NORTH COUNTRY COUNCIL

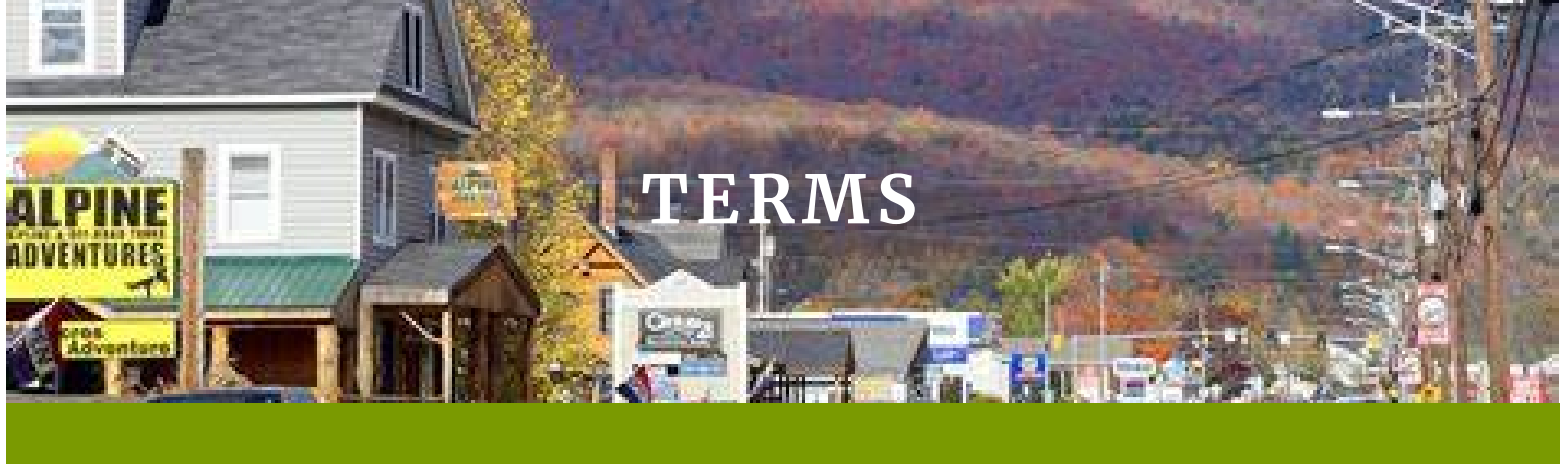# 2023 LINCOLN ADVOCATES GUIDE

THE PURPOSE OF THIS GUIDE IS TO PROVIDE KNOWLEGE ON WORKFORCE AVAILABILITY IN RELATION TO LOCAL BUSSINESES & DEMOGRAPHICS.

Affordable & Workforce Housing...

Affordable housing means housing that does not cost more than 30% of a household income. For rental units, it includes the cost of utilities. For ownership units, it includes the mortgage, taxes and insurance. As a goal, all housing should be affordable to the people who live in it, at all price levels.

Workforce housing means units that are affordable to the incomes of the workforce in an area. In NH, state law sets the income levels for Workforce Housing, as units that are affordable to renters making less than 60% of the average (median) income, and homeowners making less than 100% of the average (median income). These household income levels are adjusted based on the number of people in a household. In NH's workforce housing law (RSA 674:58 – 61) it is broken down as "housing that's "affordable" for Renter family of 3 making 60% of Area Median Income, or Owner family of 4 making 100% of Area Median Income. It cannot include age-restricted housing (like housing for seniors) or developments where more than half of the units have less than 2 bedrooms.

Subsidized housing means two things ...

- **Housing Choice Vouchers:** Formerly known as Section 8, these are vouchers given to very-low income people to help them pay a portion of their rent. These vouchers can be use to help pay rent at any rental housing unit in a community.
- **Low-Income Housing Tax credits:** Are a federal tax credit program used to construct new housing. These tax credits allow a builder (or owner) to get an income tax credit for the money they invest in units for low and moderate income residents.
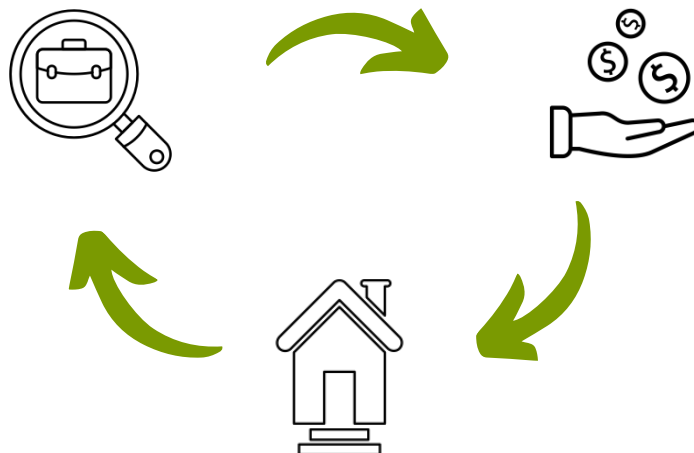
LOCAL INCOME & HOUSING COSTS

Lincoln Resident Data...

- **Current population in Lincoln:** 1,021 (2021 Census Department, American Community Survey)
- **Current number of housing units:** 1,242 units (2021 Census Department, American Community Survey)
- **Current number of vacant homes:** 846 units (A housing unit is vacant if no one is living in it at the time of the census interview, unless its occupants are only temporarily absent.). (2021 Census Department, American Community Survey)
- **Average cost of a rental in the area:** $1,089 in Grafton County (2021 NHHFA rental survey data)
- **Median income in Lincoln:** $55,714 (2021 Census, American Community Survey)

More Resources of Intrest...

- Term definitions around workforce housing: https://ced.sog.unc.edu/2018/07/what-exactly-is-workforce-housing-and-why-is-it-important/
- Headscratcher Affordable housing terms: https://www.strongtowns.org/journal/2018/3/30/17-head-scratcher-housing-words-defined

LOCAL INCOME & HOUSING COSTS

Pay Rate Realities...

Median income for select positions	% of income needed to afford (30% housing costs) the average rental for each Position	The number of hours (at the average rate – you would need to work EACH week to afford that unit)	Rent Affordable to position
Healthcare support workers: Average hourly wage in Plymouth Area: $17.57 per hour (estimated annual salary of $36,546 – based on 40 hours/week and 52 weeks/year of work)	A Healthcare support worker must make 155% of the average income for those positions to afford the average rental in the area.	An average Healthcare support worker would need to work 62 hours a week to afford that rent.	A Healthcare Support worker can afford $914 for rent based on their average annual salary.
Childcare worker: Average hourly wage in Plymouth Area: $13.40 per hour (estimated annual salary of $27,872 – based on 40 hours/week and 52 weeks/year of work)	A Childcare worker must make 203% of the average income for those positions to afford the average rental in the area.	An average Childcare worker would need to work 81 hours a week to afford that rent.	A Childcare worker can afford $697 for rent based on their average annual salary.
Cooks at a Restaurant: Average hourly wage in Plymouth Area: $18.15 per hour (estimated annual salary of $37,752 – based on 40 hours/week and 52 weeks/year of work)	A cook must make 150% of the average income for those positions to afford the average rental in the area.	An average cook would need to work 60 hours a week to afford that rent.	A cook in a restaurant can afford $944 for rent based on their average annual salary.
Servers at a Restaurant: Average hourly wage in Plymouth Area: $12.15 per hour (estimated annual salary of $25,272 – based on 40 hours/week and 52 weeks/year of work)	A server must make 224% of the average income for those positions to afford the average rental in the area.	An average server would need to work 90 hours a week to afford that rent.	A server in a resturant can afford $932 for rent based on their average annual salary.
Recreation Worker: Average hourly wage in Plymouth Area: $15.31 per hour (estimated annual salary of $31,845 – based on 40 hours/week and 52 weeks/year of work)	A Recreation worker must make 178% of the average income for those positions to afford the average rental in the area.	An average recreation worker would need to work 71 hours a week to afford that rent.	A recreation worker can afford $796 for rent based on their average annual salary.
Retail salesperson: Average hourly wage in Plymouth Area: $16.14 per hour (estimated annual salary of $33,571 – based on 40 hours/week and 52 weeks/year of work)	A retail salesperson must make 169% of the average income for those positions to afford the average rental in the area.	An average retail salesperson would need to work 67 hours a week to afford that rent.	A retail salesperson can afford $839 for rent based on their average annual salary.

SOURCE NHES 2021

TOWN PROFILE

LINCOLN
GRAFTON COUNTY, NEW HAMPSHIRE

NORTH COUNTRY COUNCIL
COMMUNITY PLANNING AND DEVELOPMENT

COMMUNITY SNAPSHOT

Quick Facts

945	Total Population
55.5	Mean Age
$52,857	Median Household Income
$218,200	Median House Value
448	Number of Households
8.9%	Population Below Poverty
$5.07	per $1,000 in assessed value Property Tax

Source: U.S. Census

POPULATION

Age Cohort	% Town	% State	% U.S
5 and Under	1%	5%	6%
18 and Under	11%	19%	23%
25 to 34	18%	10%	9%
35 to 64	33%	12%	14%
65 and Older	31%	18%	15%

EDUCATION

Maximum Attainment Level	% Town	% State	% U.S
No Diploma	4%	5%	7%
High School Graduate	29%	28%	27%
Some College	30%	18%	20%
Associate's Degree	5%	10%	9%
Bachelor's Degree	24%	23%	20%
Advanced Degree	6%	15%	13%

DISABILITY

	Town		State	
Year	Population	Percent	Population	Percent
2019	174	18%	176,261	13%
2016	272	20%	161,401	12%
2013	277	22%	151,233	12%

Historic & Projected Population Trends

— Population
---- Projected Population Trend

HOUSING

Median Monthly: Cost of Rent & Utilities Versus Renter Income in 2018
(Source: U.S. Census ACS 5-year estimates, 2018-2014)

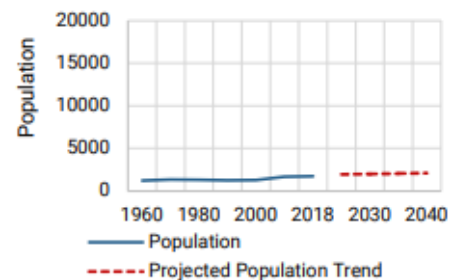|	Rent & Utilities	Renter Income
Town	$3,292	$856
County	$3,314	$942
State	$3,912	$1,087

Housing Type	Town	County	State
Total Housing Units	448	34,727	541,396
Tenure Owner	298	24,081	384,166
Tenure Renter	150	10,646	157,230

Jobs to Housing Ratio Meter

Less than 0.25	0.25 - 0.49	0.50 - 0.74	0.75 or Greater

Total employment devided by total occupied housing units. Source: EPA Smart Growth, National Walkability Index, Employment and Housing Mix

WORKFORCE

Characteristics	Town	County	State
Total Civilian Workforce Population	499	15,190	758,102
Employed	59%	61%	65%
Unemployed	0%	2%	2%

Occupation

Occupation categories: Management, Business, Science, & Arts; Services; Natural Resources, Construction, & Maint.; Office & Sales; Production, Trans. & Materials Moving

Legend: Town | County | State
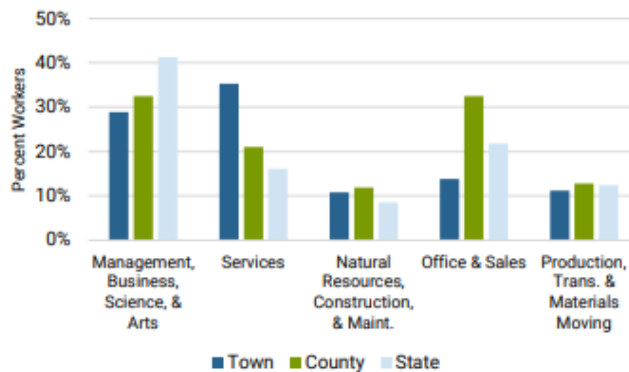
Where do Residents Work?	% of Population
Work in State	99.0%
Work in County	99.0%
Work Outside County	0.0%
Work Outside of State	1.0%

Commuting Patterns (# of Workers)

Legend: Commute into Town | Live & Work within Town | Work Outside of Town

NATURAL RESOURCES

79,571 ACRES OF CONSERVED LAND

Legend: State Federal | State | Town | Other

Miles of Trails 162

Water Acess Areas 3
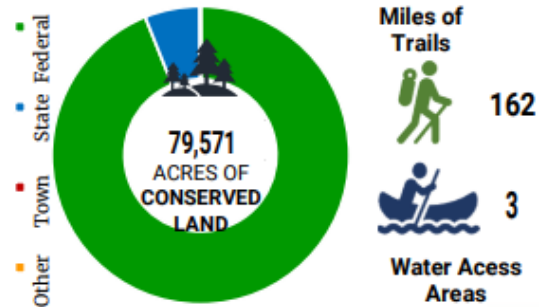
TRANSPORTATION

Type	% Town	% County	% State
Drove Alone	54%	74%	81%
Carpooled	16%	9%	8%
Public Transportation	0%	1%	1%
Walked	4%	1%	3%
Bicycled	5%	7%	0%
Other Means	4%	2%	1%
Works at Home	17%	6%	7%

Household Vehicle Availability 2019

Legend: No Vehicle | 1 Vehicle | 2 Vehicles | 3+ Vehicles
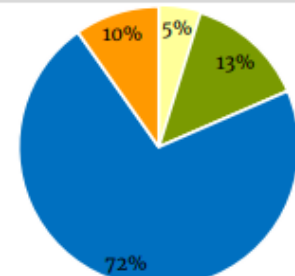
(Source: U.S. Census ACS 5-year estimates, 2015-2019)

Travel Time to Work	% Town	% County	% State
Under 10 minutes	57%	20%	14%
10 to 19 minutes	18%	31%	28%
20 to 29 minitues	16%	19%	20%
30 to 44 minutes	8%	17%	20%
45 minutes or more	1%	13%	19%
Mean Travel Time:	11.2 min	23.6 min	27.5 min

Transportation Services
Local transportation service providers are always changing. Please refer to the service directory provided by your regional coordinating council, below:
Carroll County Regional Coordinating Council
www.carrollcountyrcc.net

Important Note: The American Community Survey is an annual survey administered by the US Census Bureau to a sample of Population. Figures given are estimates only, unlike the Census, which collects information about every person and is not based on a sample. Because the ACS uses sample data, each estimate is reported with a margin of error. Margins of error vary by dataset, and in some cases are very large at small levels of geography such as the municipality level. Estimates shown here are aggregated over a five-year period and do not represent a specific point in time. Learn more at: www.census.gov/acs