

Appendix C: Cornish Demographic Profile

Cornish Master Plan Community Profile: Population, Housing, and the Economic Base

INTRODUCTION

This Chapter focuses on the various facets and segments of the population of Cornish, including population trends, demographics, and projections for future growth. In many cases the information is presented so that it can be compared with surrounding municipalities, the County and the State. Information for this section was derived from a variety of sources; the Office of Energy and Planning, US Bureau of Census, the New Hampshire Department of Employment Security, and the NH Department of Health and Human Services. The 2000 US Census data was available and was supplemented by estimates from the NH Office of Energy and Planning for the recent years in between the dicennial Census. The findings in the Community Profile Chapter in particular have an important influence on the remaining Master Plan chapters.

POPULATION

One of the most important elements of the Master Plan is an analysis of population trends and characteristics and population projections. Any significant changes in the population will consequently affect land use patterns, the town's economic base, and local demand for housing, transportation, human services and community facilities. This section will first address overall population trends, and then the composition of the population, and finally, the future population projections for Cornish.

1. POPULATION TRENDS

Cornish Historical Population Trends

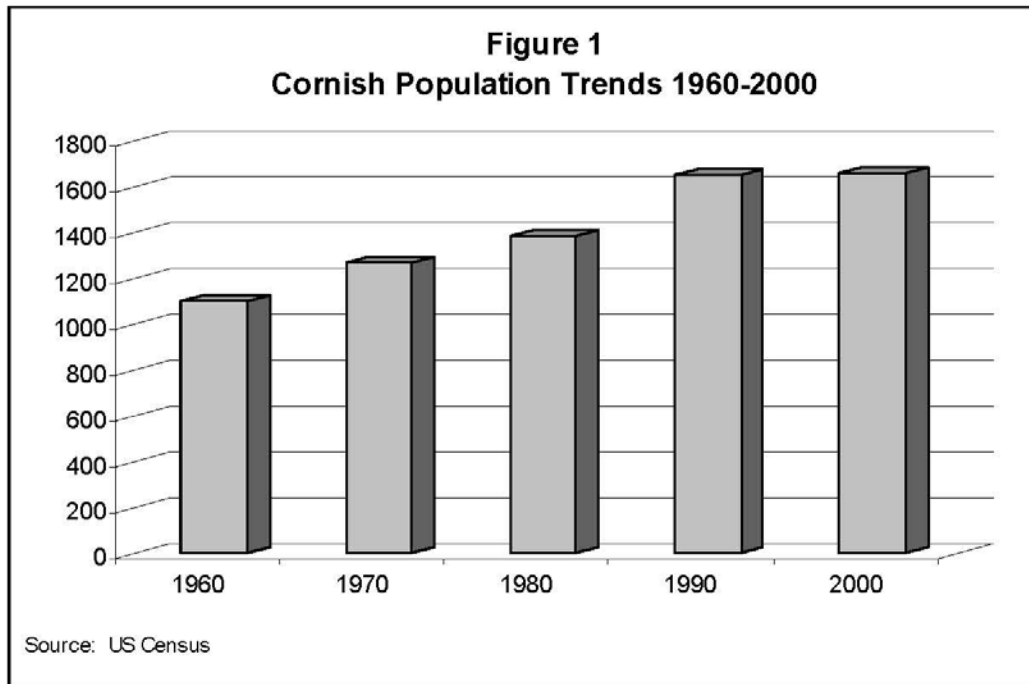
An analysis of population trends is the foundation of a master plan. Significant changes in population affect many other factors, including land use patterns, economic development, and the needs for community services and facilities. The historical trends of Cornish's population growth are presented in Table 1.

Cornish experienced rapid population growth in its early years, particularly between 1767 and 1810. Cornish's population reached a historical peak in 1840 when the population reached 1726. Over the next 50 years, the population steadily declined to a low of 754 in 1890. Between 1890 and 1940, the population fluctuated and between 1940 and 1980, Cornish again experienced a steady increase in population. During the 1970s, the population increased 9.6 percent which lagged behind the national population increase (+11.5 percent), the Sullivan County increase (+16.5 percent), and the state increase (+24 percent). There was a very large increase from 1980 to 1990 and only a negligible increase from 1990 to 2000 (Figure 1 and Table 1).

Table 1: Cornish Population Trends, 1767–2000

Year	Town of Cornish		Sullivan County		State of New Hampshire	
	Population	% change	Population	% change	Population	% change
1767	133	--	816	--	--	--
1773	213	60.2	2,184	167.6	--	--
1775	309	45.1	2,610	19.5	--	--
1783	509	64.7	2,595	-0.6	--	--
1786	605	18.9	6,259	141.2	--	--
1790	982	62.3	9,107	45.5	141,885	--
1800	1,268	29.1	14,537	59.6	183,858	29.6
1810	1,606	26.7	16,514	13.6	214,460	16.6
1820	1,701	5.9	18,533	12.2	244,161	13.8
1830	1,685	-0.9	19,669	6.1	269,328	10.3
1840	1,726	2.4	20,340	3.4	284,574	5.66
1850	1,606	-7.0	19,375	-4.7	317,976	11.74
1860	1,520	-5.4	19,041	-1.7	326,073	2.55
1870	1,334	-12.2	18,058	-5.2	318,300	-2.4
1880	1,156	-13.3	18,161	0.6	346,991	9.0
1890	754	-34.7	17,304	-4.7	376,530	8.5
1900	962	27.6	18,009	4.1	411,588	9.3
1910	1,005	4.5	19,337	7.4	430,572	4.6
1920	844	-16.0	20,922	8.2	443,083	2.9
1930	855	1.3	24,286	16.1	465,293	5.0
1940	790	-7.6	25,442	4.8	491,524	5.6
1950	989	25.2	26,441	3.9	533,242	8.5
1960	1,106	11.8	28,067	6.1	606,921	13.8
1970	1,268	14.6	30,949	10.3	737,578	21.5
1980	1,390	9.6	36,063	16.5	920,475	24.8
1990	1,659	19.3	38,592	7.0	1,109,252	20.5
2000	1,661	.1	40,458	4.8	1,235,786	11.4

Source: US Census

Cornish Population, 1960–2000**Table 2: Population Change, 1970–2000**

Area	% Change 1970-1980	% Change 1980-1990	% Change 1990-2000
Cornish	9.6%	19.4%	0.1%
New Hampshire	24.8%	20.5%	11.4%
Sullivan County	16.5%	7.0%	4.8%

Source: US Census

2. POPULATION DENSITY**Population Density of Cornish and Surrounding Communities**

Cornish's population density is similar to that of Plainfield but quite a bit less than Grantham, another bedroom community to Lebanon that includes the Eastman housing development. Cornish's population density has remained fairly stable over the past few decades.

Table 3: 2000 Population Density of Cornish and Surrounding Communities

Town	Persons Per Square Mile
Claremont	305.0
Cornish	39.5
Croydon	18.0
Grantham	82.0
Newport	144.0
Plainfield	42.9

Source: Economic & Labor Market Information Bureau, NH Employment Security; Population density from US Census

Natural Increase and Migration

The two major determinants of population change are natural increase and migration. The excess of births over deaths, in any one period, is called natural increase. Migration refers to the number of people who have moved into or out of town. If a community has little in- and out-migration, almost all changes in population are attributable to natural factors alone. From 1990 to 2000, 151 Cornish births were recorded and 121 deaths recorded, for a natural increase of 30 persons (Source: NH Department of Health and Human Services). Since the town's population grew by only 2 persons during the same period, there was an out-migration of 28 persons. The combination of declining family size and college student/young adult moving out of town is likely responsible for these stable numbers.

3. AGE DISTRIBUTION

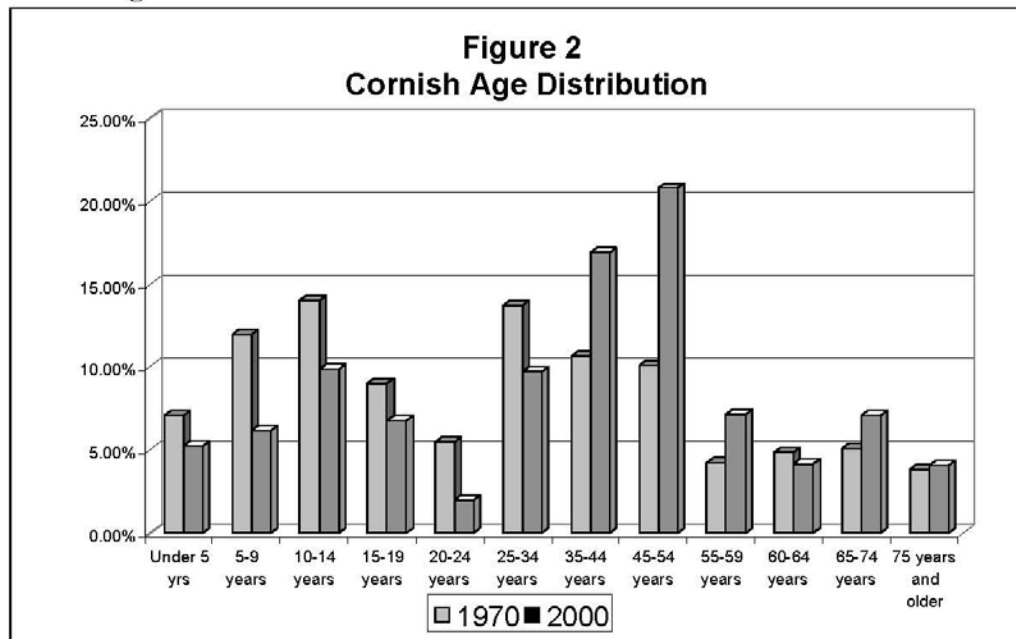
Population Increase by Age Group, 1970–2000

The age composition of a community is of great importance in planning for future facility and service needs. An increase in the school-age population, for example, indicates the need for greater investment in educational facilities. Likewise, growth in the senior population requires the need for a different range of services and facilities. As seen in Table 3 and Figure 2, the population of residents 45 and over (older labor force and senior citizen populations) has been increasing while the youth and young adult population has been decreasing since 1970. The 45-54 age group saw the biggest percentage increase between 1990 and 2000, and makes up 20.8 percent of the total population in Cornish. The 35-44 age group has declined since 1990 but holds the second largest percentage of the population. Nationally, the trend will be a relative increase in the over-65 age group as the "baby-boom" generation moves through the age distribution and the effect of lower fertility rates is reflected.

Table 4: Population Increase by Age Group

Age Group	1970	1970-1980 Increase	1980	1980-1990 Increase	1990	1990-2000 Increase	2000	% Change 1970-1980	% Change 1980-1990	% Change 1990-2000
Under 5	90	-4	86	+43	129	-43	86	-4.4%	50.0%	-33.3%
5-9	152	-44	108	+33	141	-40	101	-28.9%	30.6%	-28.4%
10-14	178	-51	127	-14	113	+49	162	-28.6%	-11.02%	43.36%
15-19	114	+2	116	-15	101	+10	111	1.7%	-12.9%	9.9%
20-24	69	+13	82	-14	68	-35	33	18.8%	-17.0%	-51.5%
25-34	174	+108	282	-40	242	-82	160	62.0%	-14.2%	-33.9%
35-44	135	+51	186	+192	378	-100	278	37.8%	103.2%	-26.5%
45-54	128	-3	125	+59	184	+158	342	-2.3%	47.2%	85.9%
55-59	54	+23	77	-4	73	+45	118	42.6%	-5.2%	61.6%
60-64	61	-2	59	+10	69	-1	68	-3.3%	16.9%	-1.4%
65-74	64	+26	90	+7	97	+20	117	40.6%	7.8%	20.6%
75 & over	49	+3	52	+12	64	+3	67	6.1%	23.0%	4.7%

Source: US Census

Cornish Age Distribution

Source: US Census

Cornish Median Age

The figures in Table 5 translate to a median age which has increased fairly dramatically from 31.3 in 1980 to 41.6 in 2000. This is a higher median age than that for the state or county, but fits the overall national trend of a steadily aging population.

Table 5: Median Age

Area	1980	1990	2000
Cornish	31.3	N/A	41.6
New Hampshire	30.1	32.8	37.1
Sullivan County	31.6	N/A	40.0

Source: US Census

4. HOUSEHOLD TYPE AND SIZE

Household Type

Almost 63 percent of Cornish's households are married couple families, a percentage that is a good deal higher than the state and county average (Table 6). The percentages of 1-person, single parent family, and non-family households are significantly lower for Cornish than for Sullivan County and NH.

Table 6: Household Type

Area	Household Type							
	1-Person Households #	1-Person Households %	Married Couple Family #	Married Couple Family %	Single Parent Family #	Single Parent Family %	Non Family Households #	Non Family Households %
Cornish	137	21.24%	406	62.95%	60	9.30%	42	6.51%
New Hampshire	--	24.44%	--	55.30%	--	12.90%	--	7.36%
Sullivan County	--	25.67%	--	54.65%	--	12.98%	--	6.70%

Source: US Census

Mean Household Size

The average household size in Cornish has been slowly decreasing, following the county, state, and national trend. However, Cornish's average is slightly higher than the averages for Sullivan County and New Hampshire (Table 7).

Table 7: Mean Household Size

Area	1980	1990	2000
Cornish	2.85	2.74	2.57
New Hampshire	2.75	2.62	2.53
Sullivan County	2.68	2.56	2.41

Source: US Census

5. FUTURE POPULATION

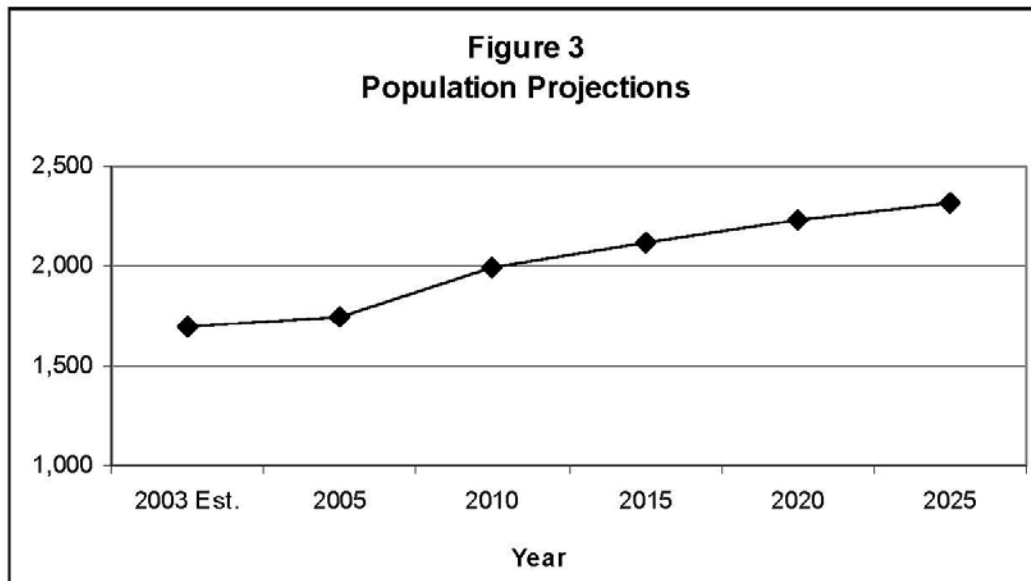
The New Hampshire Office of Energy and Planning (OEP) periodically develops projections of future population growth for all cities and towns in New Hampshire. An important consideration in OEP's methodology is that town-level projections are controlled to county totals. In other words, they are based on the town's historical share of its respective county's growth and the assumption that established growth trends will remain about the same in the future. The county projections are roughly based on long-term trends that occurred during the 1960 to 2000 period.

As with any data projections, particularly for smaller areas, actual circumstances and events can drastically alter the figures. Factors such as job creation, the tax rate, and the general economic climate of the Northeast can alter these figures. Projections should be used for trend analysis only and care should be taken to review and alter the data, as updated information is made available.

Table 8: Population Projections for Cornish

Projection	2000	2005	2010	2015	2020	2025
Cornish	1,661	1,750	1,990	2,120	2,230	2,320

Source: NH Office of Energy and Planning



HOUSING

1. HOUSING SUPPLY

Number of Dwelling Units

The 2000 U.S. Census counted 662 year-round units and 35 seasonal units for a total of 697 units (Table 9). This represents only a 1.2 percent increase since 1990, which is a good deal lower than the percent increase for nearby towns, the county and the state (Table 10). The percentage of seasonal homes in Cornish (5 percent) is considerably lower than for Sullivan County (13.7 percent) and the state (10.3 percent). Many formerly seasonal dwellings have likely been converted for year-round use in recent years.

Table 9: Number of Dwelling Units

# of Dwelling Units	1990 Year-Round Units	1990 Seasonal Units	1990 Total Units	2000 Year-Round Units	2000 Seasonal Units	2000 Total Units
Cornish	652	37	689	662	35	697

Source: US Census

Table 10: Percentage Increase in Dwelling Units, 1990–2000

Year	Year-Round Percent Change	Seasonal Percent Change	Total Percent Change
Cornish	1.5%	-5.4%	1.2%
Grantham	72.5%	-26.7%	17.4%
Plainfield	11.6%	26.7%	11.9%
Sullivan County	6.7%	-14.4%	3.2%
New Hampshire	9.8%	-1.3%	8.6%

Source: US Census

Cornish's homeowner vacancy rate (the percentage of homes for sale at the time of the Census) and rental vacancy rate are .4 and 5.7 percent, respectively (compared with 1.6 and 5.4 percent for Sullivan County and 1 and 3.5 percent for the State of New Hampshire).

2. HOUSING TYPE AND CONDITION

Housing Stock by Type

According to NHOEP estimates from the 2000 US Census, Cornish housing is overwhelmingly dominated by single-family units, at an estimated 86.94 percent for 2003. Plainfield and Grantham are estimated to have 83.71 and 78.92 percent, respectively. These percentages are a good deal higher than the county and statewide averages for single-family homes. Cornish has an estimated 6.11 percent multi-family units and 6.94 percent mobile homes. With an increasing elderly population, there may be a need for more affordable housing options, such as increased multi-family units and accessory apartments.

Table 11: Housing Stock by Type – 2003 Est.

Area	Total Units 2000	Total Units 2003 Est.	Single Family Units 2003 Est.	% of Total 2003	Multi-Family Units 2003 Est.	% of Total	Mobile Home	% of Total
Cornish	697	720	626	86.94%	44	6.11%	50	6.94%
Grantham	1,513	1,684	1,329	78.92%	328	19.48%	27	1.60%
New Hampshire	546,524	579,211	365,005	63.02%	176,528	30.48%	37,678	6.51%
Plainfield	877	939	786	83.71%	75	7.99%	78	8.31%
Sullivan County	20,158	20,958	14,023	66.91%	4,727	22.55%	2,208	10.54%

Source: 2000 Figures from US Census 2000. 2003 Estimates from NH Office of Energy and Planning based on building permits issued from 2000-2003.

Percentage of Renter-Occupied Units in 2000

The percentage of renter occupied housing units in 2000 was 12.7 percent. This is less than half the average for Sullivan County (28 percent) (Table 12).

Table 12: Renter-Occupied Units

Renter Occupied Units - 2000	# of Units	Percentage
Cornish	82	12.7 %
New Hampshire	143,906	30.3%
Sullivan County	4,627	28%

Source:

3. HOUSING AFFORDABILITY

Housing Cost