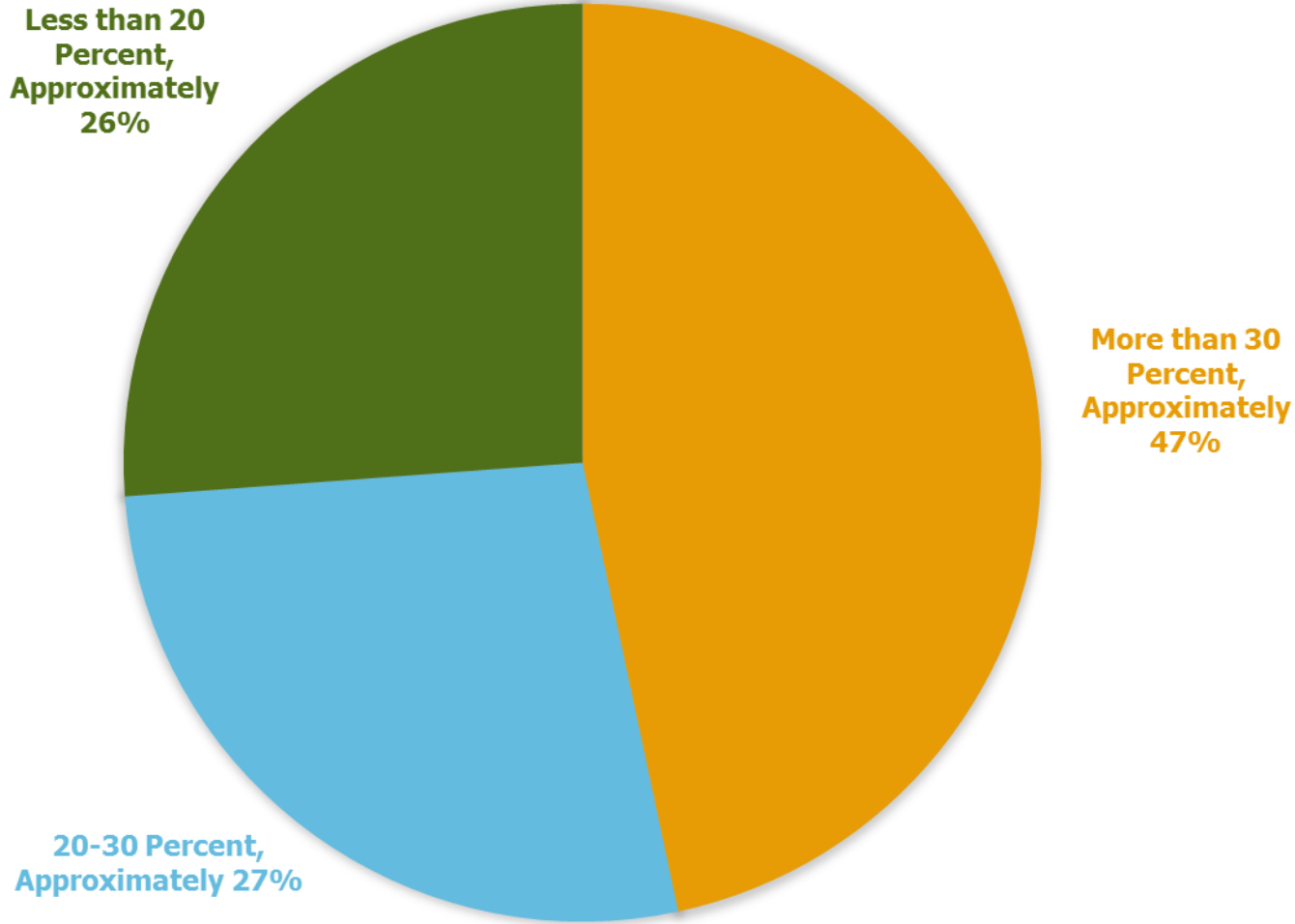
Note: Inflation adjustment using Consumer Price Index-Urban-Research Series (current methods). Includes workers aged 18 to 64 years.
Source: Economic Policy Institute analysis of Current Population Survey Outgoing Rotation Group data

▲ 10th percentile × 20th percentile ● 50th percentile (Median) ■ 80th percentile ◆ 90th percentile

Rent as Estimated Percent of Household Income

For All New Hampshire Renter Households, Gross Rent Including Utilities

Source: U.S. Census Bureau, American Community Survey, 2017 One-Year Estimates



30 Percent of Household Income Indicator of Rental Cost Burden

Source: U.S. Dept. of Housing and Urban Development

Incomes Are Generally Lower for Renters in New Hampshire

- Median Household Income for Owner-Occupied Units, 2017: \$91,456 (+/- \$1,903, 90% CI)
- Median Household Income for Renter-Occupied Units, 2017: \$41,868 (+/- \$2,093, 90% CI)

Source: U.S. Census Bureau, American Community Survey

Rents are Higher in the Southeastern Counties

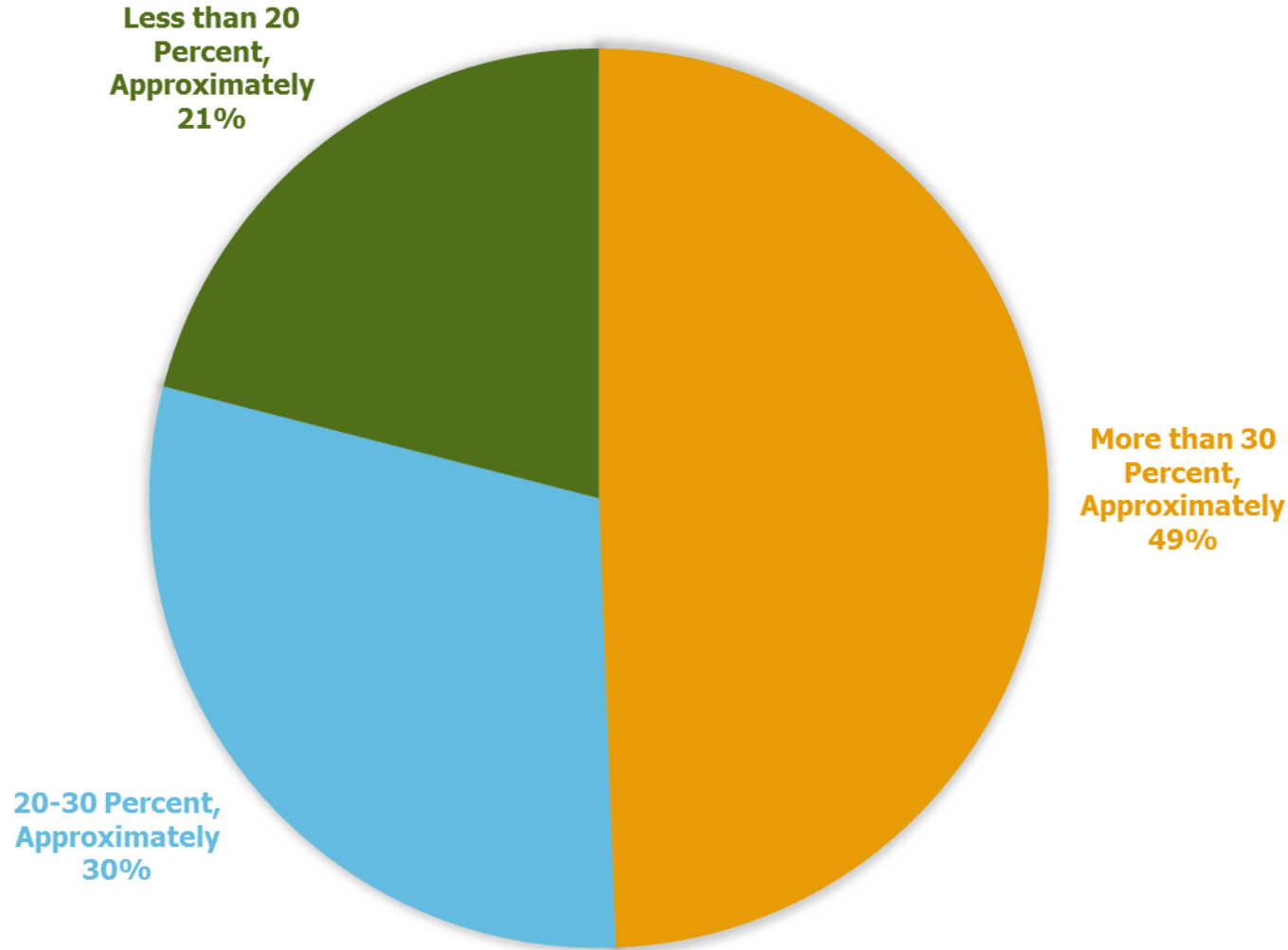
- Two-Bedroom Apartments, Median Rent by County, 2018:
 - Rockingham: \$1,456
 - Hillsborough: \$1,368
 - Cheshire: \$1,068
 - Coos: \$861

Source: New Hampshire Housing Finance Authority, 2018 New Hampshire Residential Rental Cost Survey, June 2018

Rent as Estimated Percent of Household Income

For All Cheshire County Renter Households, Gross Rent Including Utilities

Source: U.S. Census Bureau, American Community Survey, 2013-2017 Five-Year Estimates



30 Percent of Household Income Indicator of Rental Cost Burden

Source: U.S. Dept. of Housing and Urban Development

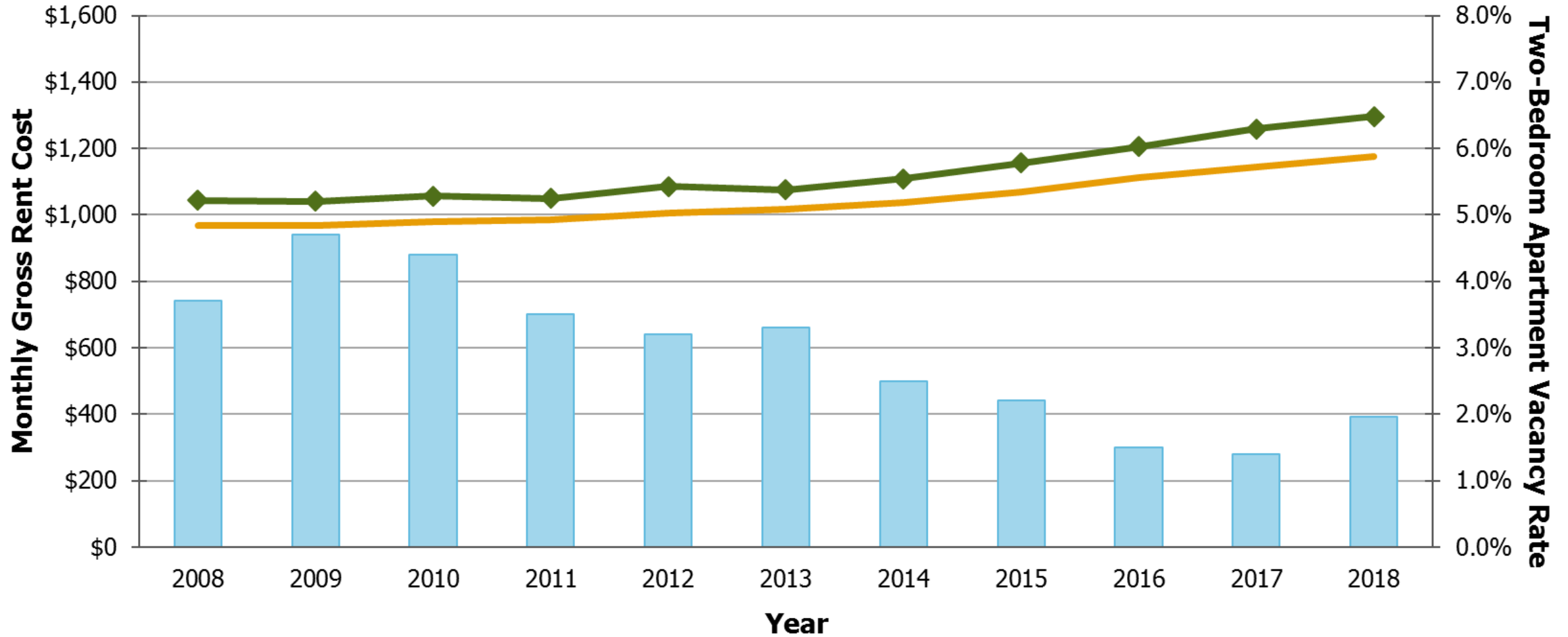
Incomes Are Generally Lower for Renters in Cheshire County

- Median Household Income for Owner-Occupied Units, 2013-2017: \$74,675 (+/- \$3,013, 90% CI)
- Median Household Income for Renter-Occupied Units, 2013-2017: \$33,453 (+/- \$2,744, 90% CI)

Source: U.S. Census Bureau, American Community Survey

Median Rental Costs and Vacancy Rates in New Hampshire

*Median Monthly Gross Rent for Two-Bedroom Apartments and All Units,
Two-Bedroom Apartment Statewide Vacancy Rate*

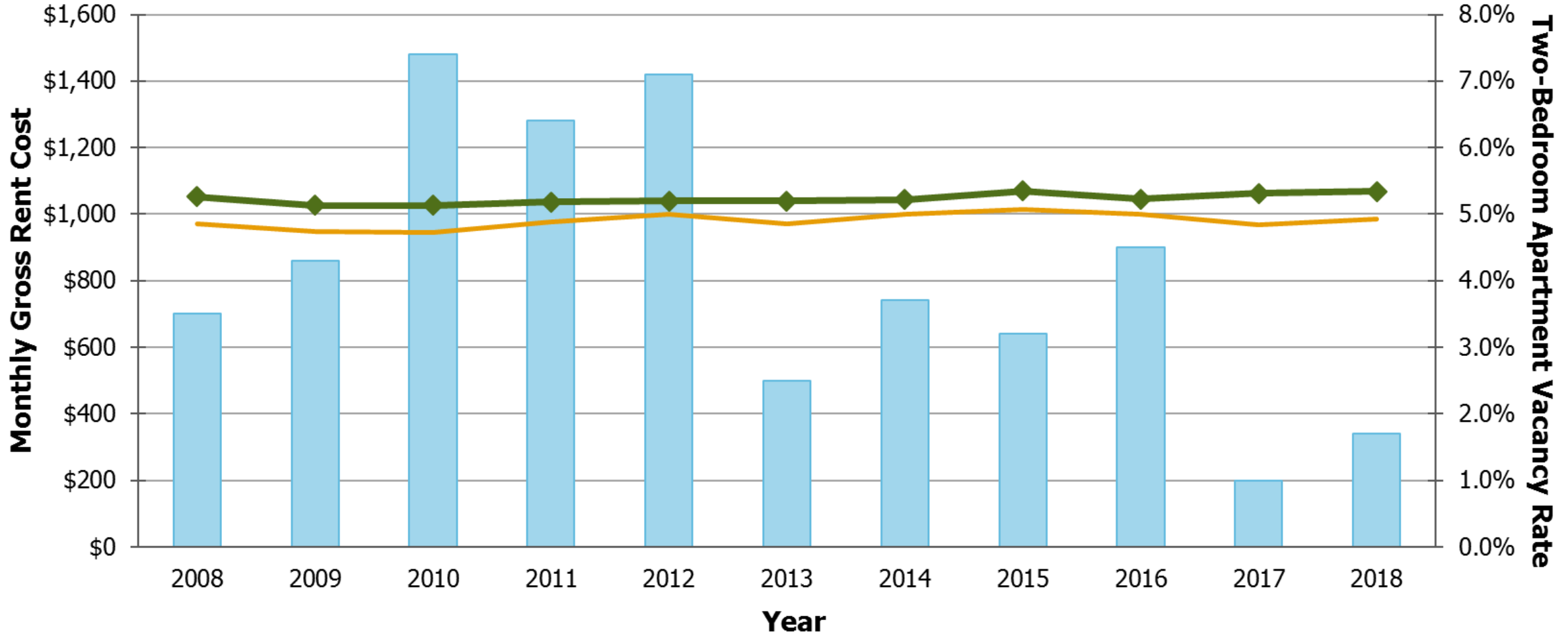


Source: New Hampshire Housing Finance Authority, *2017 Residential Rental Cost Survey and Housing Market Report June 2018*

Two-Bedroom Vacancy Rate Two-Bedroom Median Gross Rent All Units Median Gross Rent

Median Rental Costs and Vacancy Rates in Cheshire County

*Median Monthly Gross Rent for Two-Bedroom Apartments and All Units,
Two-Bedroom Apartment Statewide Vacancy Rate*



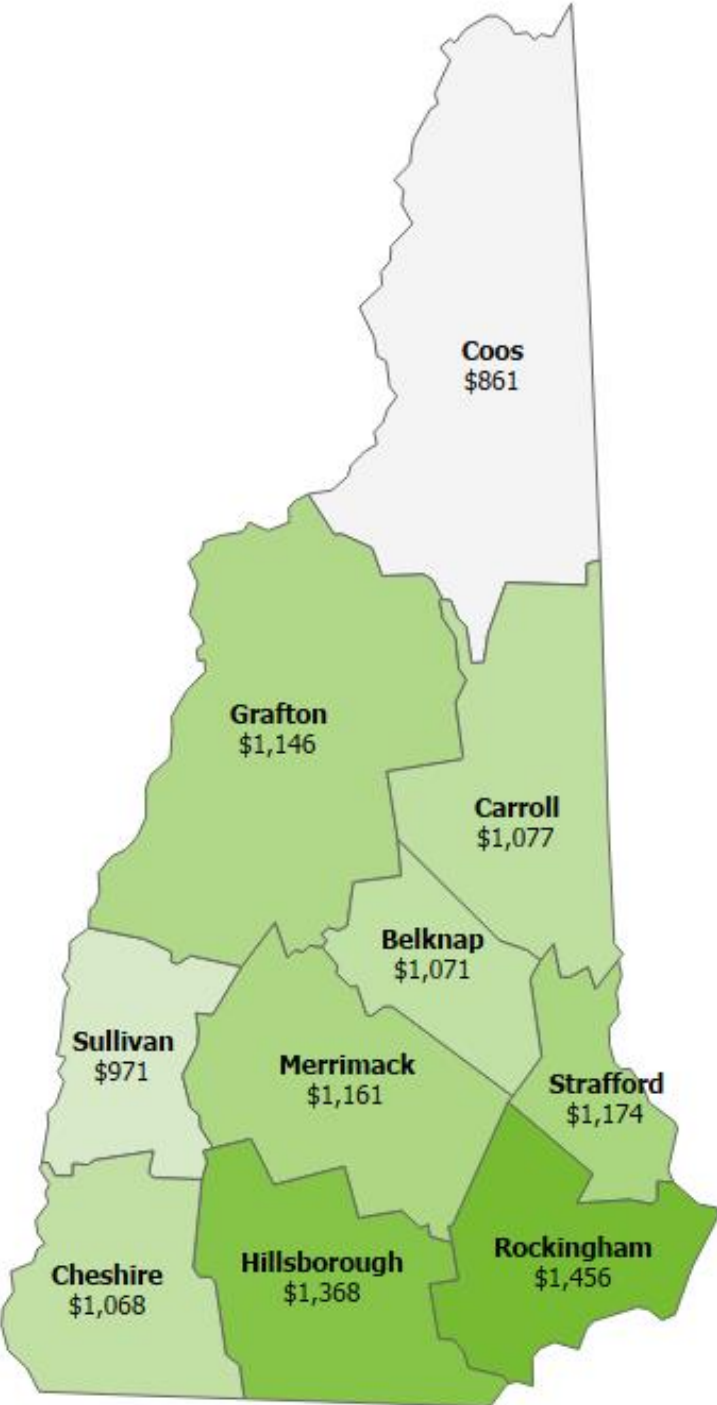
Source: New Hampshire Housing Finance Authority, *Housing Market Report June 2018*

■ Two-Bedroom Vacancy Rate
 ◆ Two-Bedroom Median Gross Rent
 — All Units Median Gross Rent

Median Rent by County

Two-Bedroom Apartments by County, Including Utilities, Based on May 2018 Survey

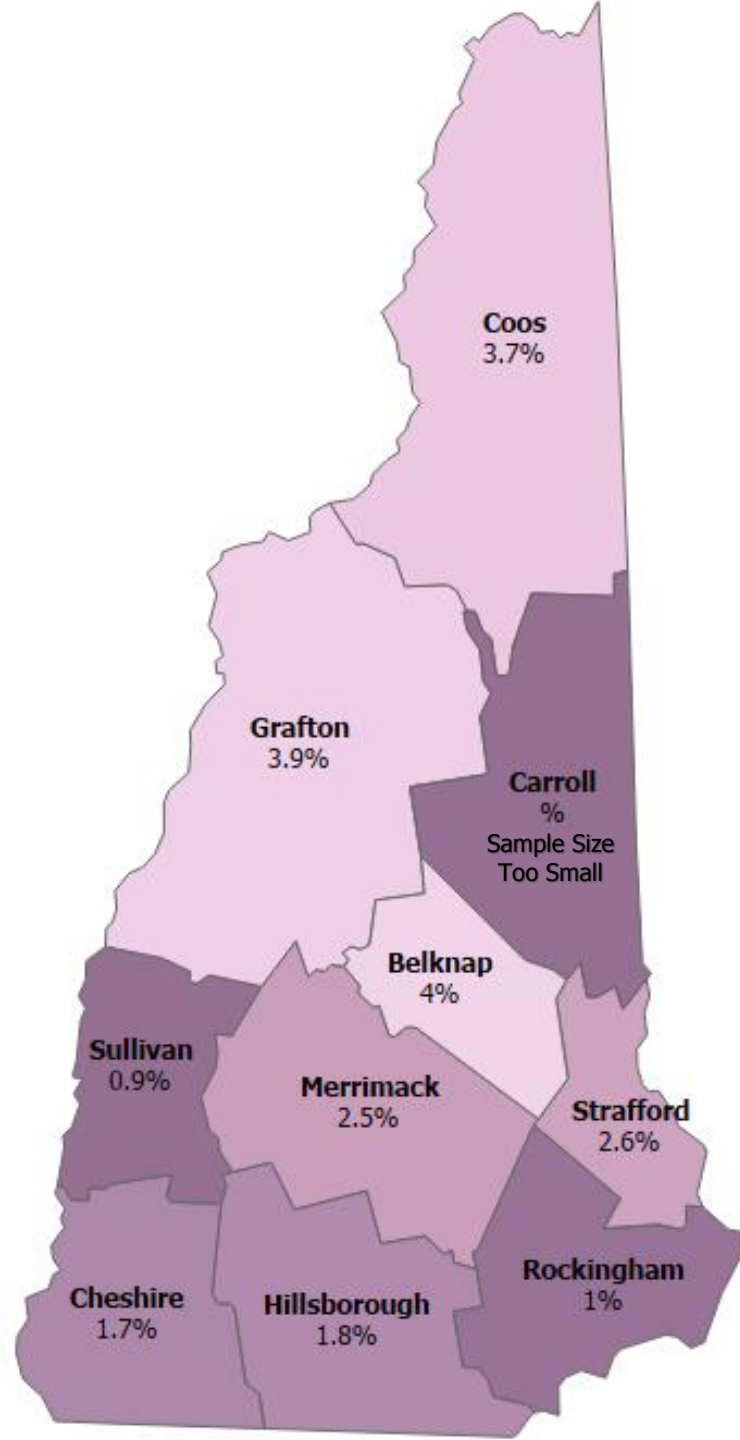
Source: 2018 New Hampshire Residential Rental Cost Survey, New Hampshire Housing Finance Authority, published in *Housing Market Report June 2018*



Vacancy Rate by County

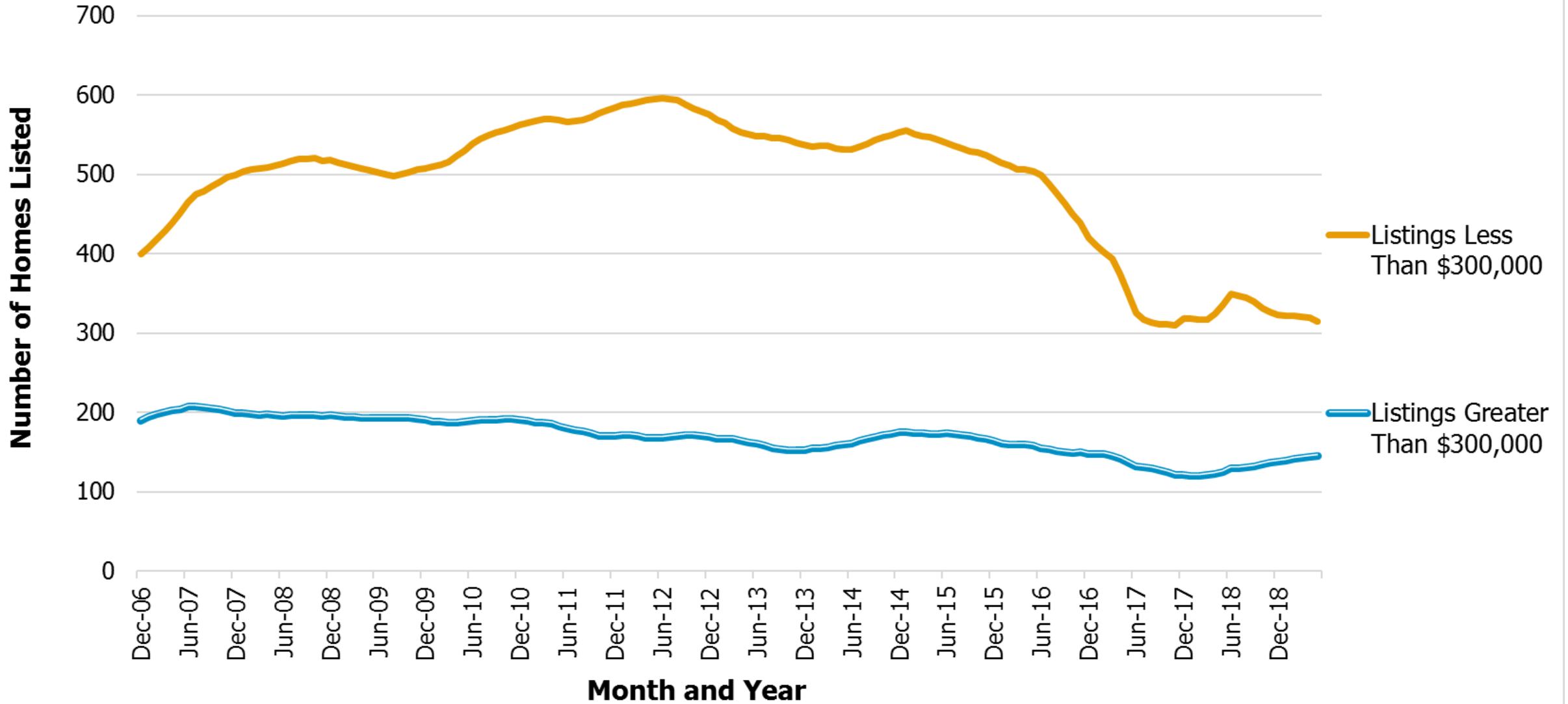
Two-Bedroom Apartment Vacancy Rate by County, Based on May 2018 Survey

Source: 2018 New Hampshire Residential Rental Cost Survey, New Hampshire Housing Finance Authority, published in *Housing Market Report June 2018*



Cheshire County Home Inventory by Price

Multiple Listing Services Home Listings by Price, Twelve-Month Rolling Average



Source: New Hampshire Housing Finance Authority, based on information from the Northern New England Real Estate Network

Household Spending

More than 80 percent falls into six categories (national data):

- Housing (largest)
- Food
- Transportation
- Health Care
- Insurance and pensions
- Entertainment

Source: The Pew Charitable Trusts, *The Precarious State of Family Balance Sheets*, January 2015

Categories included in the Massachusetts Institute of Technology's Living Wage Calculator:

- Food
- Child Care
- Medical
- Housing
- Transportation
- Other Necessities
- Taxes

Source: Nadeau, Carey Anne (for Amy Glasmeier, Ph.D.), *Living Wage Calculator: User's Guide/Technical Notes*, 2017 Update

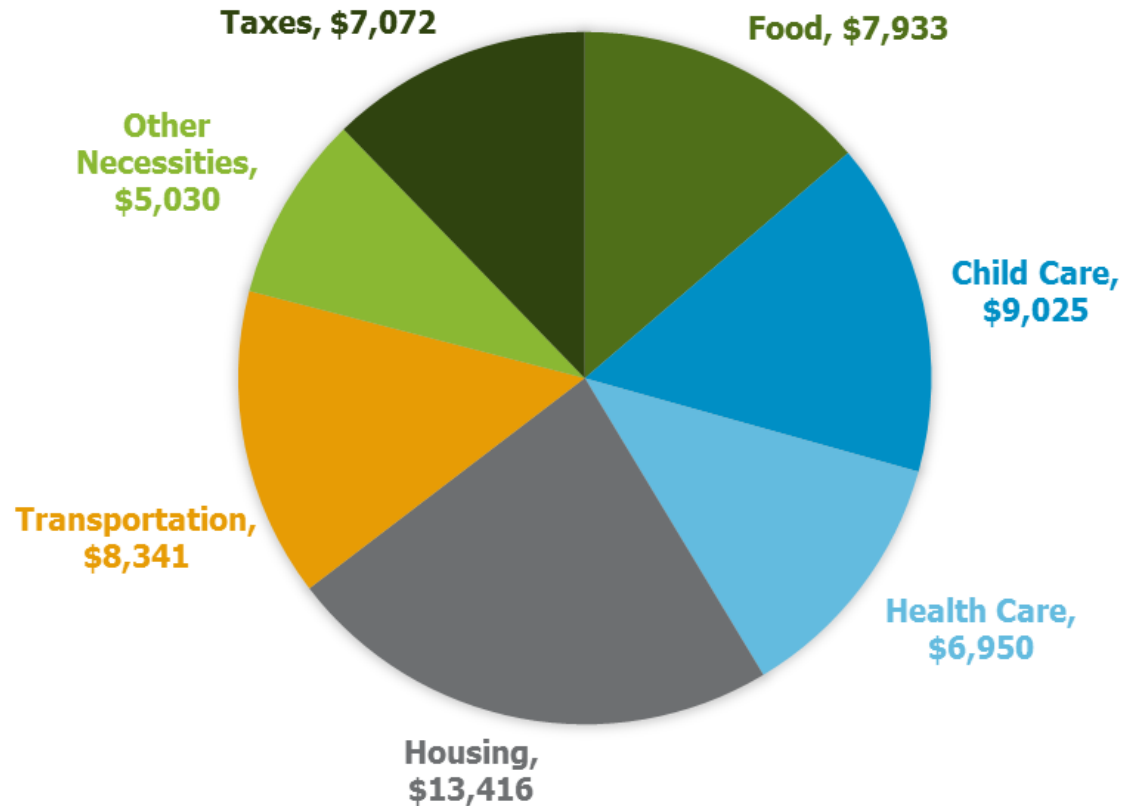
Categories included in the Economic Policy Institute's Family Budget Calculator:

- Food
- Child Care
- Health Care
- Housing
- Transportation
- Other Necessities
- Taxes

Source: Economic Policy Institute, *Family Budget Calculator*

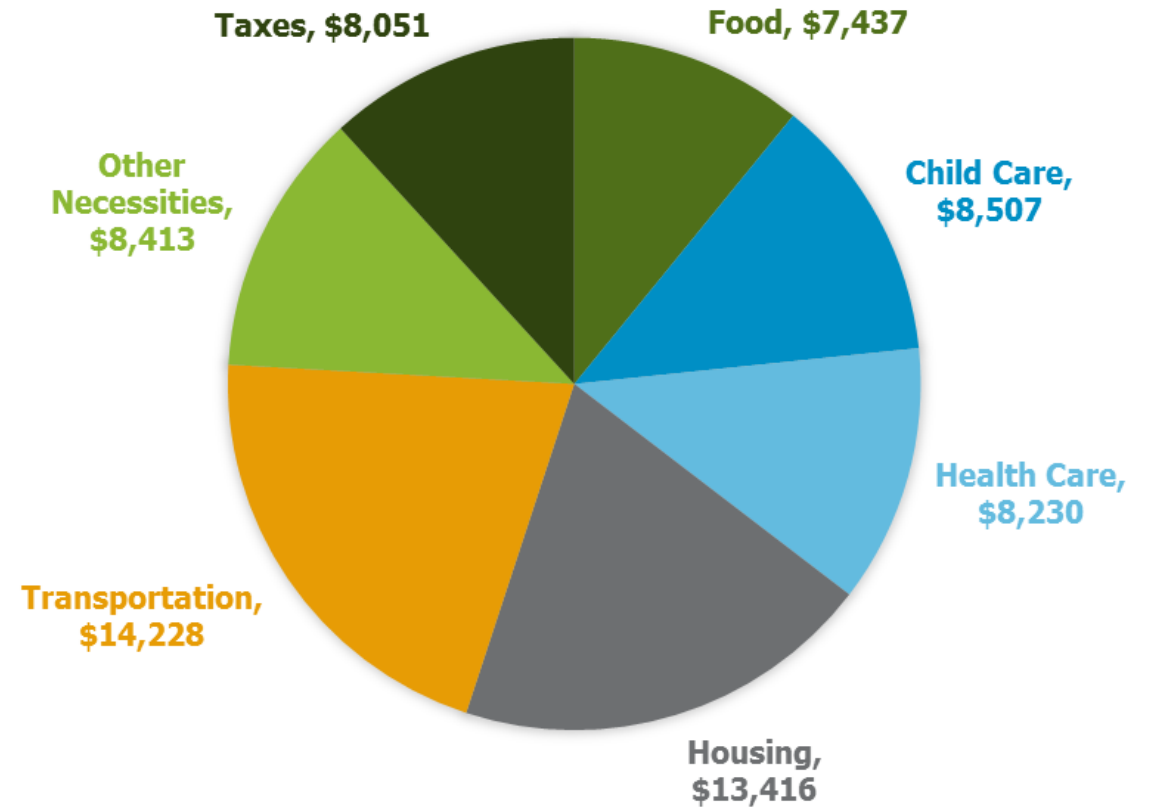
MIT Living Wage Calculator

Cheshire County, Two Working Adults, One Child: \$57,768



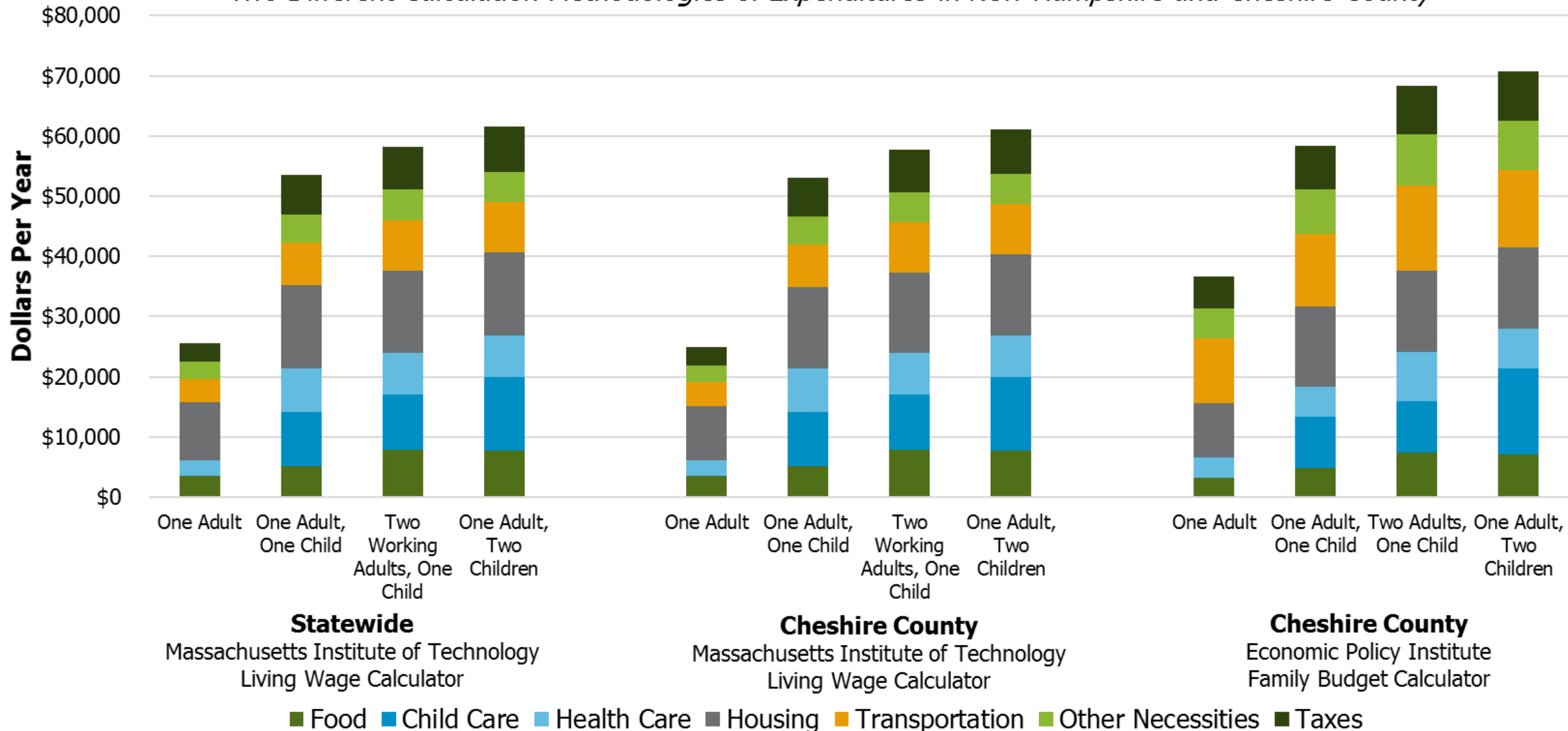
EPI Family Budget Calculator

Cheshire County, Two Adults, One Child: \$68,282



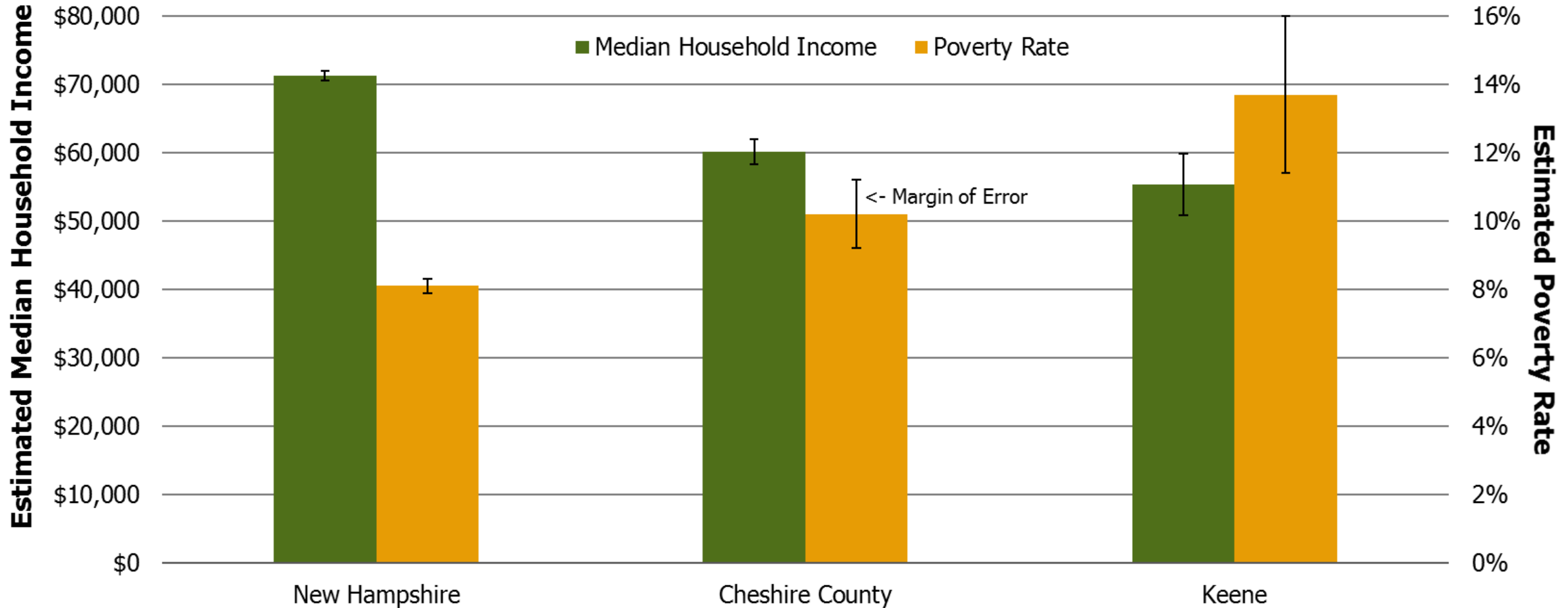
Estimates of Annual Family Expenses

Two Different Calculation Methodologies of Expenditures in New Hampshire and Cheshire County



Median Household Income and Poverty Rates

2013-2017 American Community Survey Data with Margins of Error



New Hampshire Geography

Note: Margins of Error represent 90 percent confidence intervals

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2013-2017

Poverty Threshold by Size of Family

Selected Family Units	Poverty Thresholds (2017)
Single person, under age 65	\$12,752
Single person, aged 65 and over	\$11,756
Couple, householder under age 65	\$16,414
Couple, householder aged 65 and older	\$14,816
Single person under 65 with one child	\$16,895
Couple with one child	\$19,730
Single person with two children	\$19,749
Couple under 65 with two children	\$24,944

Source: U.S. Census Bureau

Wages by New Hampshire County

2017 Average Weekly Wages, Average of Quarterly Averages

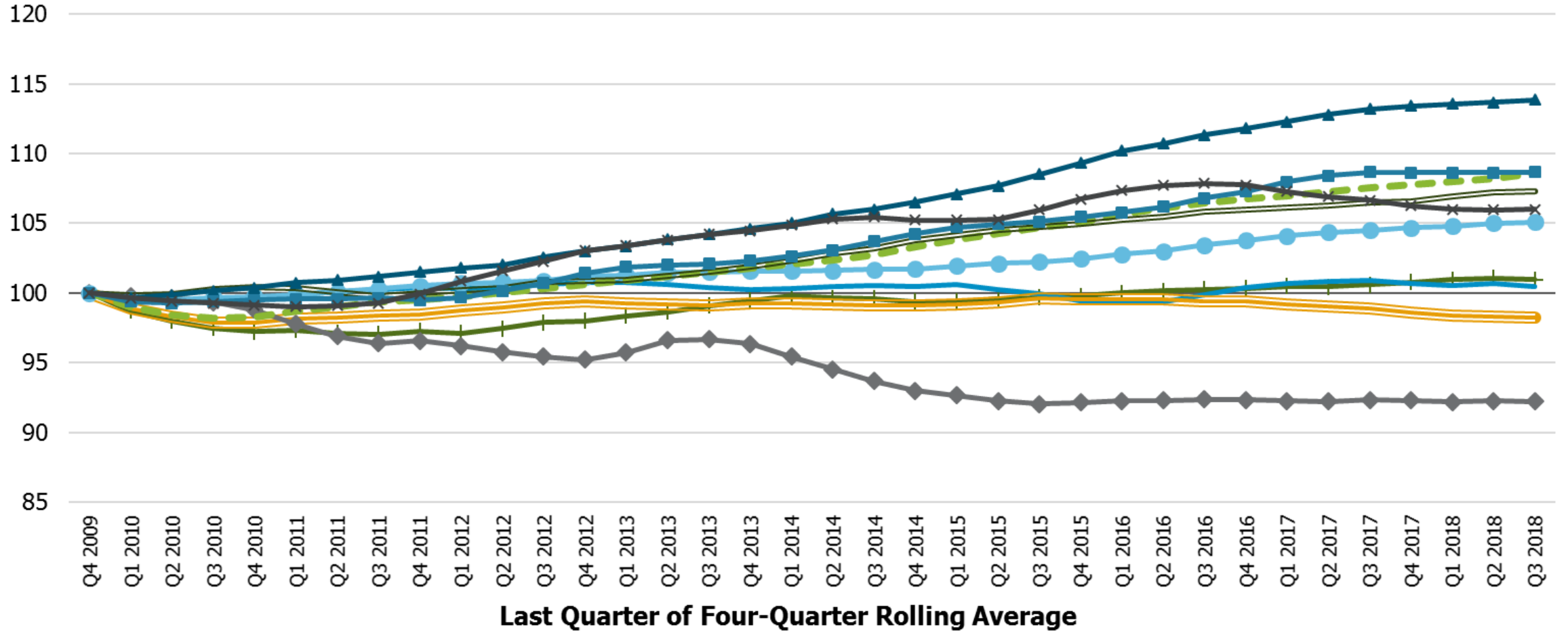
Geography of Workplace		Average Weekly Wage
County	Belknap	\$823
	Carroll	\$699
	Cheshire	\$867
	Coos	\$730
	Grafton	\$1,080
	Hillsborough	\$1,147
	Merrimack	\$980
	Rockingham	\$1,040
	Strafford	\$991
	Sullivan	\$822
State	<i>New Hampshire</i>	<i>\$1,060</i>

Source: New Hampshire Employment Security, Covered Employment and Wages

Changes in Number of Jobs by County

Rolling Average of Four Quarterly Averages of Job Counts by New Hampshire County, Indexed to the Fourth Quarter of 2009

Indexed Average Number of Jobs, Q4 2009 = 100



Source: New Hampshire Employment Security, Economic and Labor Market Information Bureau



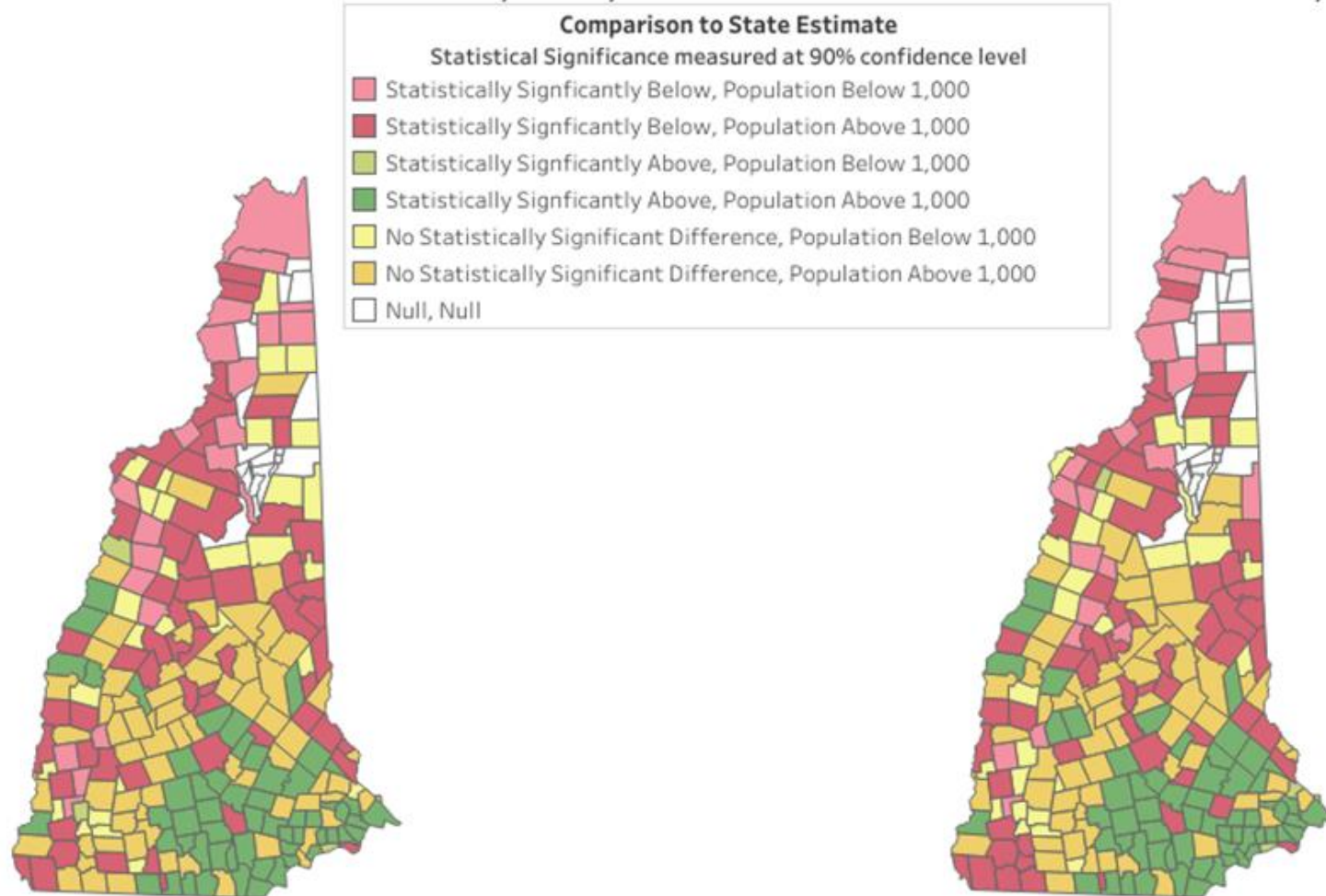
Resident Income at the Municipal Level

Municipal Median Household Income Relative to State Median Household Income

Source: 2007-2011 American Community Survey

Municipal Median Household Income Relative to State Median Household Income

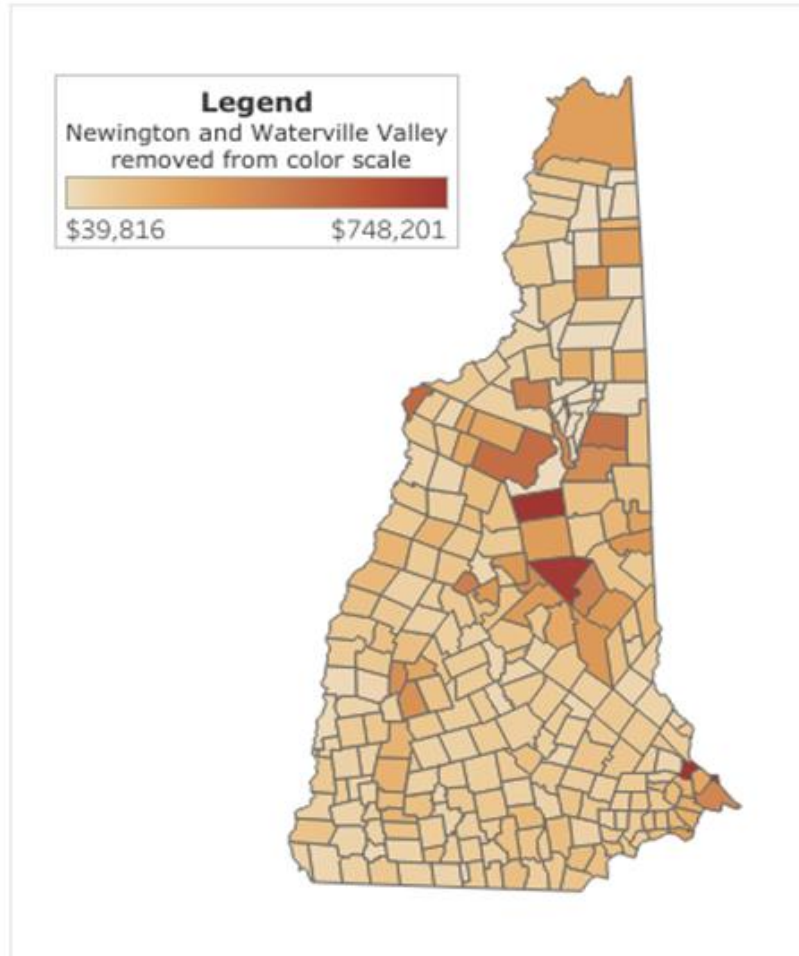
Source: 2012-2016 American Community Survey



Municipal Disparities in Fiscal Capacity

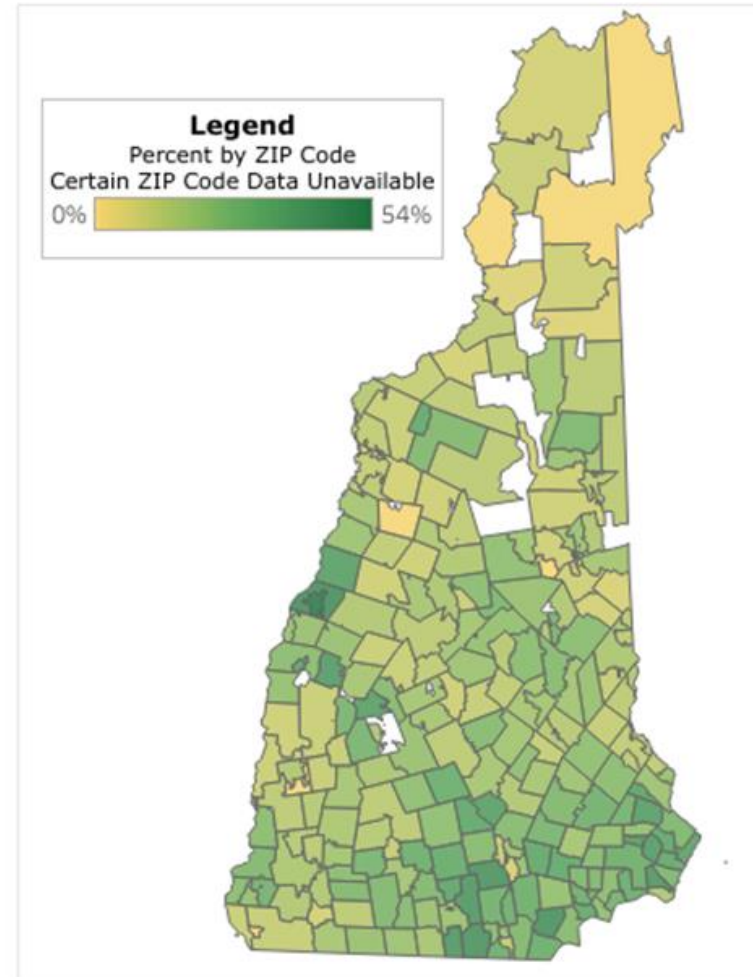
Municipal Property Value Per Capita

Source: Completed Public Tax Rates 2017, NH Dept. of Revenue Administration, 2010 U.S. Census.



Percent of Tax Filers in 2015 With Over \$100,00 Reported Income

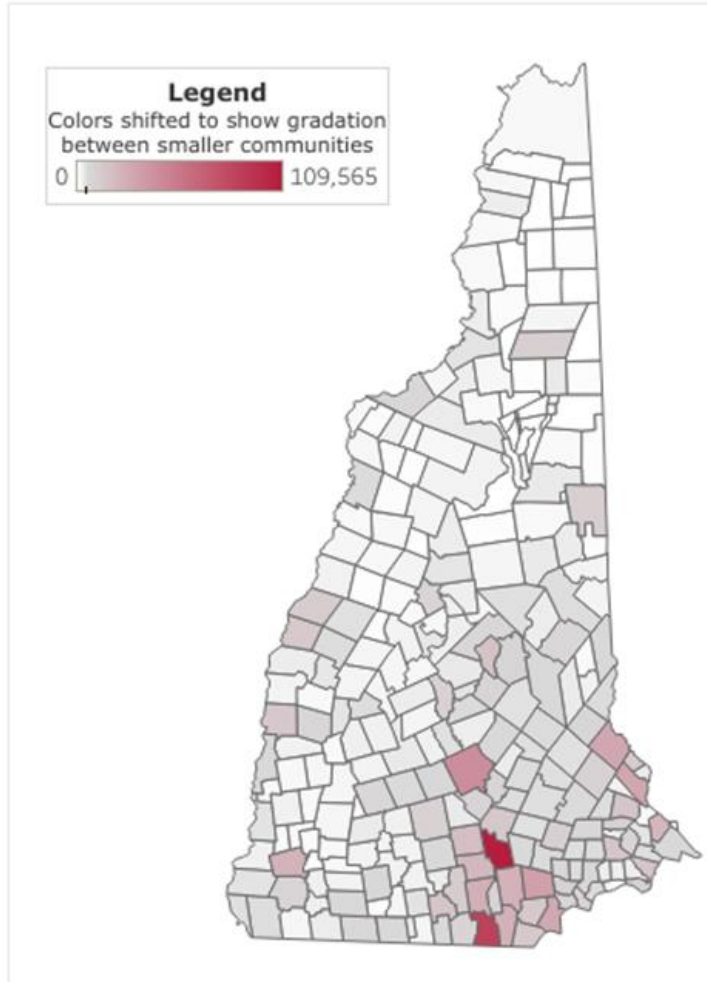
Source: U.S. Internal Revenue Service



New Hampshire Population Distribution, Median Ages, and Property Valuations

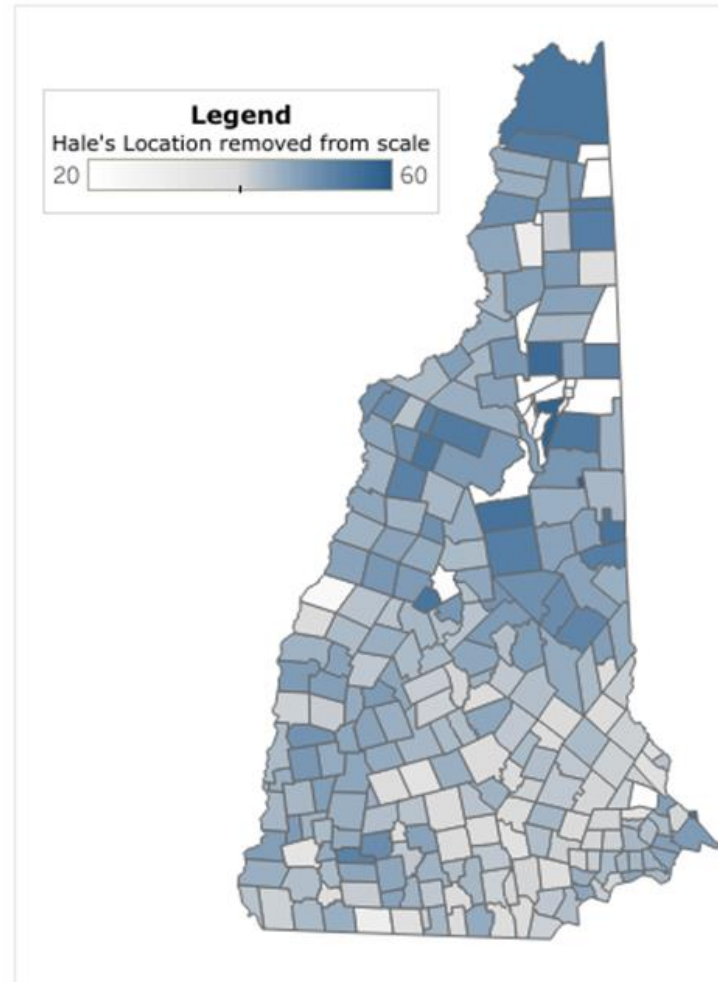
Municipal Population

Source: 2010 U.S. Census



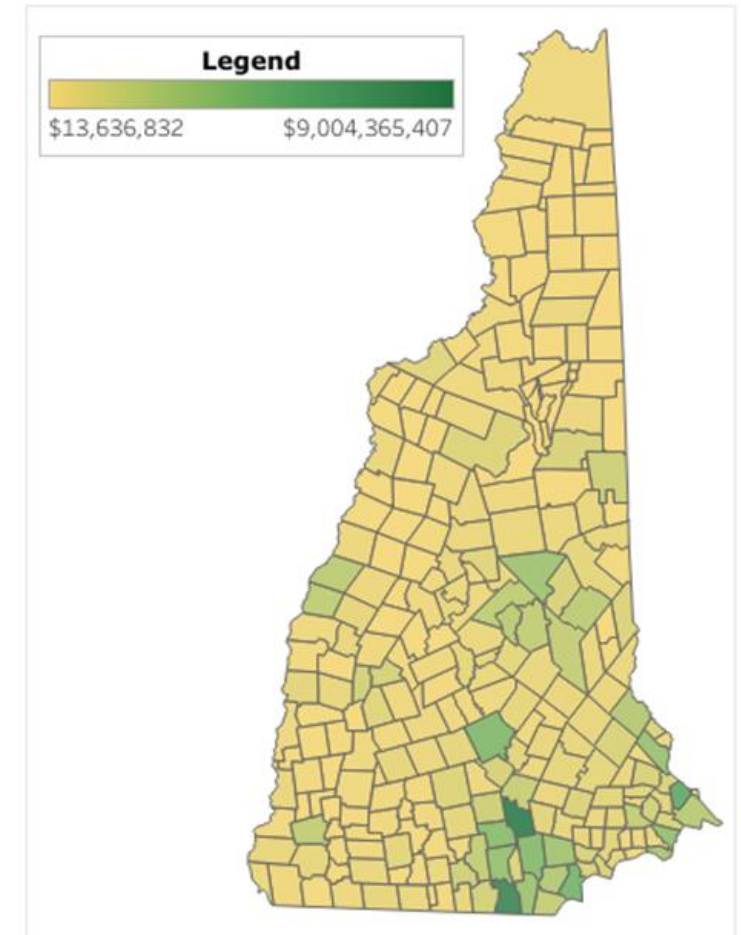
Median Age by Municipality

Source: 2010 U.S. Census



Total Municipal Property Value

Source: Completed Public Tax Rates 2017, NH Dept. of Revenue Administration

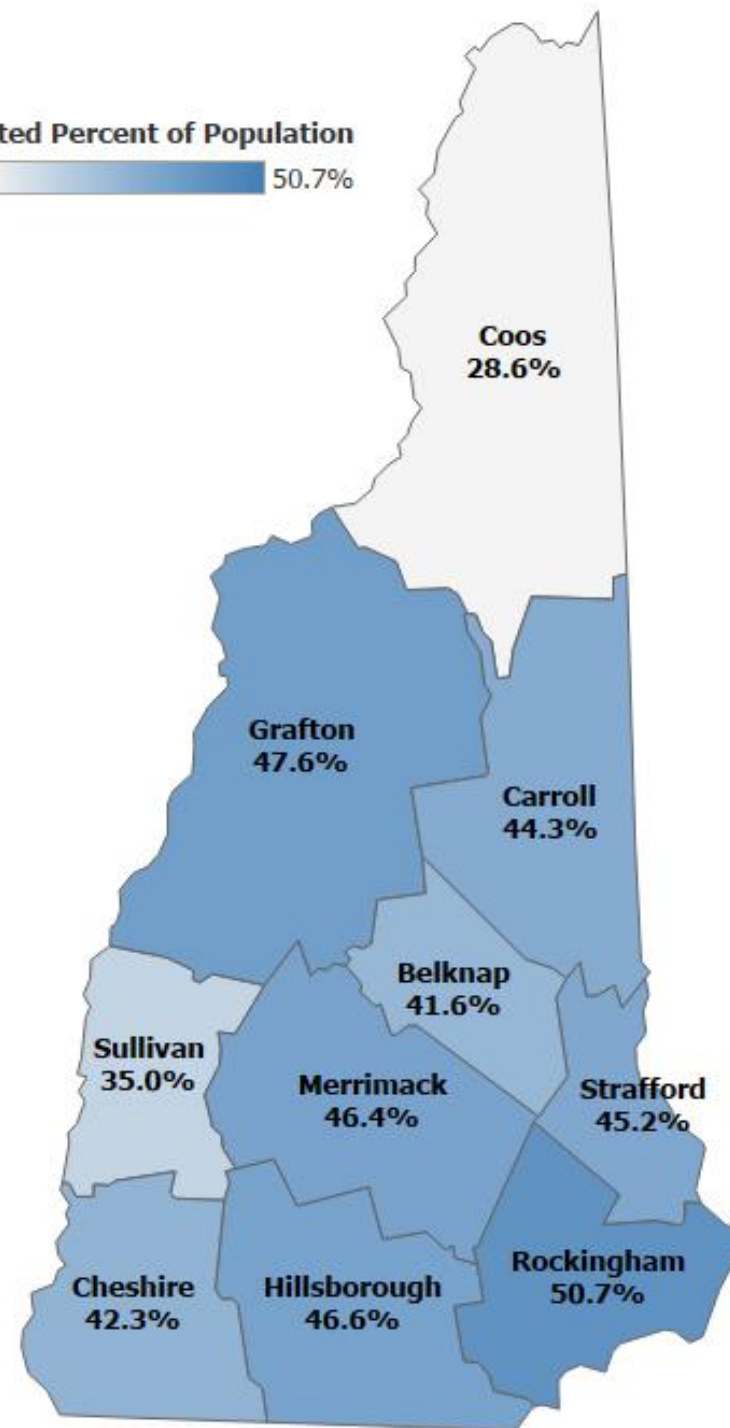


County Educational Attainment, 2013-2017

Population Ages 25 and Up With an Associate's Degree or Higher, New Hampshire Counties

Source: U.S. Census Bureau, American Community Survey, 2013-2017

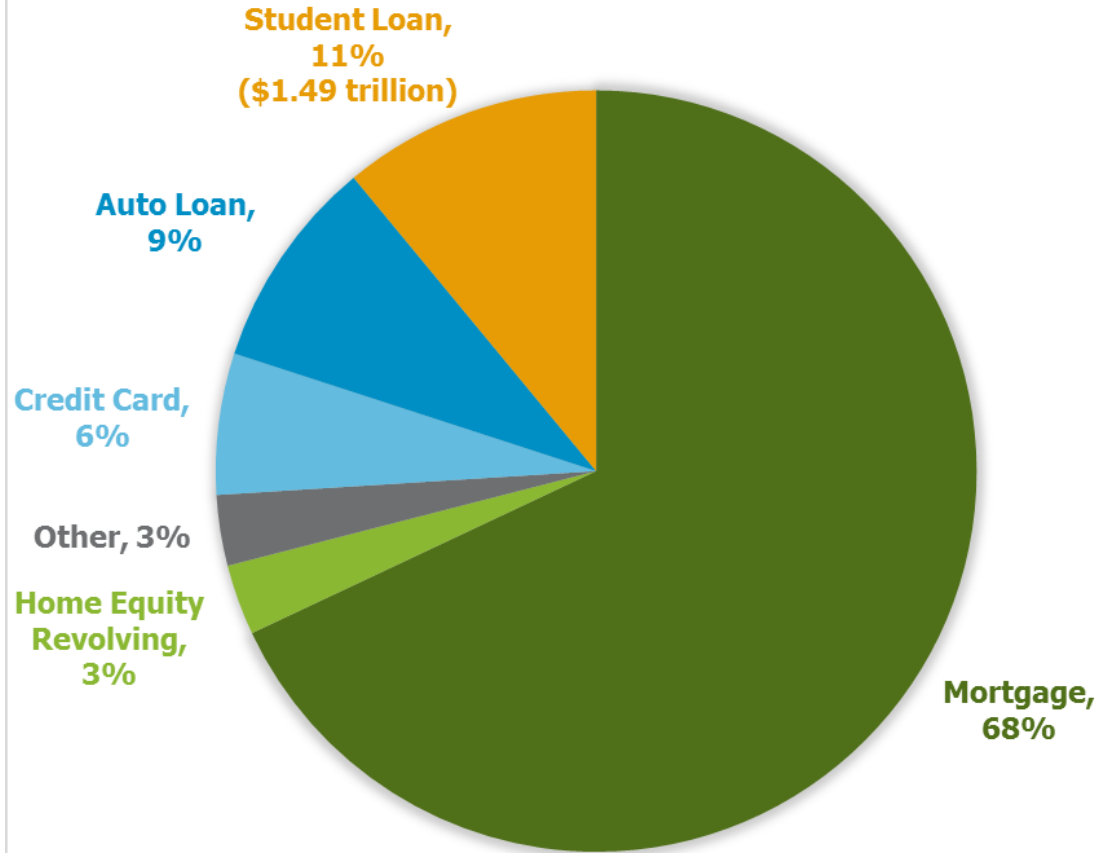
Estimated Percent of Population
28.6%  50.7%



Percentage of U.S. Debt by Type

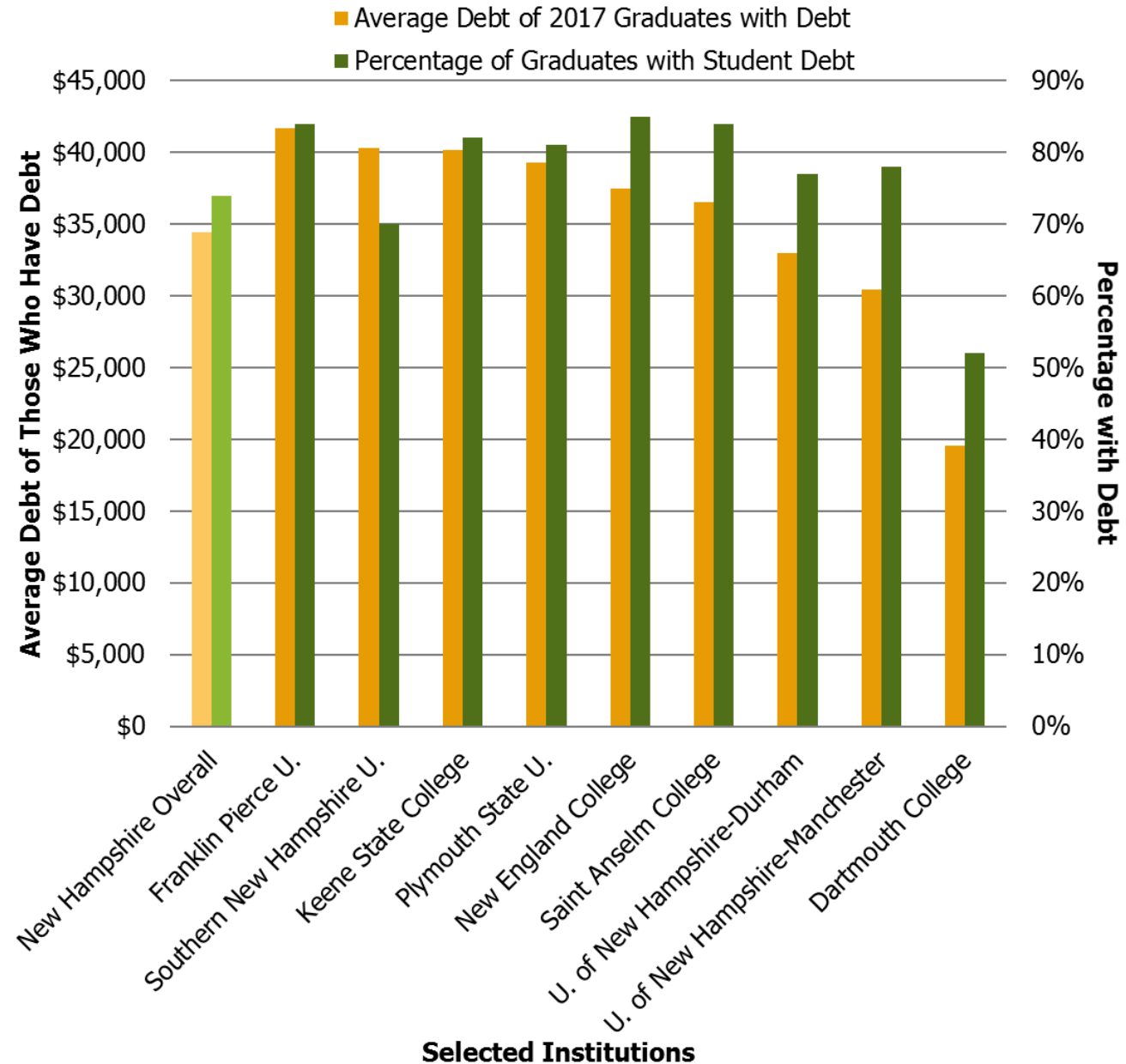
2019 Q1, \$13.67 Trillion Total

Source: Quarterly Report on Household Debt and Credit, Federal Reserve Bank of New York, May 2019



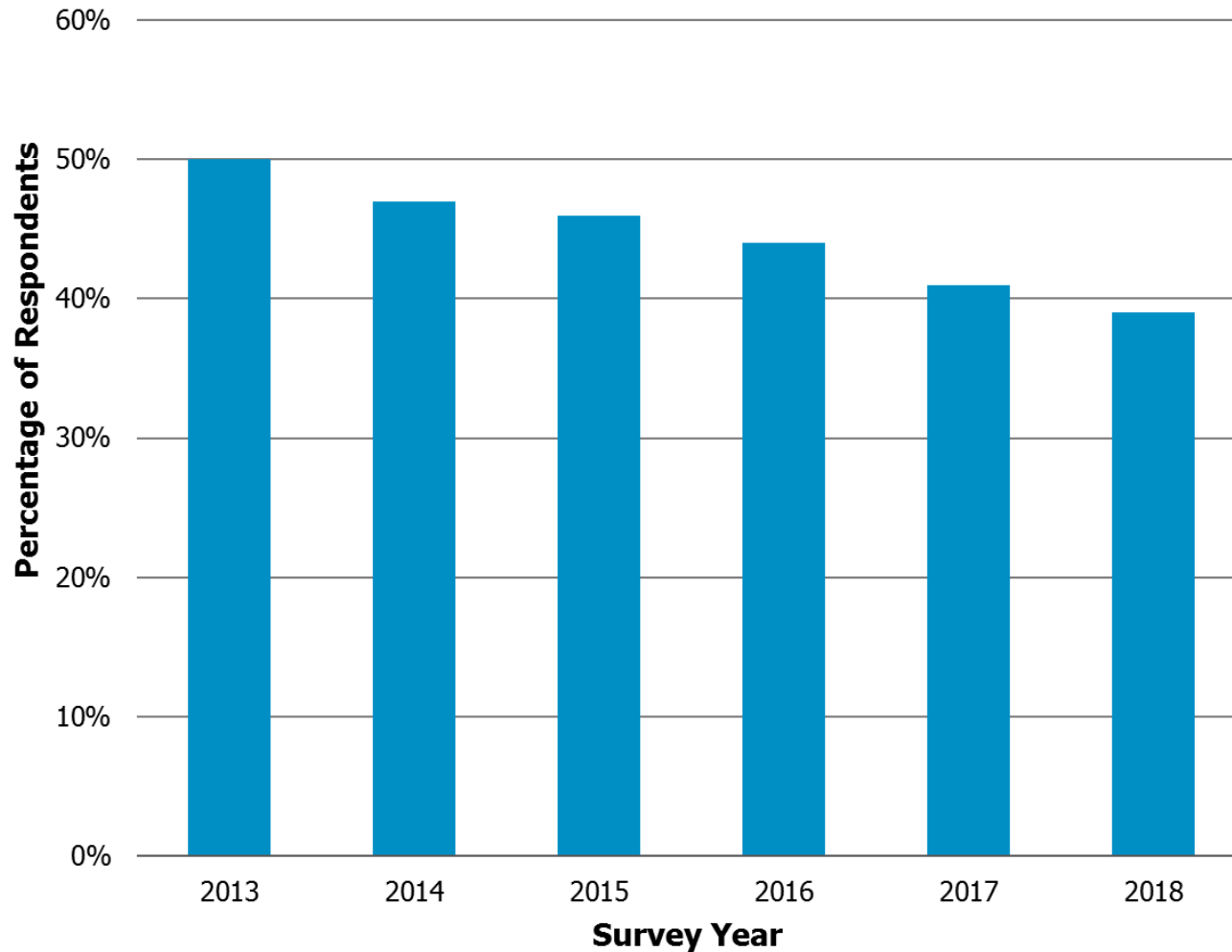
Average Student Debt and Percentage with Debt

Average Debt of Students in 2017 Graduating Class that Have Debt, Percentage that Graduate with Debt, as Reported by Four-Year Degree Granting Institutions



Savings for Unexpected Expenses

Percentage of U.S. Adults Who Report Difficulty Paying \$400 Expense, Would Not Use Cash, Savings, or Credit Card to be Paid Off at Month's End



Source: Board of Governors of the Federal Reserve System, *Report on the Economic Well-Being of U.S. Households in 2018*, May 2019

Other National Research

- In 2013, bottom quintile of income earners had nine days of liquid savings, second quintile had 15 days of liquid savings (cash/checking/savings)
- About 55% of households could not replace one month of income in 2013 with liquid savings

Source: The Pew Charitable Trusts, *The Precarious State of Family Balance Sheets*, January 2015

- About 53% of households with incomes below \$25,000 experienced a 25 percent change in monthly income in 2014-2015
- In 2014, 55% of households reported spending as much as they made or more each month

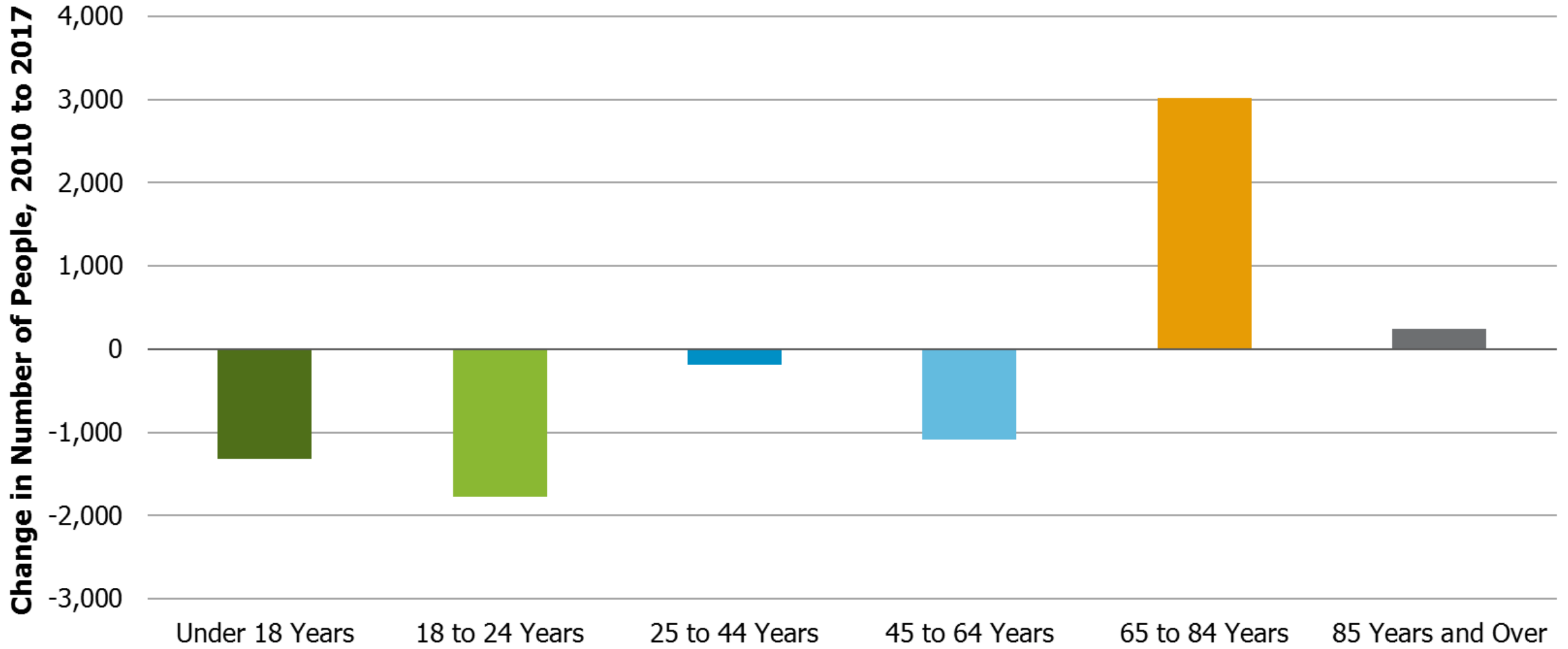
Source: The Pew Charitable Trusts, *How Income Volatility Interacts With American Families' Financial Security*, March 2017

- In a 2009 survey, about 28% of U.S. respondents would certainly not be able to come up with \$2,000 in 30 days, another 22% reported probably not able; higher inability for low-income households

Source: Lusardi, Schneider, and Tufano, *Financially Fragile Households: Evidence and Implications*, Brookings Papers on Economic Activity, Spring 2011

Cheshire County Population Change Estimates by Age

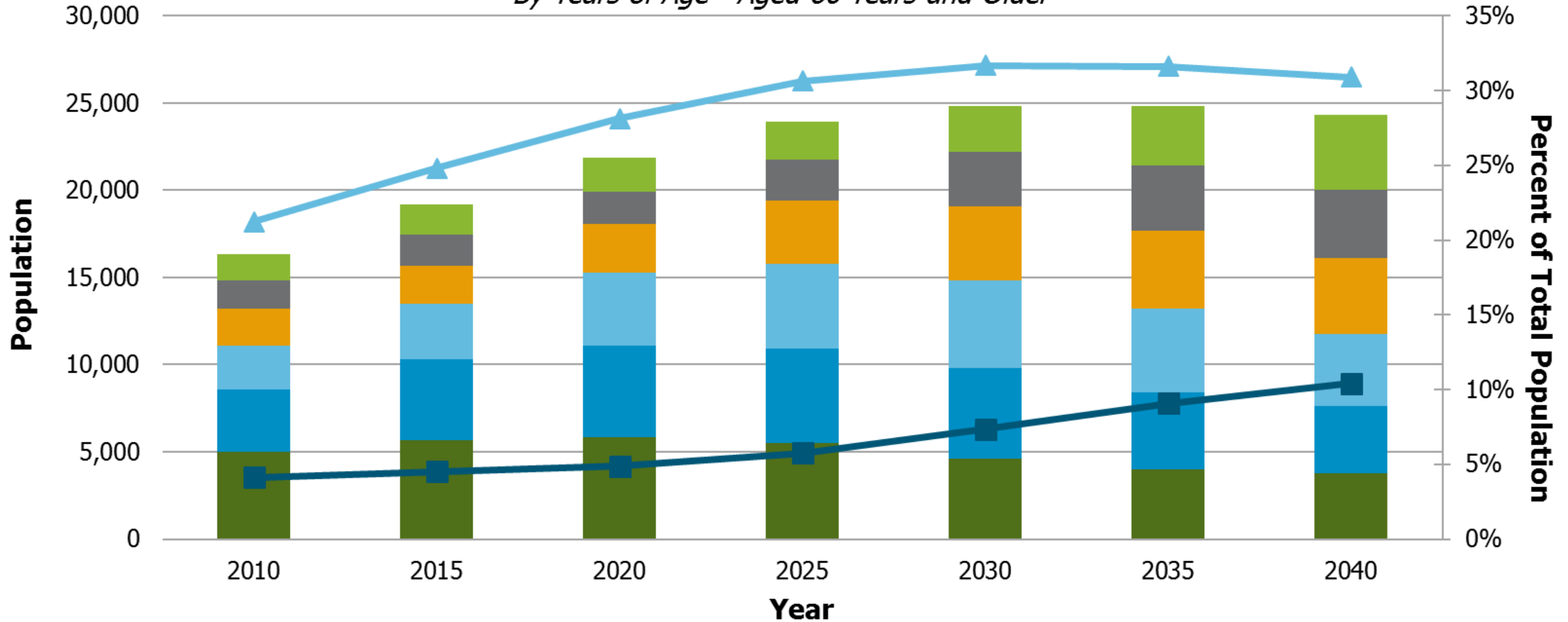
Estimated Change in Population by Age Group, 2010 to 2017



Age Group
Source: U.S. Census Bureau Population Estimates Program; Estimates for July 1 of 2010 and 2017

Cheshire County Population Projections

By Years of Age - Aged 60 Years and Older



Source: September 2016 Projections from the New Hampshire Office of Energy and Planning

- 60-64
- 65-69
- 70-74
- 75-79
- 80-84
- 85 and Over
- ▲ Percent 60 and Over
- Percent 80 and Over

For More Information:

- NHFPI's Issue Brief *Measuring New Hampshire's Municipalities: Economic Disparities and Fiscal Capacities*, August 29, 2018: <http://nhfpi.org/research/state-economy/measuring-new-hampshires-municipalities-economic-disparities-and-fiscal-capacities.html>
- Accompanying maps available through NHFPI's blog post "Interactive Maps of Municipal Economic Disparities and Fiscal Capacities," August 30, 2018: <http://nhfpi.org/commoncents/interactive-maps-of-municipal-economic-disparities-and-fiscal-capacities.html>
- NHFPI's Issue Brief *New Hampshire's Economy: Strengths and Constraints*, June 4, 2018: <http://nhfpi.org/research/state-economy/new-hampshires-economy-strengths-and-constraints.html>
- This and other NHFPI presentations: <http://nhfpi.org/resources/nhfpi-presentations>



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