

TOWN OF CANDIA HOUSING NEEDS ASSESSMENT

Prepared by:

***SOUTHERN NEW HAMPSHIRE PLANNING
COMMISSION***

FOR

THE TOWN OF CANDIA PLANNING BOARD

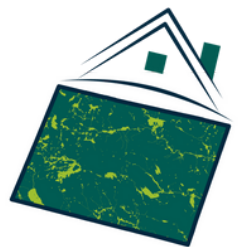
AND

***THE TOWN OF CANDIA HOUSING OPPORTUNITY
PLANNING STEERING COMMITTEE***

2024

**TOWN OF CANDIA
HOUSING
OPPORTUNITY
PLANNING**

HOUSING NEEDS ASSESSMENT



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1. Introduction

1.A. Project Background

In 2022, the New Hampshire Department of Business and Economic Affairs (BEA) launched the \$100 million InvestNH workforce housing initiative with ARPA State Fiscal Recovery funds. InvestNH includes several components dedicated toward increasing the state's supply of housing (including affordable and workforce housing).

Among the components designed for cities and towns, the Housing Opportunity Planning (HOP) Grant Program provides funding to communities to analyze and update their land use regulations to facilitate residential development opportunities. With HOP funding, municipalities can hire qualified consultants to assist with key tasks: a housing needs assessment, a regulatory audit, and updates to local regulations to encourage housing development.

In February 2023, InvestNH awarded \$25,000 to the Town of Candia Planning Board to conduct a Housing Needs Assessment (HNA). The Town enlisted the support of the Southern NH Planning Commission to guide this work.

Under Candia's HOP Grant, the Phase 1 Housing Needs Assessment is supported by two key tasks:

1. Data analysis. Gather and analyze current data about housing (number of units, cost, location, land area, condition, etc.), demographic information (population, households, age, household income, etc.), economic trends, and employment in Candia and develop a report that describes Candia's

What is a Housing Needs Assessment?

***A Housing Needs Assessment** is a report of existing local, regional, and statewide housing and demographic data and includes projections of the homes the Town will need in the future.*

current housing situation and existing and future needs, including but not limited to workforce housing needs.

2. Community input. Engage with the public to understand the community's needs, perceptions, values, and attitudes about housing that may exist in Candia.

Together, data analysis and community input will inform future phases of Candia's HOP efforts, including an audit of housing-related codes and regulations (e.g. zoning, design standards), as well as community-driven efforts to update those regulations.

1. B. Community Engagement

The Candia HOP Steering Committee, made up of nine Candia residents, was appointed by the Candia Planning Board to provide guidance and local knowledge and to engage Candia residents throughout the project. Over the course of the project, the Candia HOP Steering Committee held eight public meetings at the Candia Town Offices.

In winter of 2024, staff from SNHPC and the Candia HOP Steering Committee collaborated to develop the Candia Housing Needs Survey. Survey questions covered topics on demographics, housing types and perceptions. The online survey was launched in February of 2024.

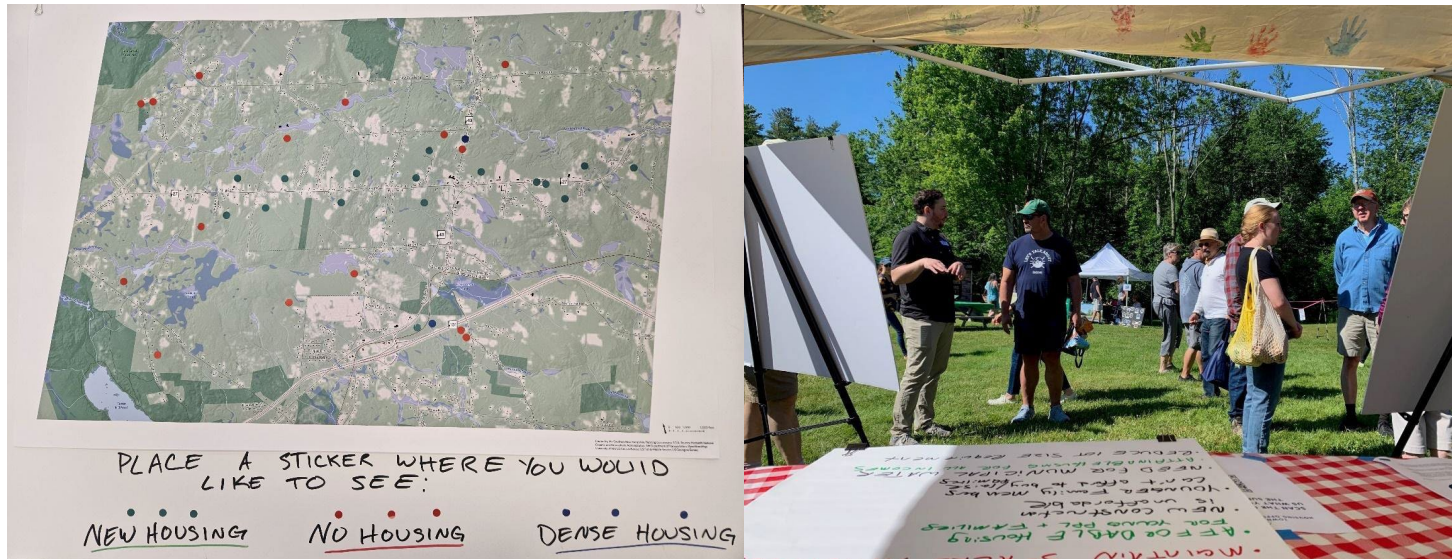
In an effort to garner broad participation, HOP Steering Committee members distributed hard-copy surveys at the Candia Town Offices, Smyth Public Library, and the Candia Recycling Center. HOP Steering Committee members conducted extensive outreach, including posting surveys on local Facebook community groups and communicating the opportunity through word of mouth. Additionally, the HOP Steering Committee worked with the local Candia Boy Scouts to distribute a mailer with a link to the survey throughout town. By the end of April, 303 people participated in the survey, providing valuable information for the Town from an impressive cross-section of residents.

Key survey results are highlighted throughout this document, and the full summary report of survey results can be found in Appendix A. This summary report was posted on the Town's website with a link to an additional questionnaire that asked residents what they thought about the survey responses.

In addition to the survey, the Candia HOP Steering Committee and the SNHPC conducted the following outreach activities:

Candia Farmer's Market

On June 15, 2024 and July 20, 2024, SNHPC staff and members of the Candia HOP Steering Committee hosted a range of engagement activities at the Candia NH Farmer's Market. Approximately 80 Candia residents provided insight into Candia's housing needs, including sharing their visions for the future of housing in Candia, discussing barriers to housing affordability, and identifying areas of Candia for new and limited development.



Summary of Findings – Community Survey:

The key findings from the community survey are outlined below. The full summary of results can be found in Appendix A.

- A total of 303 respondents participated in the Candia Housing Needs Survey, or roughly 7.6% of the town's population. Around ten percent (10.21%) of respondents were between the ages 25-32, seventeen percent (17.61%) were between 35-44, sixteen percent (16.90%) were between 45-54, twenty-six percent (26.76%) were between 55-64, and twenty-seven percent (27.82%) were 65 and older.
- The majority of respondents said they are content with their current housing, and when asked about their future housing needs the majority felt comfortable about their housing conditions for their future.

- Half of the survey respondents (50.7%) said that maintaining Candia’s rural character was their priority; Nineteen percent (19.9%) provided other comments on their priorities, ranging from providing options for families, maintaining property taxes, and maintaining safety.
- For future housing development, respondents indicated the most favorable typology to be single-family homes. Accessory Dwelling Units were also commonly mentioned as desirable or somewhat desirable housing types.
- Housing affordability and choice were notable concerns. Forty-seven percent (47.18%) of survey respondents either disagree or strongly disagree that Candia provides affordable home purchase choices. Forty-eight percent (48%) of survey respondents either disagree or strongly disagree that Candia provides housing choices that attract workers of all ages. Almost half (49.50%) of the survey respondents disagree or strongly disagree that Candia has adequate rental options. Thirty-four percent (34.55%) of respondents disagree or strongly disagree that Candia provides adequate housing options for aging seniors.

Summary of Findings – Additional Outreach Activities

Approximately 80 residents spoke with SNHPC and HOP Steering Committee members at the Candia Farmer’s Market about housing in Candia. The following summarizes what we heard.

- Residents expressed their desire to maintain Candia’s rural character. For some residents, this was mentioned in tandem with maintaining existing minimum lot acreage requirements for new housing, while other residents discussed the need for greater housing diversity that still aligned with existing character.
- Many residents expressed concern with housing affordability. Specifically, people mentioned that home prices are unaffordable for their younger relatives and first-time home buyers.
- Age-restricted housing was a common housing type discussed by residents. Many residents voiced concerns with the amount of new age-restricted housing in town, citing a need for new housing for young families. Additionally, many people were concerned with the purchase prices of newly constructed age-restricted housing, fearing that many older adults in Candia may not be able to afford to buy homes in these communities to be able to stay in town.

Master Plan Considerations

The 2017 Master Plan Vision states that the Town needs to *“Encourage greater diversity in housing choices to attract young families to the community while enabling the town’s older population to age in place.”*

The overall responses from residents in the Candia Housing Needs Survey and other outreach events reflect the nuanced complexity and challenges of how to achieve this vision. In the next phase of this work, land use regulations will be explored in

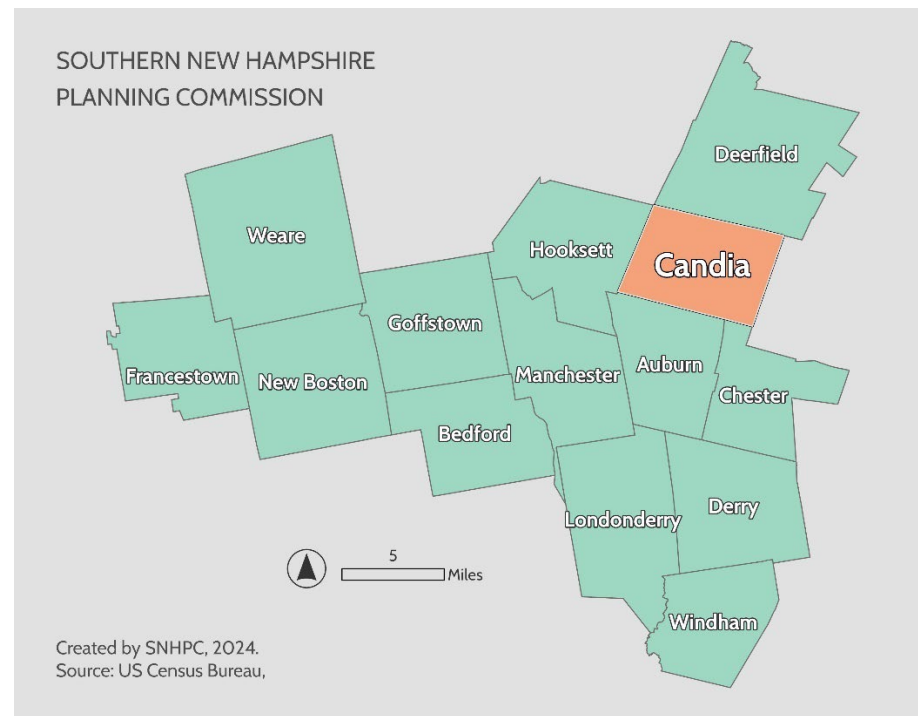
detail. It will be important to navigate potentially competing priorities related to preserving unique community character, while also addressing affordability and creating more diverse housing choices.

1.C.Data Sources

Information for this Needs Assessment comes from a variety of sources, including the Town 's Assessing Department, the community engagement process described above, previous plans and studies, New Hampshire state agencies, the U.S. Department of Housing and Urban Development (HUD), the U.S. Bureau of the Census, and proprietary data. The most frequently used sources of data include:

- The Census of Population and Housing (Decennial Census): This plan draws from Census 2020 where appropriate, but historical census tables were also used as needed.
- The American Community Survey (ACS): In addition to the Decennial Census, the U.S. Census Bureau also produces the American Community Survey. ACS provides demographic and housing estimates for large and small geographic areas every year. Although the estimates are based on a small population sample, a new survey is collected each month, and the results are aggregated to provide a similar “rolling” dataset on a wide variety of topics. Data labeled “ACS” in this plan are taken from the 2020, 2021, and 2022 5-year estimates.
- Southern New Hampshire Planning Commission (SNHPC): Serving as the Regional Planning Commission for Candia and 13 other communities, SNHPC recently released a Housing Needs Assessment that helped inform this study. The study included an analysis of future housing needs developed by Root Policy Research for the New Hampshire Office of Planning and Development. Candia’s projected needs are detailed in this Needs Assessment.
- OnTheMap: Another product of the U.S. Census Bureau, OnTheMap displays Longitudinal Employer-Household Dynamics (LEHD) information to help analyze a geography’s economic conditions.
- HUD Consolidated Planning/Comprehensive Housing Affordability Strategy (CHAS) Data: Created through a combined effort of the U.S. Department of Housing and Urban Development (HUD) and the Census Bureau, this dataset is a “special tabulation” of ACS. These data provide estimated counts of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits, demographics, and household types. The most recent CHAS Data are based on the ACS 2015-2019 estimates.

- New Hampshire Housing Finance Authority (NHHFA); NHHFA’s 2023 Statewide Housing Needs Assessment, 2022 Residential Rental Cost Survey, directory of subsidized housing, educational materials, and other publications informed this Needs Assessment. Other state agencies with valuable resources include the New Hampshire Department of Business and Economic Affairs (including the Office of Planning and Development) and the New Hampshire Employment Security.
- Town Data; The Building Department compiled and shared helpful primary source data including building permit data, Assessor’s records, GIS shapefiles, previous plans and studies, and more.



Map of the SNHPC Region. Throughout this report, data referring to the SNHPC region encompasses the communities shown on this map.

2. Key Findings

While Candia's defining small-town qualities have endured, Candia's housing market has not avoided the nationwide challenges exacerbated by the COVID-19 pandemic. Those challenges have affected all aspects of housing, from growth in demand for small-town living to an uptick in vacation homebuying, investors capitalizing on the popularity of short-term rentals, and supply chain problems that constrain housing production, especially in areas outside of cities.

In Candia, housing has become increasingly unattainable for families that may have been able to purchase a modest home not so long ago. Residents and others with a stake in Candia's vitality say that new residential construction has mostly consisted of higher-end single-family homes, and that when existing homes go on the market, out-of-town buyers purchase them quickly and with cash. This leaves little opportunity for families with modest incomes to own a home in Candia. Households seeking rental units also have few options due to the low supply of market-rate rentals and very low vacancy rates.

The following are key findings from the Candia Housing Needs Assessment. These findings have been developed using the data sources listed in section 1.C., and will be examined in further detail throughout this report:

Key Finding #1

The cost of housing is rising significantly. The average rate of property listings has declined by over 80% since 2010, resulting in a market where demand is high, and supply is low. As few homes are being built in Candia and in the SNHPC region, the price of homes continues to increase. Since 2010, the median home purchase price in Candia has doubled from \$250,000 in 2010 to \$500,000 in 2022. "See section X for..."

Key Finding #2

Housing affordability is a growing concern. During the same period that median home purchase price doubled, the median household income increased by only 28%, from \$91,075 in 2010 to \$117,108 in 2022. According to Census data, one-third (33%) of Candia households are currently considered to be cost burdened, meaning they are paying more than 30% of income on housing costs.

Key Finding #3

Older adults are a growing portion of the Town's population that may need new housing options. As of 2021, those age 55+ accounted for 39% of Candia's total population. This represents a significant increase in population share over the last decade, when residents age 55+ represented just 12.1% of the population. As older residents continue to age, they may seek new housing arrangements that fit their changing needs – for example by downsizing to smaller, single-level homes that are affordable and easier to maintain.

Key Finding #4

The lack of housing supply for non-single-family and rental unit housing impacts housing affordability. The predominant housing type in Candia is single-family homes (93%). One percent (1%) of Candia's total owner-occupied housing units have been built from 2010-2021 with over 95% of those being single-family homes. One hundred percent (100%) of Candia's rental housing stock was built prior to 1980. While the supply of non-single-family and rental units stagnates, rental and housing prices continue to increase.

Key Finding #5

New housing development will be needed in Candia. Approximately 277 housing units will be needed across a variety of housing types and price points in Candia by 2040. This includes 186 homeowner units and 91 rental units, suggesting that a combination of affordable, workforce and market-rate housing will need to be built to meet both Candia's housing needs as well as meet the region's fair share of housing. These numbers can seem daunting for a town like Candia, however, the total number of units required are in line with historic growth in the town, projected to be less than 1% annually.

These key findings are further explored throughout this housing needs assessment, and can be used to inform future efforts to engage Candia residents in identifying strategies to meet the community's housing needs.

3. Demographic and Economic Trends

The demographic and socio-economic trends that face a community are often motivators that inspire policy change. This section will highlight different demographic, housing and economic trends in Candia. Comparisons between the SNHPC region and the state will provide context and understanding of how Candia is performing within the region.

3. A. Population

Population growth is both directly and indirectly tied to all aspects of local planning. **Population growth** is driven by two factors: 1), natural changes including births and deaths; and 2) the net migration or change in persons entering or exiting a community. Many local and regional factors such as employment opportunities, provision of municipal services, access to schools, transportation networks, natural features, cost of living, and other quality of life issues may influence the net migration and ultimately impact local population growth or decline. In turn, the changes in population will drive the demand for housing, future land development, and the need for community services for age-specific populations such as schools and elder care.

Between 2000 and 2020, Candia's population grew by 2.6%, while the SNHPC region's population grew by 13.5%.

Figure 1 Total Population

Total Population					
	2000	2010	2020	Change 2000-2020	
Candia	3,910	3,910	4,010	100	2.6%
SNHPC	251,350	266,280	285,230	33,880	13.5%
NH	1,235,790	1,316,470	1,377,530	141,740	11.5%
Decennial Census					
Source: IPUMS National Historical Geographic Information System; US Census Bureau.					

The NH Office of Planning Development (NH OPD) has conducted **population projections** since 1964. The projections are used by government agencies and private interests to guide public policy, gauge market potential and estimate future target populations.

The most recent projections are based on the 2020 US Census, with updated input of vital records information, migration data, and American Community Survey data. The projections at the state and county level combine census data with birth and death data from the NH Department of State/Division of Vital Records Administration and other sources. It is then used to develop survival and fertility rates and age-specific migration rates. The births and deaths span the decades, with rates specific to New Hampshire and its counties. Municipal level projections are direct products of the projections developed at the state and county levels. NH OPD uses a geographic step-down protocol, whereby larger geographies are projected first and the lower geographies are projected in conformance with the respective 'parent' geographic area.

Candia's population is projected to grow by 430 individuals by 2050 to a total population of 4,450. This represents an increase of approximately 10.8%.

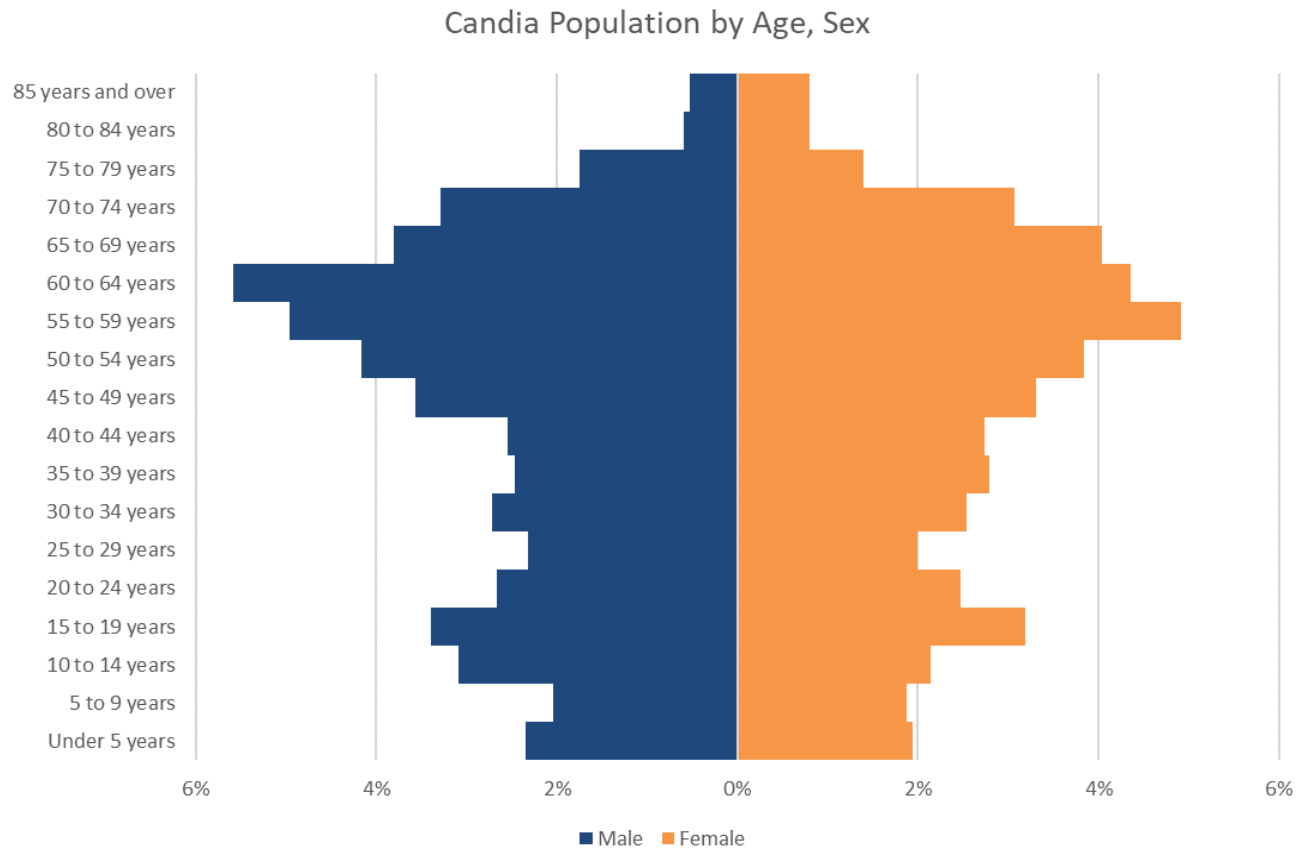
Figure 2 Population Projections

	Population Projections					
		Projected				
	2020	2030	2040	2050	Growth 2020 to 2050	
Candia	4,010	4,330	4,480	4,450	430	10.80%
SNHPC	285,230	307,540	317,980	317,690	32,460	11.40%
Source: NH Office of Planning & Development						

3.B. Age and Sex

The below figure shows that the median age in Candia is roughly 48.6 years old, which is slightly older than the median age for Rockingham County (44.7 years old). The ages 60 to 64 cohort represents the largest number of people (493).

Figure 3 Candia Population by Age, Sex



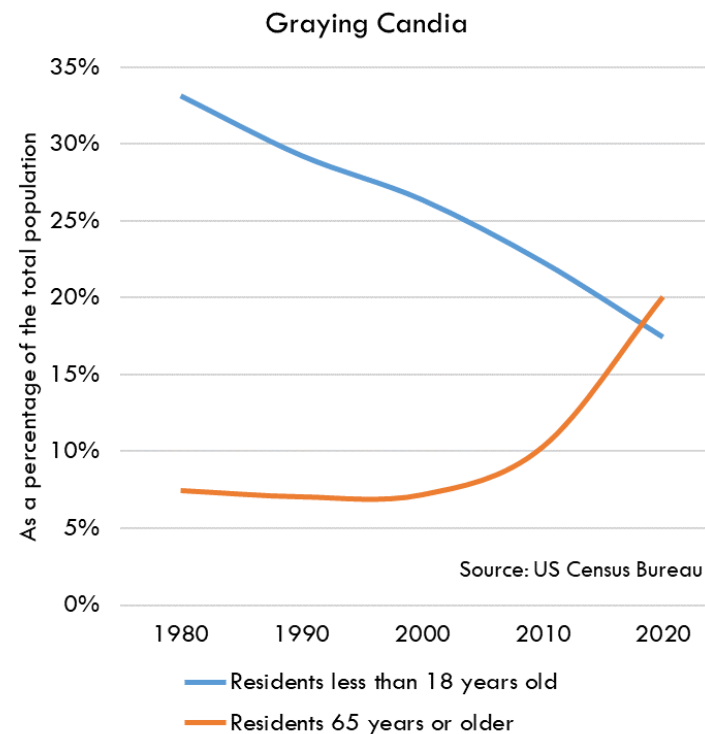
Source: 2022 American Community

Survey 5-Year Estimates

3.C. Aging Demographics

New Hampshire's population is aging; as the Baby Boomers (those born from 1946 to 1964) age into their 60s and 70s. This is not unique to New Hampshire, as the entire country is experiencing the same demographic changes. The most recent population projections developed by the NH Office of Planning and Development indicate that the 65 and older age group will increase by 52% between 2020 and 2050.

Figure 4 Older and Younger Adult Population Trends



As of 2021, those aged 55+ accounted for 39% of Candia's total population. This represents a significant increase in population share over the last decade, when residents age 55+ represented just 12.1% of the population. The chart above shows the changing demographics in Candia since 1980. In 1980, residents aged 65 or older represented 7% of Candia's total population, while minors represented 33% of the total population. In 2020, residents aged 65 and older represented 20% of the total population while minors represented 17%.

AARP and others have reported that most older adults want to “age in place”¹. In order to do so, older adults need options that suit their needs, which will likely change as they age. For example, older adults often experience hearing, vision, mobility, and/or memory loss. They may not be able to climb stairs resulting in the need for single level living. Older adults also tend to isolate and become depressed as their abilities are reduced. Creating connections and safe places is essential for ensuring a high quality of life for older adults. Candia's older residents will want options such as: low maintenance homes in which they can downsize, ability to reconfigure an existing home, move into a care facility, assistance with home-share programs, or other innovative solutions.

3. D. Net Migration

From 2010 to 2020, according to the NH Department of State, Candia saw a **net migration - the difference between the number of persons who enter a territory (immigrants) and the number who leave (emigrants)** - of roughly 60 people (or 1% of the 2010 population).. Almost every community in the SNHPC region saw a net increase in migration during this same period. Proportionally, Candia's net migration figures for the period are lower than the average for the SNHPC region (4%) and the state as a whole (4%).

¹ “Aging in Place”, Farber, N., Shinkle, D., Lynott, J., AARP Public Policy Institute, Fox-Grage, W., Harrell, R. 2011.

Figure 5 Net Migration

Net Migration (2010-20)		
		As Percent of 2010 Population
Candia	60	1%
SNHPC	11,270	4%
NH	53,660	4%
Sources: NH Department of State; US Census Bureau.		

3. E. Minors Per Household & School Enrollment

Candia has seen a significant decline in minors per households from 1.05 in 1980 to 0.46 in 2020, representing a decline of - 57%. Additionally, Candia has seen a decline in school enrollment over the last 10 years. This is in-line with trends from the SNHPC region, where almost every community's school enrollment has been steadily decreasing from 2013 to 2022.

Figure 6 Minors Per Household

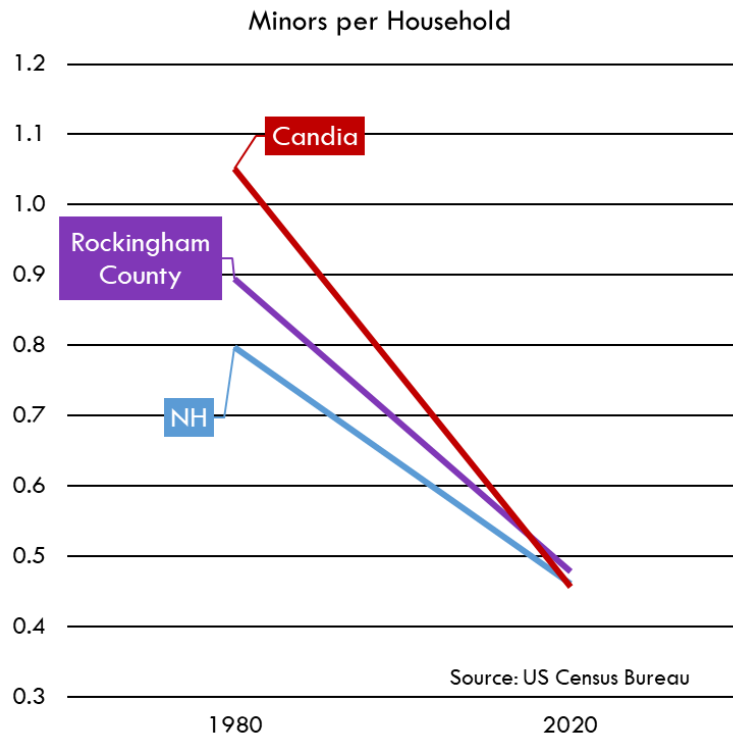
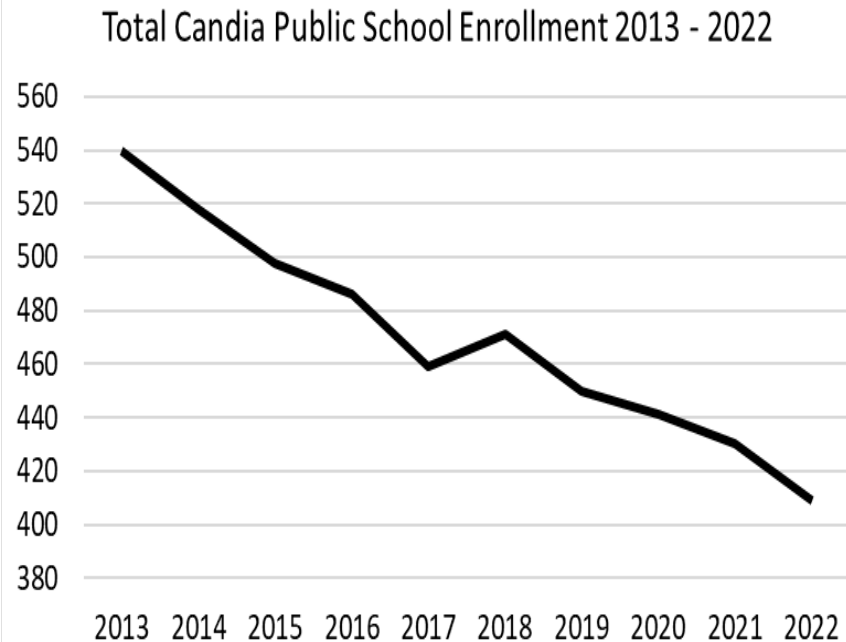


Figure 7 Public School Enrollment



3. F. Household Demographics

US Census data from 2020 indicates that the majority of households in Candia (64%) have just one or two residents. The most common household arrangement in Candia is a home with 2 individuals (representing 42% of households). At the same time, Candia has a higher representation of households with 4 or more persons (25%) compared to the SNHPC region (22%) and the state (20%).

Figure 8 Persons per Household

2020					
		Persons per Household			
	Households	1	2	3	4 or More
Candia	1,480	22%	42%	11%	25%
SNHPC	106,710	25%	35%	18%	22%
NH	539,120	27%	38%	15%	20%
5-Year American Community Survey					
Source: US Census Bureau					

Candia's Households and Families

Candia has seen an increase of about 2.6% in total households from 2010 to 2020. In that same period, there has been an 85% increase in households with persons 65 or older. Family households grew by 5.9%, multigenerational households grew by 27.1%, and households composed of a person 65 years or older living alone grew by 62.2%. These trends highlight the prominence of Candia's aging population, and suggest that Candia's residents are staying in their homes as they age. This presents unique challenges for the Town to consider, as aging residents often experience increasing mobility challenges and other impairments, resulting in isolation and trouble accessing services.

Figure 9 Total Households and Families

Candia's Total Households and Families, 2020 Census			
	2010 Decennial	2020 Decennial	Percent Change
Total Households	1,494	1,533	2.6%
Family Households	1,112	1,178	5.9%

Households with Persons Under 18 Years Old	472	405	-14.2%
Single Parent Households	96	72	-25.0%
Households with Persons 65 Years or Older	300	555	85.0%
Multigenerational Households	70	89	27.1%
Households Composed of a Person Living Alone	251	252	0.4%
Households Composed of a Person 65 Years or Older Living Alone	74	120	62.2%

3. G. Median Household Income

From 2010 to 2020 Candia's median household income grew by about 8.8%, from \$91,100 to \$99,200. During that same period, the SNHPC region's median household income increased by about 20.3% and the state's median household income increased by about 23%, although regional and state median incomes remained well below Candia's.

Figure 10 Median Household Income

	Median Household Income		
	2010	2015	2020
Candia	\$91,100	\$93,800	\$99,200
SNHPC	\$72,300	\$74,500	\$87,000
NH	\$63,300	\$66,800	\$77,900
5-Year American Community Survey. SNHPC medians reflect weighted average municipal medians.			
Source: US Census Bureau			

3. H. Employment

The following section highlights both the existing jobs in Candia and where Candia residents work. US Census maintains an origin-destination database that summarizes industries by the North American Industry Classification System (NAICS) and provides data on where workers live and where residents of a geographic area are employed. Having a baseline understanding of existing employment and commuter trends can help to add context to an existing housing environment. Often in rural and suburban communities, high home prices typically correspond with longer commuting patterns which results in residents working outside of their communities. Likewise, an area with high home prices often results in situations where workers employed within a community live outside of the area due to the inability to afford existing housing where they are employed.

Employment by Industry

Candia's biggest industrial sectors from 2015-2021 were Construction (35.4%), Wholesale Trade (8.7%) and Retail Trade (8.2%) followed by Other Services Excluding Public Administration (6.8%), Health Care and Social Services (6.8%), Professional, Scientific, & Technical Services (6.5%), and Transportation and Warehousing (6.2%).

Figure 11 Jobs by NAICS Industry Sector

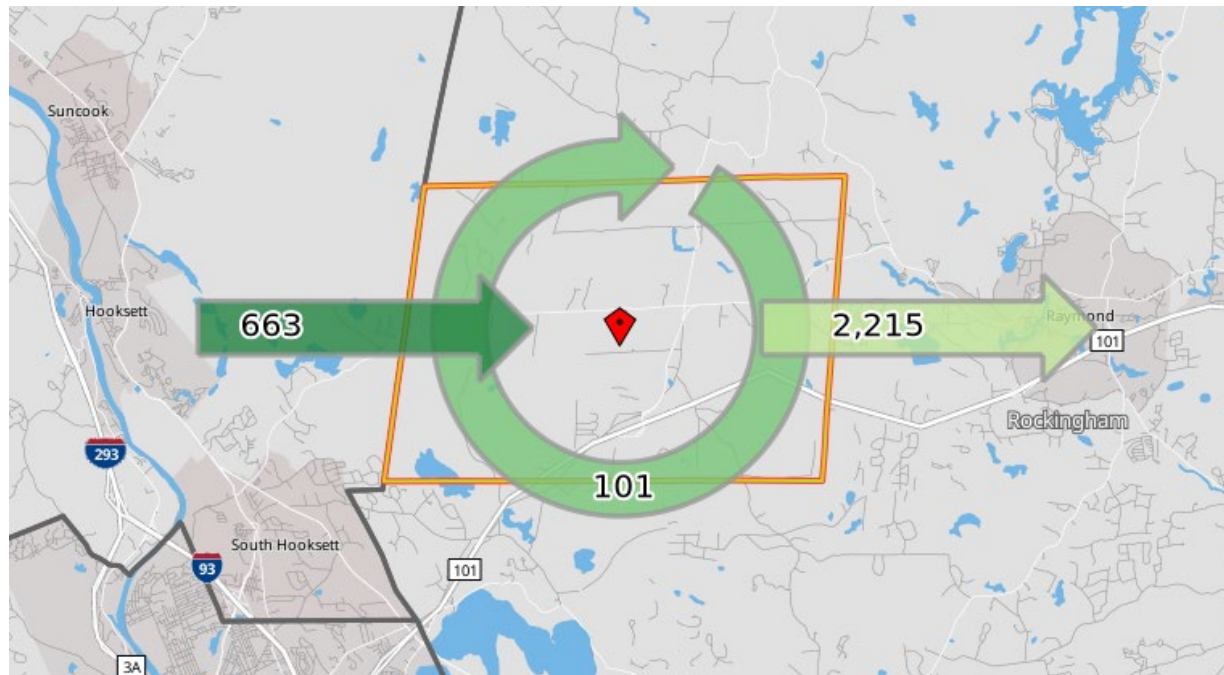
Jobs by NAICS Industry Sector	
	2015-2021 Share
Construction	35.4%
Wholesale Trade	8.7%
Retail Trade	8.2%
Other Services (excluding Public Administration)	6.8%
Health Care and Social Assistance	6.8%
Professional, Scientific, and Technical Services	6.5%
Transportation and Warehousing	6.2%
Manufacturing	4.7%
Accommodation and Food Services	4.4%
Arts, Entertainment, and Recreation	4.1%
Public Administration	3.5%

Administration & Support, Waste Management and Remediation	2.8%
Information	0.6%
Finance and Insurance	0.6%
Real Estate and Rental and Leasing	0.4%
Management of Companies and Enterprises	0.2%
Agriculture, Forestry, Fishing and Hunting	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0.0%
Utilities	0.0%
Educational Services	0.0%
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2021).	

Commuting Patterns

There is a **net outflow of workers** in Candia, meaning more people leave the community to get to their jobs than commute in. Out of a total of 2,316 workers who live in Candia, approximately 2,215 Candia residents commute to work outside the town, with top employment destinations including Manchester, Nashua, Concord, Boston and Portsmouth, while only 101 residents remain in town for work. Meanwhile, 663 commuters who live outside the town travel to Candia for work, primarily coming from Manchester, Derry, Concord, Nashua, and Raymond.

Figure 12 Employment Commuting Patterns



SOURCE: U.S. CENSUS BUREAU, ONTHEMAP APPLICATION AND LEHD ORIGIN-DESTINATION EMPLOYMENT STATISTICS (BEGINNING OF QUARTER EMPLOYMENT, 2ND QUARTER OF 2002-2021).

4. Housing Inventory

Population and housing are directly related to land use decisions, and an understanding of the current state of housing helps prepare for future needs. This section examines local housing conditions and housing trends in Candia, with a focus on housing, types, conditions, and the overall character of existing housing in Candia.

4. A. Housing Type as a Percentage of Total Units

Single-family homes are the predominant housing type in Candia. In 2020, 93% of housing units in Candia were single-family homes. This proportion has remained relatively stable since 2010, (when the town's housing stock was 94% single-family), and is considerably higher than the SNHPC region (59%) and the state as a whole (69%). Of the total number of units, 3% of the total units are renter-occupied.

Figure 13 Housing Unit Type as % of Total Housing Units

	Housing Unit Type as % of Total Housing Units								
	2010			2015			2020		
	Single - Famil y	2 or More Units in Structu re	Manufacture d, Boat, RV, Van, etc.	Single - Famil y	2 or More Units in Structu re	Manufacture d, Boat, RV, Van, etc.	Single - Famil y	2 or More Units in Structu re	Manufacture d, Boat, RV, Van, etc.
Candia	94%	4%	3%	94%	2%	4%	93%	2%	5%
SNHPC	61%	37%	2%	60%	38%	2%	59%	39%	1%
NH	68%	26%	6%	69%	25%	6%	69%	26%	6%
5-Year American Community Survey									
Source: US Census Bureau									

4. B. Number of Bedrooms

According to the American Community Survey, half of Candia's housing units have three bedrooms, making it the most common housing type. Two-bedroom homes are the next most common at 21%, followed by four-bedroom homes (12%). One bedroom and five-bedroom homes capture 8% of the housing stock, respectively. There are no studio units in Candia.

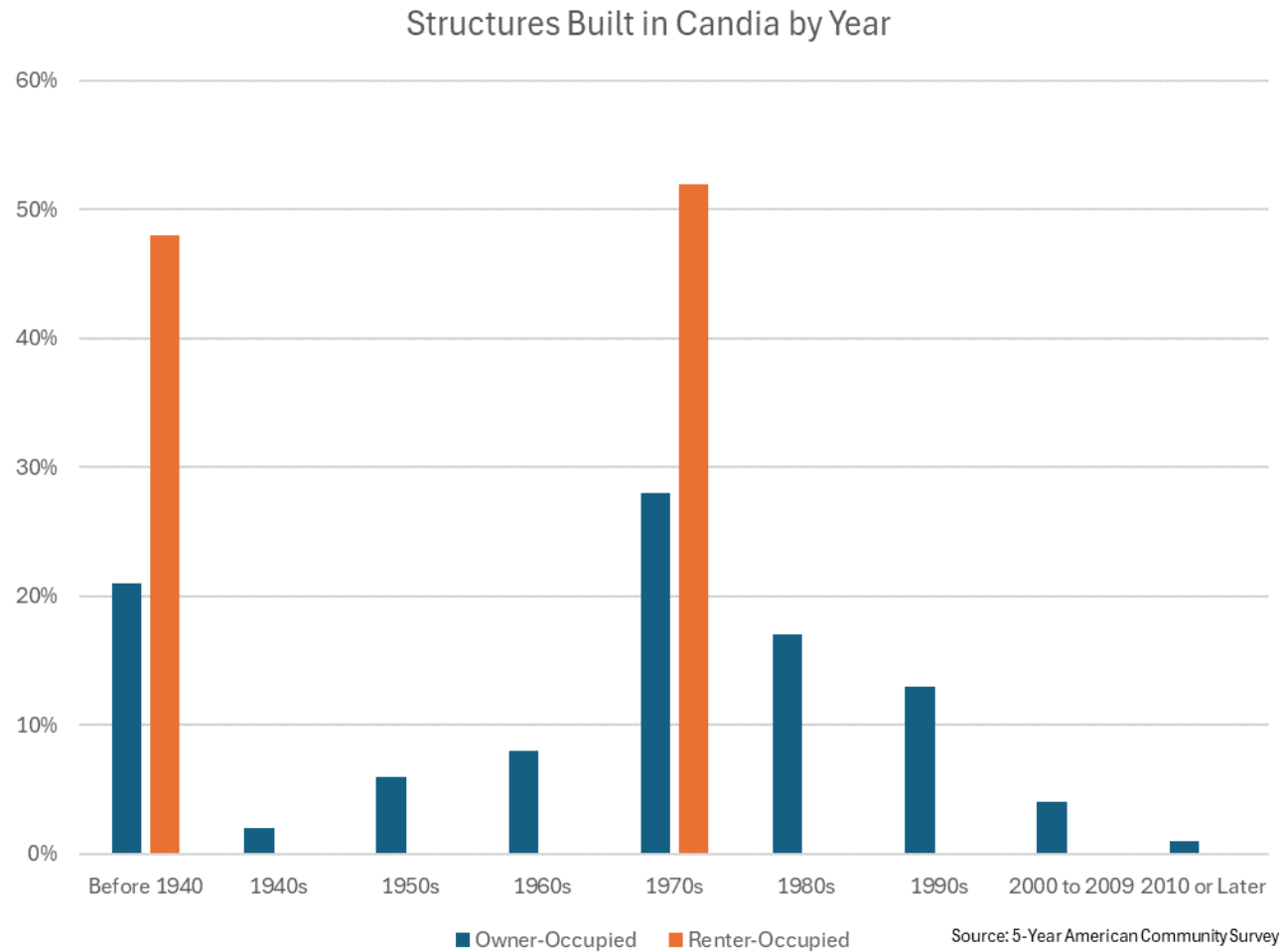
Figure 14 Housing Units by Number of Bedrooms

	2020						
	Housing Units	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or More Bedrooms
Candia	1,510	0%	8%	21%	50%	12%	8%
SNHPC	112,780	2%	11%	31%	36%	16%	3%
NH	638,610	2%	11%	30%	38%	16%	4%
5-Year American Community Survey							
Source: US Census Bureau							

4. C. Age of Housing Stock

The age of housing stock can be an indicator of its condition; for example, whether the house was built prior to the adoption of certain building and fire codes. Census data collected on age of housing stock uses pre-1940 as a starting point, and then counts the number of units constructed in every decade since. In 2020, 21% of owner-occupied housing units in Candia were constructed prior to 1940. While the age does not necessarily mean that these houses are in poor condition, it does suggest that improvements or repairs could be more complicated since they were built prior to the existence of widespread building codes. Looking at the time of construction by decade, the bulk of the occupied housing units in Candia were constructed in the 1970s through the 1990s. According to available data, all of Candia's rental housing stock was built prior to 1980. Only 1% of the housing in Candia has been constructed since 2010.

Figure 15 Structures Built in Candia by Year



4. D. Housing Vacancy

Vacancy rates are one indicator of housing supply, and are calculated by dividing the number of vacant units by the total number of units. A low vacancy rate is one indicator that there is not enough supply to meet the demand. Nationwide and in

New Hampshire vacancy rates are at historic lows, both for owner-occupied and renter-occupied units. A standard industry rate for a balanced housing market is 5% vacancy; this ensures that there is enough inventory for some movement of both renters and homeowners. Any number below 5% is considered to indicate a tight housing market with very little supply.

The US Census Bureau tracks vacancies by various categories, including units that are for rent or for sale, or for seasonal or other use. In 2020 the Southern NH region had a total of 4,820 vacant housing units, which represented 4% of the total housing stock. Candia had roughly 40 vacant housing units in 2020, representing 3% of the total housing stock.

While the state hosts a large amount of vacant housing units, many of these are for seasonal, recreational or occasional uses. According to NHHFA, between 2010 and 2020, the number of vacant units for seasonal, recreational or occasional increased by 8,400 units and the number of all other vacant units decreased by more than 2,800 units.

Figure 16 Vacant Housing Units

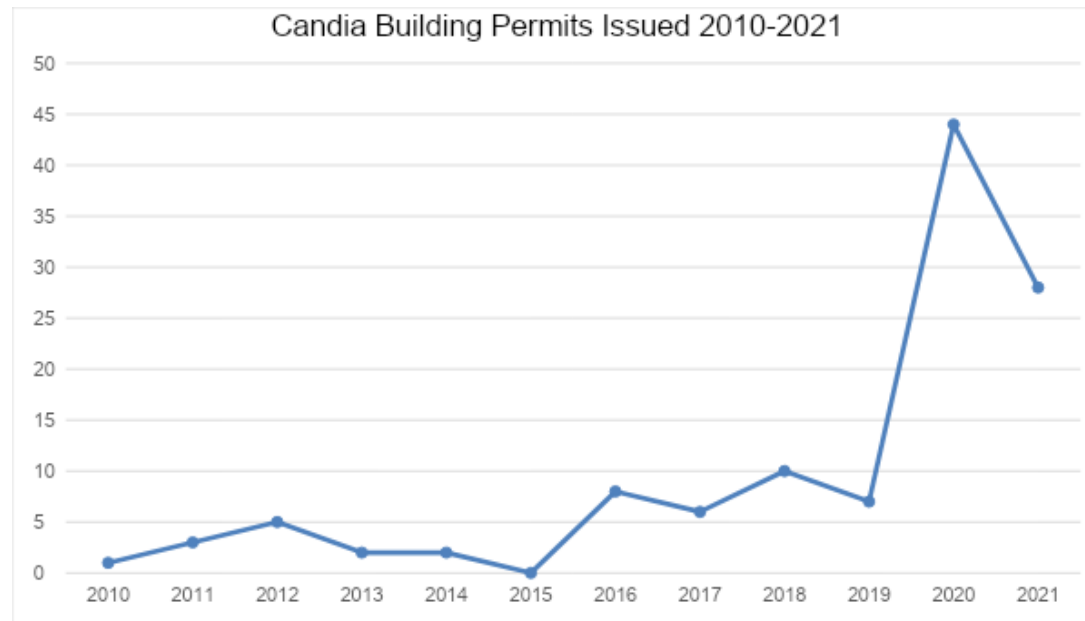
	Vacant Housing Units			
	2010		2020	
		% of Total		% of Total
Candia	40	3%	40	3%
SNHPC	6,760	6%	4,820	4%
NH	95,780	16%	82,440	13%
Decennial Census				
Source: US Census Bureau				

4. E. Annual Building Permits

Another indicator of housing supply is **building permit activity**, which tracks whether the local government has authorized building construction, expansion, or renovation. When looking at this data, it's important to note that construction timelines are unpredictable and the number of permits may not equal the housing units being built. However, permitting data offers an important tool for understanding recent development trends as well as upcoming projects that may be in the pipeline.

In the SNHPC region, building permit activity declined sharply from 2010 to 2020. In Candia, the average number of building permits issued from 2012 to 2021 was 11.2. There was an increase in building permits issued in Candia in 2020 and 2021. Between 2020 and 2021, 72 building permits were issued in Candia. In 2020, 42 permits were issued for new houses. In 2021, 26 permits were issued for new houses in Candia. Looking at historic housing growth, Candia has averaged between 10 and 20 new housing units annually from 1980 to 2020, with some individual years accounting for the majority of growth.

Figure 17 Building Permits 2010-2021



Source: Building Permits Survey, U.S. Census Bureau; NH Department of Business and Economic Affairs

Figure 18 Past Housing Growth

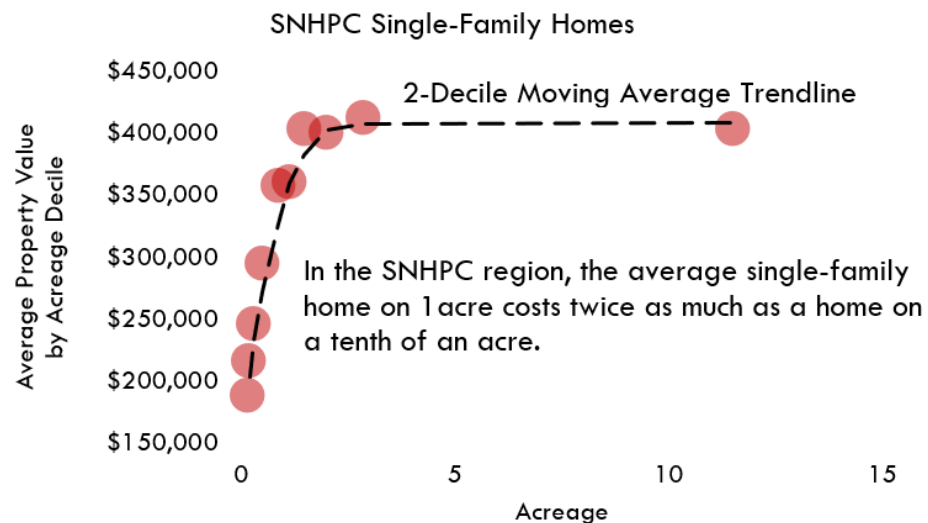
	Past Housing Growth			
	Average Annual Net New Housing Units			
	Historical			
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020
Candia	20	20	10	10
SNHPC	2,320	960	1,110	710
NH	11,730	4,340	6,760	2,430
Sources: IPUMS National Historical Geographic Information				
System; Root Policy Research; US Census Bureau.				

4. F. Households by Land Area

Like most communities in New Hampshire, Candia's land use controls regulate density, height, coverage, and setbacks of development. These are important factors to regulate for any community, small or large. Regulating these factors can ensure adequate environmental quality, reduce traffic congestion, and assist to maintain a sense of community character. Regulating density through minimum acreage requirements, setbacks and other controls can also help plan for municipal capital expenditures, including municipal facilities and utilities.

Regulating density can also have secondary consequences on the housing costs in a community. Typically, larger plots of land have a higher purchase price than smaller lots. The figure below illustrates single-family homes on larger plots of land have a higher purchase price than those on smaller lots in most cases in the SNHPC region.

Figure 19 Property Values by Acre

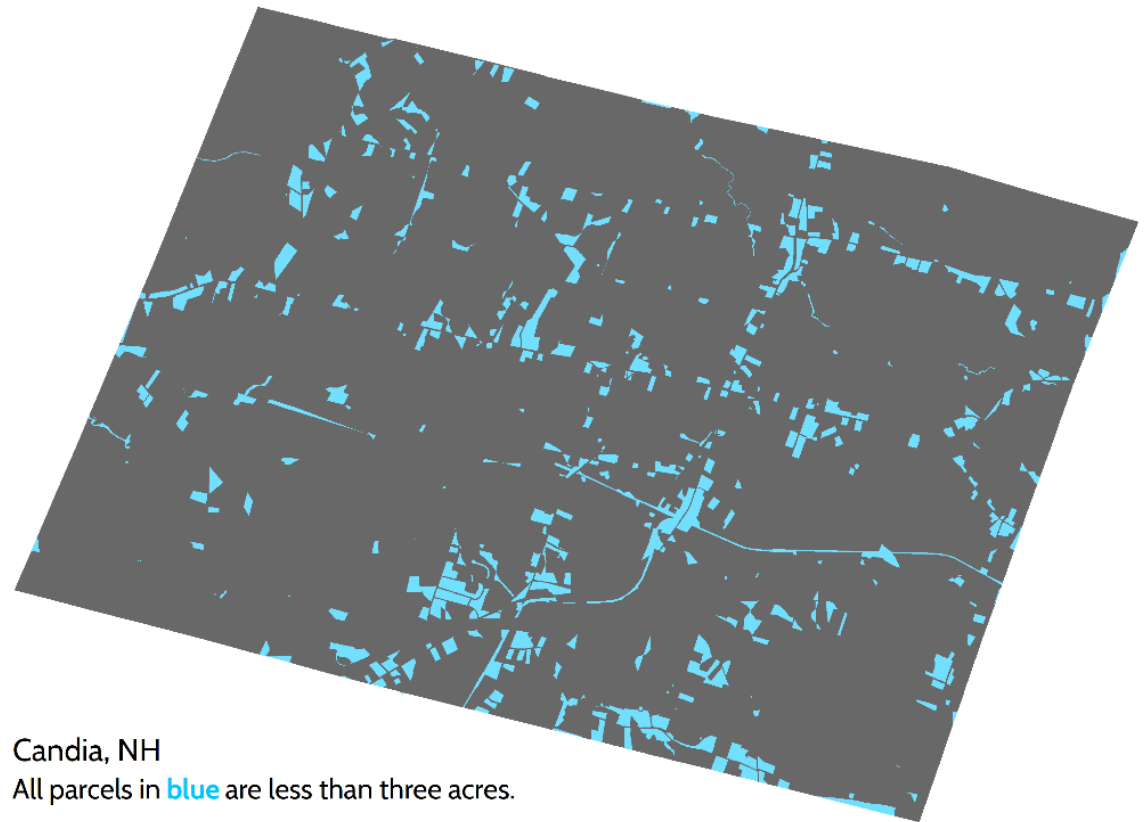


Average Property Value by Acreage Decile for SNHPC Single-Family Homes Reflects 2020 appraised values. Source: NH Department of Revenue

Figure 20 Candia Parcels by Acre

Candia's Zoning Ordinance specifies that the minimum lot acreage for a residential home in Candia is 3 acres in the Residential Zone. Figure 20. illustrates Candia's single-family homes by parcel size based on the town's assessment data. As of 2024, 62% of single-family homes in Candia are on more than 3 acres, while 38% of homes are under three acres. More than a quarter of homes are on lots less than 2 acres, and 11% of parcels are under 1 acre.

Figure X.X shows all parcels in Candia that are under 3 acres, largely concentrated along major throughfares. Further study may help identify whether, in certain portions of town, smaller lot sizes may more effectively align with historic development patterns and community character.



Candia, NH
All parcels in blue are less than three acres.

Created by the Southern New Hampshire Planning Commission,
2024. Source: NH Department of Revenue Administration.

Figure 21 Candia Single-Family Homes by Acre

Candia Single-Family Homes		
	Parcels	% of Single-Family Homes
Less than half an acre	51	3%
Under 1 acre	165	11%
Under 2 acres	420	27%
Under 2.5 acres	534	35%
Under 3 acres	585	38%
Under 4 acres	956	62%
Under 5 acres	1,050	69%
Under 10 acres	1,323	86%
Under 20 acres	1,423	93%
Under 50 acres	1,491	97%
Under 100 acres	1,516	99%

5. Housing Affordability

5. A. Housing Purchase Prices

The average number of property listings has declined by over 80% since 2010, resulting in a market where demand is high and supply is low. As fewer homes are being built in Candia and in the SNHPC region, the price of homes continues to increase. In fact, the median home purchase price in Candia has doubled from \$250,000 in 2010 to \$500,000 in 2020. These numbers mirror trends in Southern New Hampshire and in Rockingham County, where purchase prices have sharply increased since 2010.

Figure 22 Candia Home Purchase Prices

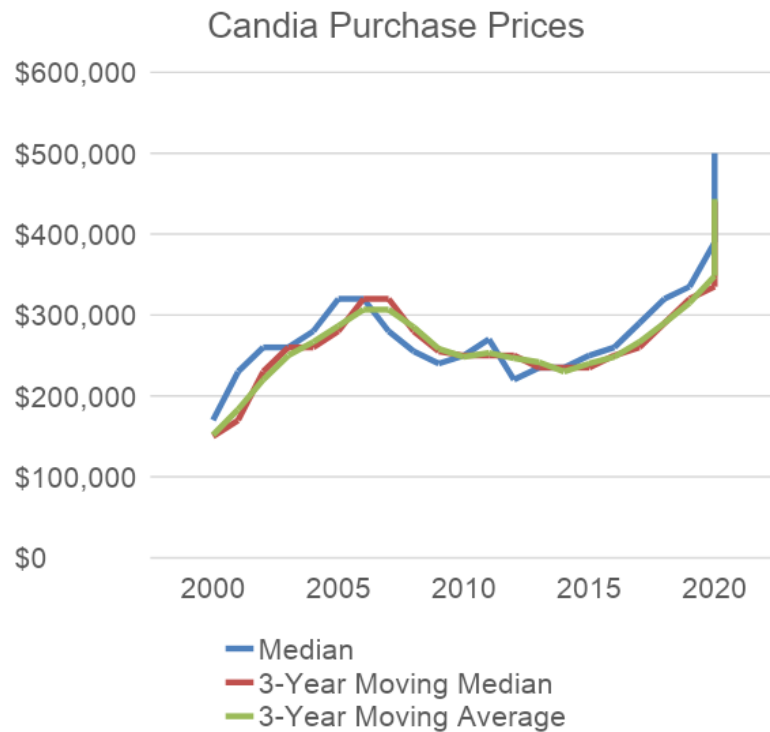
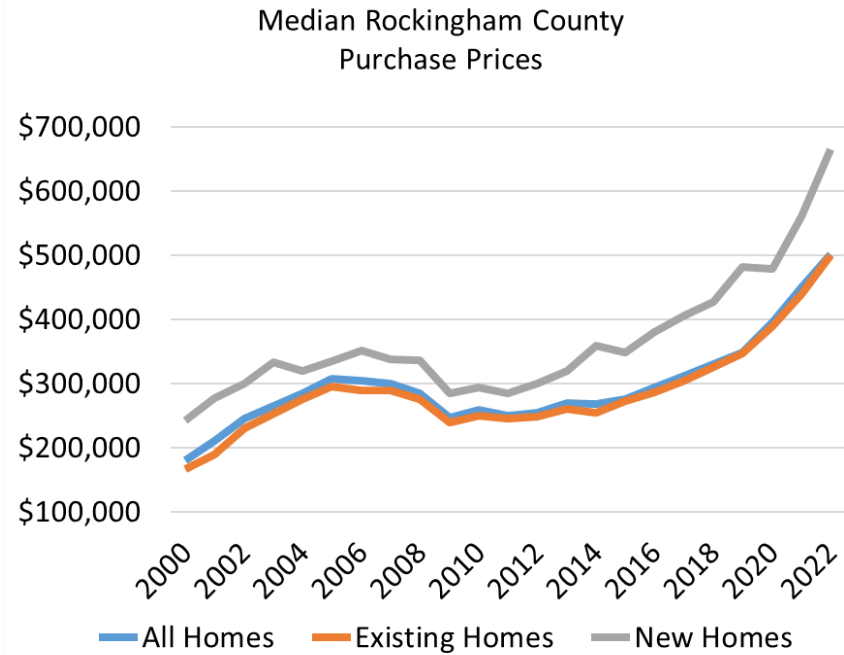


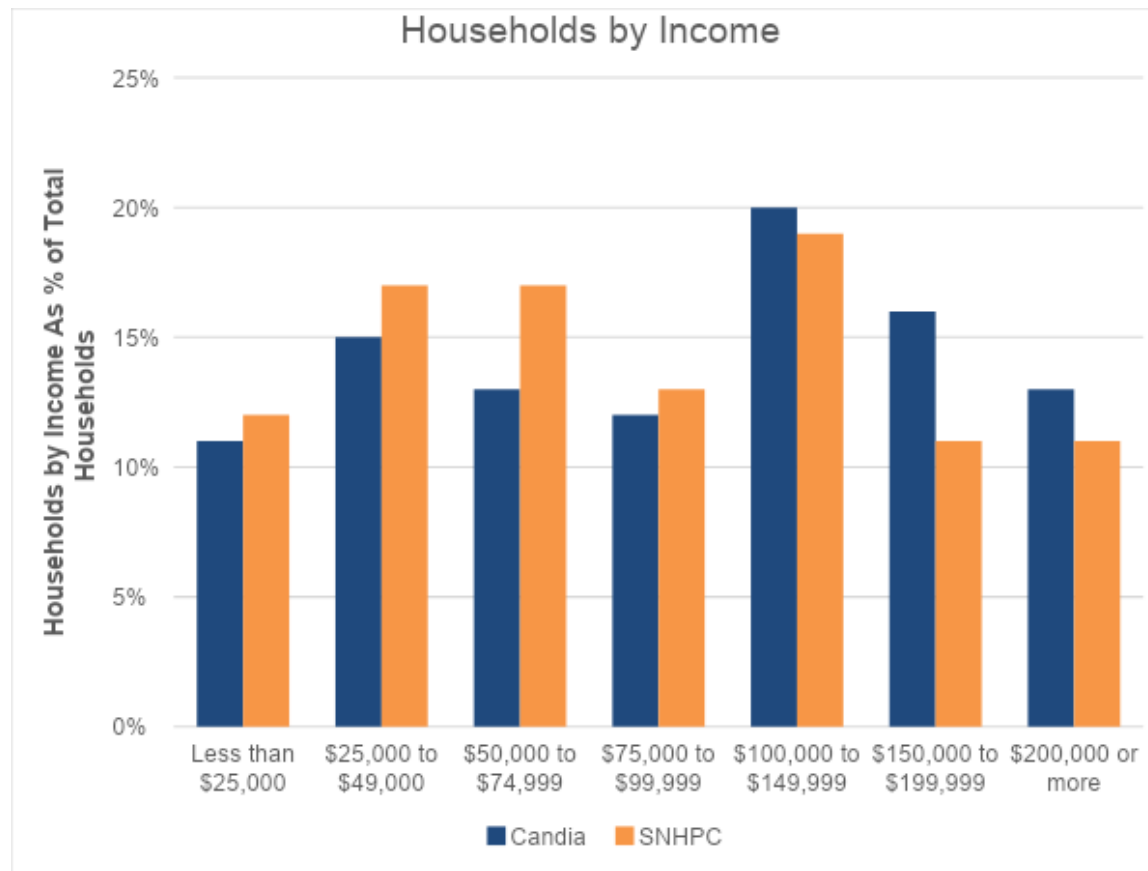
Figure 23 Rockingham County Home Purchase Prices



5. B. Income

Figure 5.3, Households by Income, illustrates the distribution of household income ranges for the SNHPC region and the town of Candia. As discussed in section 3. G., median household income increased throughout the SNHPC region and statewide during the past decade.

Figure 24 Households by Income



5. C. Households by Area Median Income

Area median income (AMI) is a key metric in affordable housing, defined as the midpoint of a specific area's income distribution. AMI is calculated on an annual basis by the US Department of Housing and Urban Development for every geographic region in the country. AMI serves as the guidepost for determining other income categories: low income is considered to be at or below 80% of the AMI; very low income is considered to be at or below 50% of the AMI; and extremely low income is considered to be at or below 30% of the AMI.

In Candia, among **owner-occupied households**, 40% are considered to be low income; 20% are considered to be very low income; and 10% of households are considered to be extremely low income.

Figure 25 Owner-Occupied Households by AMI

	2020							
		% of Owner-Occupied Households by Area Median Income (AMI)						
	Owner-Occupied Households	<30% AMI	<50% AMI	<60% AMI	<80% AMI	<100% AMI	>100% AMI	>120% AMI
Candia	1,430	10%	20%	26%	40%	44%	56%	48%
SNHPC	70,050	7%	15%	20%	36%	41%	59%	50%
NH	383,830	9%	20%	26%	43%	49%	51%	41%
AMI determined by HUD Fair Market Rent Area value for a four-person household. 5-Year American Community Survey.								
Sources: NH Housing Finance Authority; US Census Bureau.								

According to the data as shown in Table 5.2, renters in Candia have lower-income levels compared to the region and the state. The 2020 American Community Survey estimates there are roughly 50 **renter-occupied households** in Candia. Of those, 100% are considered to be low income; 71% are considered to be very low income; and 51% of households are considered to be extremely low income.

Figure 26 Renter-Occupied Households by AMI

	2020							
		% of Renter-Occupied Households by Area Median Income (AMI)						
	Renter-Occupied Households	<30% AMI	<50% AMI	<60% AMI	<80% AMI	<100% AMI	>100% AMI	>120% AMI
Candia	50	51%	71%	98%	100%	100%	0%	0%
SNHPC	36,660	24%	43%	51%	72%	76%	24%	15%
NH	155,290	28%	47%	55%	74%	79%	21%	14%
AMI determined by HUD Fair Market Rent Area value for a four-person household. 5-Year American Community Survey.								
Sources: NH Housing Finance Authority; US Census Bureau.								

5. D. Cost-Burdened Households

A household that is considered “**cost-burdened**” is one that is paying more than 30% of its income on housing. In the SNHPC region and statewide, 31% of households are considered to be cost-burdened. In Candia, 33% --or one out of every three households -- are considered to be cost-burdened.

Figure 27 Cost-Burdened Households

	2020	
	% of Households Paying 30% or More of Their Income on Housing Costs	
	All Households	Households Making \$75,000 or More
Candia	33%	9%

SNHPC	31%	7%
NH	31%	7%
5-Year American Community Survey		
Source: US Census Bureau		

6. Fair Share Analysis

Adequate, affordable housing for everyone is a basic yet critical concept that is vital to the welfare and security of all those residing in the SNHPC region. As of January 2010, the New Hampshire legislature enacted RSA 674:58-61, which states that each municipality must provide “reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing”.

Between 2021 and 2023, the Southern New Hampshire Planning Commission (SNHPC), along with New Hampshire’s eight other regional planning commissions, the New Hampshire Housing Finance Authority (NHHFA), and the New Hampshire Office of Planning and Development (NH ODP) coordinated efforts to produce a state-wide housing needs assessment as well as housing needs assessments for each region.

Through this effort, the state’s regional planning commission, NHHFA and NH ODP hired a consultant to develop a model that projects the number of housing units, by tenure and Area Median Income (AMI) threshold, that jurisdictions should allow or accommodate to meet projected population and employment demand—and to support a more balanced housing market in New Hampshire. The model uses both population growth and projected employment growth to estimate the regional housing needed to fill the demand from 2020 to 2040.²

6. A. Cumulative housing units needed

The results from the model for the state, region, and individual municipalities can be found in Figure 28, which illustrates the **cumulative number of new housing units needed** over five-year periods out to 2040. The SNHPC

² It is important to note that the methodology by Root Policy Research that resulted in the Fair Share tables on the following pages do not break out the current municipal fair share of regional need for workforce housing and therefore shouldn’t be relied on for current compliance with the state’s Workforce Housing Law, RSA 674:58-61.

region is expected to produce around 7,200 new housing units between 2020 and 2025, an additional 6,000 units between 2025 and 2030, and roughly 4,100 units between 2030 and 2035. By the period between 2035 and 2040, the number of additional units needed decreases to 2,500. This slowdown in housing development reflects decelerating population growth due to an aging population and a more balanced housing market.

The estimate produced using the Fair Share model should be considered as a guidepost or goal for each community striving to increase the housing supply and provide decent, affordable housing for all levels of income. The model projects that Candia will produce around 277 housing units by 2040. In alignment with regional projections, additional units are frontloaded and decrease over time – with roughly 100 units between 2020 and 2025; 85 units between 2025 and 2030; 55 units between 2030 and 2035; and 30 units between 2035 and 2040.

Figure 28 Fair Share Cumulative Net New housing Units

	Fair Share Cumulative Net New Housing Units			
	2025	2030	2035	2040
Auburn	142	262	343	388
Bedford	572	1,044	1,374	1,581
Candia	102	187	245	277
Chester	115	212	278	315
Deerfield	85	156	204	231
Derry	848	1,559	2,043	2,309
Fracestown	35	65	85	98
Goffstown	459	837	1,101	1,267
Hooksett	357	656	857	968
Londonderry	609	1,121	1,469	1,660
Manchester	3,171	5,787	7,605	8,738
New Boston	144	264	347	399
Weare	230	419	551	634
Windham	343	631	826	935

SNHPC	7,212	13,197	17,327	19,800
NH	32,704	59,919	77,969	88,363
Source: Root Policy Research				

6. B. Context: Historic housing growth

For historical context, from 2000 to 2010, a total of 134 total housing units were added to the Candia housing supply, representing a 9.8% increase or 0.94% annually. From 2010 to 2020 a total of 39 total housing units were added to the Candia housing supply, representing a 2.6% increase or 0.26% annually.

Figure 29 Historic Housing Growth

Total Units 2000-2020					
	2000 Decennial	2010 Decennial	2020 Decennial	2000 to 2010 Change	2010 to 2020 Change
Candia	1360	1494	1533	9.85%	2.61%
Source: US Census Bureau					

6. C.Fair Share Breakdown: Owner-occupied units by income

Figure 30 displays the cumulative Fair Share numbers for Candia, the SNHPC region, and the state for **owner-occupied housing units by income**. The model forecasts that between 2020 and 2025, Candia should allow for the construction of 69 owner occupied housing units. Of these, 22 would need to be priced so that a four-person household below 100% of the AMI would not spend 30% or more of their gross household income on housing costs. By 2040, the model projects Candia will need 186 owner occupied-housing units, with 59 needing to be priced so that a four-person household below 100% of the AMI would not spend 30% or more of their gross household income on housing costs.

Figure 30 Fair Share Cumulative Net New Owner-Occupied Units by Income

	Fair Share Cumulative Net New Owner-Occupied Housing Units by Income											
	2025			2030			2035			2040		
	Total	Below 100% AMI	Above 100% AMI	Total	Below 100% AMI	Above 100% AMI	Total	Below 100% AMI	Above 100% AMI	Total	Below 100% AMI	Above 100% AMI
Candia	69	22	47	127	40	87	166	53	113	186	59	127
SNHPC	4,885	1,575	3,310	8,904	2,869	6,035	11,615	3,756	7,859	13,156	4,270	8,886
NH	22,102	8,815	13,287	40,331	16,073	24,258	52,095	20,727	31,367	58,456	23,221	35,234
Source: Root Policy Research												

6. D. Fair Share Breakdown: Renter-occupied units by income

The breakdown of **renter-occupied units by income** is more challenging, particularly for smaller communities with very few renting households. While these estimates may have a larger margin of error than the owner-occupied estimates, they still offer helpful guidance for anticipating a community's need for additional rental units at various price points. As shown in Figure X.X, the model projects Candia will need to accommodate 32 new renter-occupied units between 2020 and 2025. Of those units, 17 would need to be affordable to three person households making less than 60% of the AMI. By 2040, Candia will need 91 renter-occupied units, with 47 of those units needing to be affordable three person households making less than 60% of the AMI.

Figure 31 Fair Share Cumulative Net New Renter-Occupied Units by Income

Fair Share Cumulative Net New Renter-Occupied Housing Units by Income												
	2025			2030			2035			2040		
	Total	Below 60% AMI	Above 60% AMI	Total	Below 60% AMI	Above 60% AMI	Total	Below 60% AMI	Above 60% AMI	Total	Below 60% AMI	Above 60% AMI
Candia	32	17	15	60	31	29	79	41	38	91	47	44
SNHPC	2,327	653	1,674	4,293	1,204	3,088	5,712	1,612	4,100	6,644	1,884	4,760
NH	10,602	3,196	7,405	19,587	5,906	13,680	25,874	7,794	18,078	29,908	8,997	20,908
Source: Root Policy Research												

6. E. New Housing Units by Year: Historic and projected growth

All of the Fair Share numbers have a margin of error, and should be used as guideposts in setting future housing goals. It can be particularly helpful to think about the changes needed on a year-by-year basis.

Figure X.X shows the historical average annual net new housing units as well as the projected average annual net new housing units in Candia based on the Fair Share model. The table illustrates that Candia has averaged between 10 and 20 annual net housing units per year since 1980.

Approximately 277 housing units will be needed across a variety of housing types and price points in Candia by 2040. This includes 186 homeowner units and 91 rental units, suggesting that a combination of affordable, workforce and market-rate housing will need to be built to meet both Candia's housing needs as well as meet the region's fair share of housing. These numbers can seem daunting for a town like Candia, however, the total number of units required are in line with historic growth in the town, projected to be less than 1% annually.

Figure 32 Past Housing Growth and Projected Fair Share Growth

	PAST HOUSING GROWTH AND PROJECTED FAIR SHARE GROWTH					
	Average Annual Net New Housing Units					
	Historical				Projected	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	40	30	20	30	30	10
Bedford	130	220	120	60	100	50
Candia	20	20	10	10	20	10
Chester	30	30	30	30	20	10
Deerfield	40	20	30	20	20	10
Derry	460	90	50	70	160	80
Francestown	20	10	10	0	5	5
Goffstown	160	80	50	30	80	40
Hooksett	100	80	90	60	70	30
Londonderry	220	100	110	110	110	50
Manchester	850	150	340	220	580	300
New Boston	50	30	50	20	30	10
Weare	100	40	60	20	40	20
Windham	120	60	130	40	60	30
SNHPC	2,320	960	1,110	710	1,320	660
NH	11,730	4,340	6,760	2,430	5,990	2,840

Sources: IPUMS National Historical Geographic
Information
System; Root Policy Research; US Census Bureau.

7. Looking Ahead

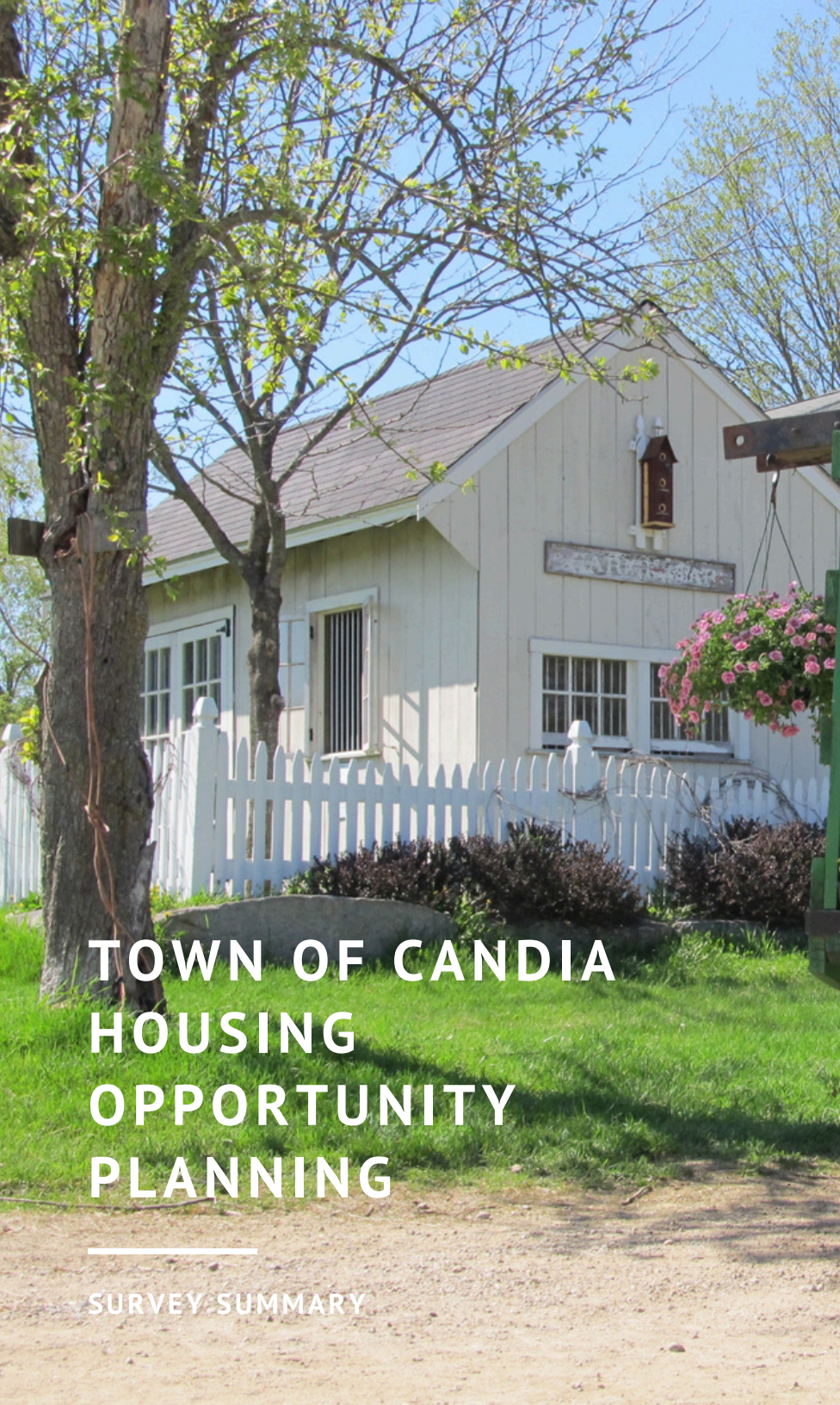
In 2024, the Town of Candia was awarded a grant to build on the results of this first phase of the HOP grant. Specifically, the Town will work with a consultant to conduct an audit of the town's Zoning Ordinance and other land use controls, and develop recommended changes to the existing regulations and identify opportunities for new regulations based on the housing needs, existing conditions, and the results from community engagement.

This Candia Housing Needs Assessment (HNA), which includes data as well as insights from community engagement activities, provides an important foundation for informing future planning decisions. Looking ahead to the next phase of the HOP grant, Candia can use the HNA to:

1. **Keep the conversation going.** The first phase of the HOP grant served as an important opportunity to gather community insights on housing, and the HNA can be used to establish a shared vocabulary among stakeholders and provide key data to guide continued conversations. Ongoing outreach and discussion can help residents and decision-makers navigate complex questions related to housing, and identify potential housing solutions tailored to Candia's unique needs and opportunities. Specific opportunities for ongoing engagement include:
 - a. **Visualizing preferred housing options.** Before making any regulatory changes, it can be helpful to clarify an understanding of specific community preferences around the types of new housing development that may help address supply and affordability priorities, while also aligning with the Candia's unique community character.
 - b. **Collaborating with developers.** To meet the housing needs outlined in this report, the real estate development industry must be a key partner in the provision of new housing. Developers and builders can offer important insights to inform regulatory updates, since they have first-hand knowledge of market trends and new building technologies. They can also offer feedback regarding any regulatory barriers or administrative red tape that may be inhibiting new development and/or detracting from project affordability.

- c. **Engaging environmental advocates.** New housing development will have impacts on the Town’s natural resources and open spaces. The Conservation Commission and other environmental advocates can help identify uniquely sensitive areas and pressing environmental concerns that should be taken into consideration when envisioning future housing options. Tradeoffs can emerge with any new development, yet by bringing multiple stakeholders to the table, the Town is more likely to identify “win-win” scenarios that address multiple community priorities.
- 2. **Solidify the Town’s vision for future housing.** The 2017-2027 Master Plan serves as the guiding document that underpins the Town’s land use regulations. This Housing Needs Assessment synthesizes nuanced community engagement with a detailed analysis of data and trends. As appropriate, the HNA can be used in conjunction with future engagement efforts to supplement and/or amend the Town’s Master Plan.
- 3. **Inform the regulatory audit.** A regulatory audit will position the town to better understand how current and proposed regulations may support or hinder local housing needs. The audit can be used to uncover potential regulatory barriers that may be impeding preferred development options, craft potential updates to regulations, and apply HNA data to better understand how proposed changes will impact the community. When the community investigates potential changes to the town’s zoning ordinance, subdivision regulations or site plan regulations, special consideration should be given to how these changes may impact property owners, traffic, the community’s natural resources, municipal facilities and infrastructure, as well as the overall sense of community character. Throughout this process, ongoing engagement efforts will be valuable for crafting community-driven solutions that align with the community’s vision for future housing.
- 4. **Make the most of housing programs.** There are a variety of organizations and funding mechanisms available for New Hampshire communities striving to provide affordable housing to low- and moderate-income households. Example resources for further exploration include:
 - a. The Community Development Finance Authority (CDFA) provides funding from various lending institutions for the purchase or rehabilitation of low to moderate income housing. Funding is available either through grants or low-interest loans to communities or agencies creating affordable housing. Additionally, CDFA can grant tax credits to private developers who provide properties for rehabilitation as low to moderate income housing.

- b. The New Hampshire Housing Finance Authority (NHHFA) is a nonprofit organization committed to developing affordable housing opportunities across the State. NHHFA has several programs to assist multi-family housing development and can provide developers with tax credits, deferred mortgage payments, low interest loans and grants.
- c. NeighborWorks of Southern New Hampshire is a private non-profit organization working to create affordable housing in the greater Manchester area. The organization works with individuals, businesses, and municipalities to achieve this goal. They have a variety of programs that include homeowner education programs to assist prospective homebuyers, neighborhood revitalization, and maintaining affordable housing rentals. NeighborWorks will also work with communities and developers to create new affordable housing opportunities.



TOWN OF CANDIA HOUSING OPPORTUNITY PLANNING

SURVEY SUMMARY

TOWN OF CANDIA HOUSING NEEDS SURVEY SUMMARY

Prepared by:

***SOUTHERN NEW HAMPSHIRE PLANNING
COMMISSION***

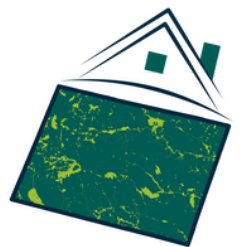
FOR

THE TOWN OF CANDIA PLANNING BOARD

AND

***THE TOWN OF CANDIA HOUSING OPPORTUNITY
PLANNING STEERING COMMITTEE***

MAY 2024



CANDIA HOUSING NEEDS SURVEY

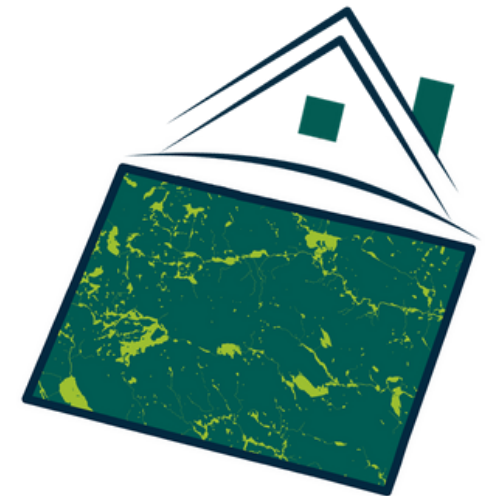
Background

The Candia Planning Board was awarded a Housing Opportunity Planning (HOP) grant from InvestNH Municipal Planning & Zoning Grant Program, funded by the NH Department of Business and Economic Affairs which will allow the Town to engage the community to better understand existing and future housing needs for Candia residents. As a part of the grant included a community survey, to help better understand resident's housing needs and perceptions with the intent to help better inform a future Master Plan Update.

The Candia HOP Steering Committee, made up of Candia residents, were appointed by the Candia Planning Board and have been working with the Southern New Hampshire Planning Commission by providing guidance and local knowledge and helping to engage Candia residents throughout the process.

In winter of 2024, staff from SNHPC and the Candia HOP Steering Committee collaborated to develop the Candia Housing Needs Survey. Survey questions covered topics on demographics, housing types and perceptions. The survey was launched in February of 2024. In an effort to gain a large audience, HOP Steering Committee members distributed hard-copy surveys at the Candia Town Offices, Smyth Public Library, and the Candia Recycling Center. The survey was also available online. HOP Steering Committee members also conducted extensive social media outreach - posting the survey on local Facebook community groups. Lastly, the HOP Steering Committee worked with the local Candia Boy Scouts to distribute a link to the survey throughout town.

By the end of February, 303 people participated in the survey, providing valuable information for the Town.



CANDIA HOUSING NEEDS SURVEY

Survey Summary

A total of 303 respondents participated in the Candia Housing Needs Survey, or roughly 7.6% of the town's population. Around ten percent (10.21%) of respondents were between the ages 25-32, seventeen percent (17.61%) were between 35-44, sixteen percent (16.90%) were between 45-54, twenty-six percent (26.76%) were between 55-64, and twenty-seven percent (27.82%) were 65 and older.

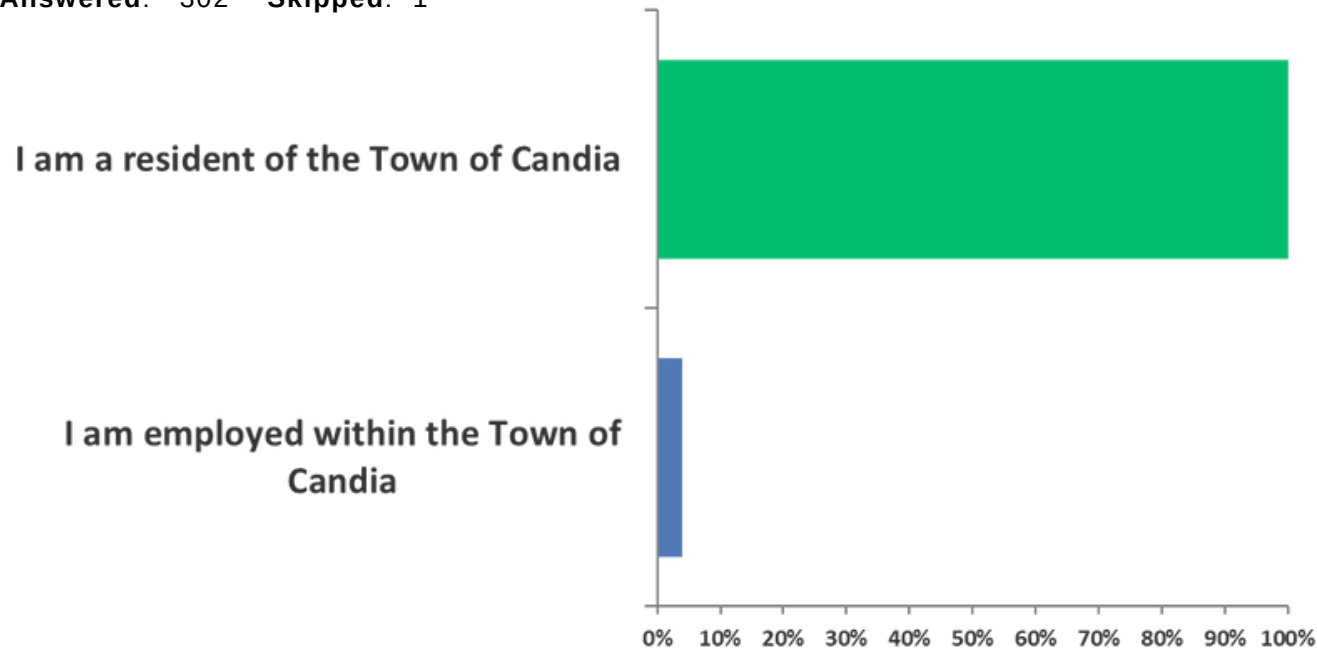
Respondents varied from being relatively new to town to having lived in town for over two decades. The following list broadly summarizes themes that occurred throughout the survey responses.

- The majority of respondents are content with their current housing, and feel comfortable about their housing conditions for their future.
- The majority of residents live in and own a single-family home.
- About half of respondents live in a two-person household.
- Maintaining the rural character of Candia was a major reoccurring theme and a priority for most respondents.
- Both over-development and lack of housing affordability was a common theme among respondents.
- Accessory Dwelling Units were a common theme among mentioned desirable or somewhat desirable housing types, outside of the most favorable, single-family homes.
- Many respondents find that housing affordability and land use regulations, fear of change, outside influences, lack of housing and land inventory are prohibiting factors to attracting young families to the community and enable the Town's older population to age in place.
- Many respondents are also content with the housing environment in Candia and want to preserve the status-quo.

The following pages summarize the survey results. Full survey response data will be available on the Town website.

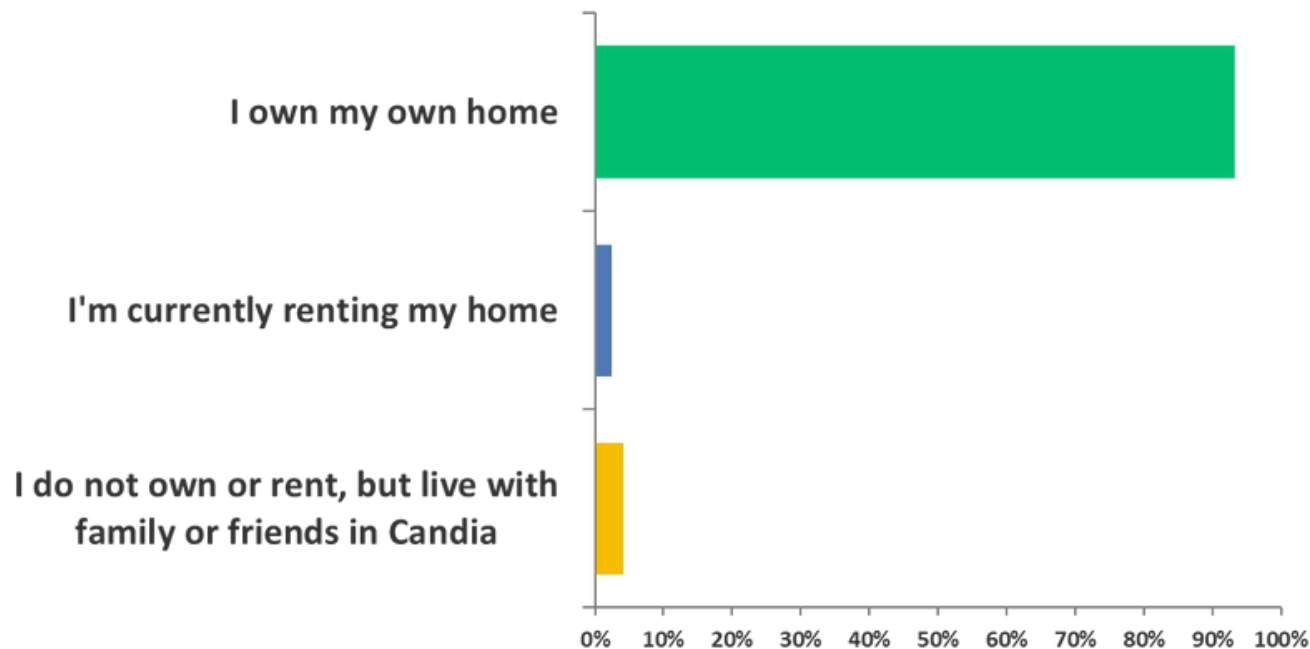
Q1: Do you live or work in Candia?

Answered: 302 Skipped: 1



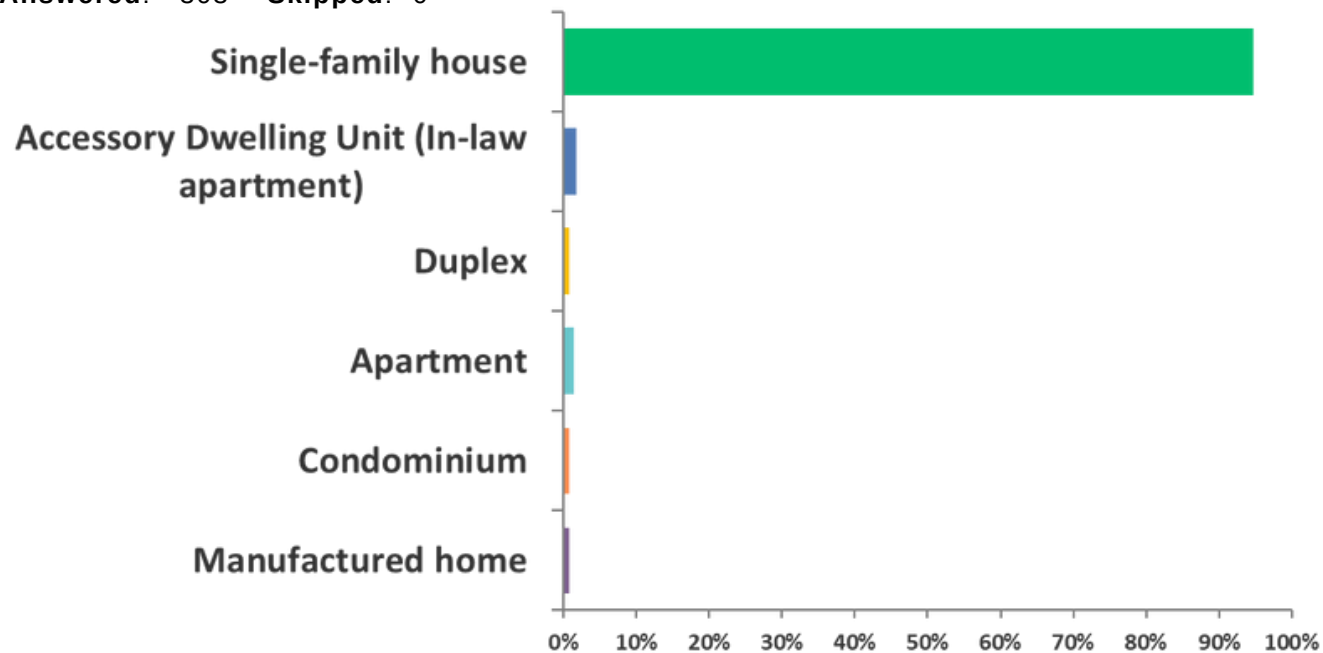
Q2: What is your living situation?

Answered: 303 Skipped: 0



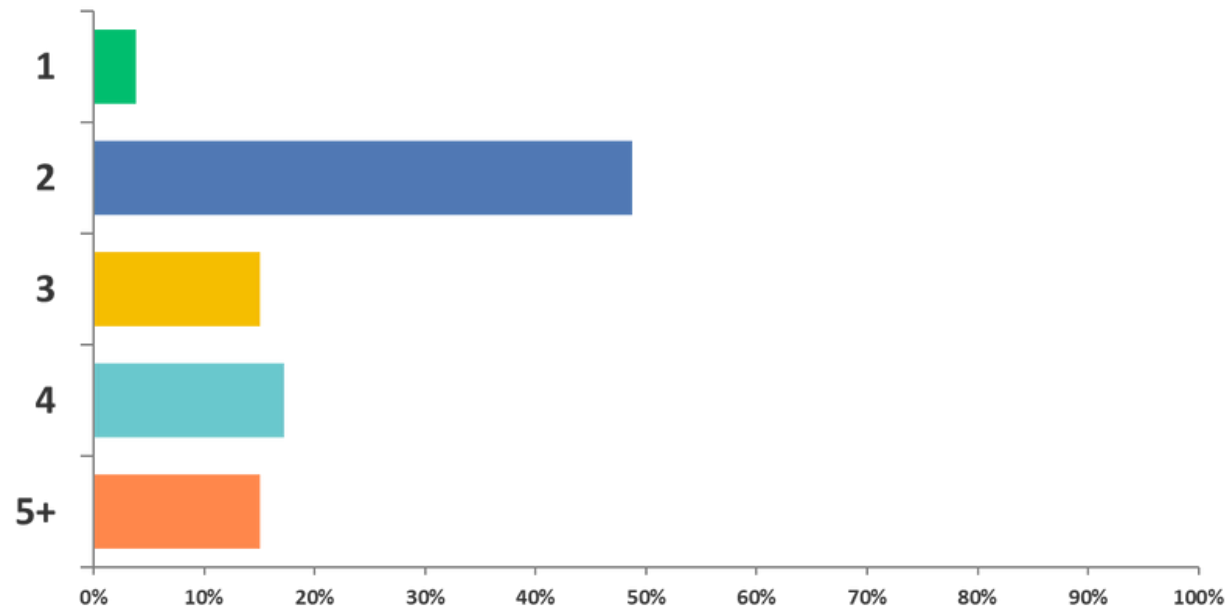
Q3: What type of home do you live in?

Answered: 303 Skipped: 0



Q4: How many people live in your household?

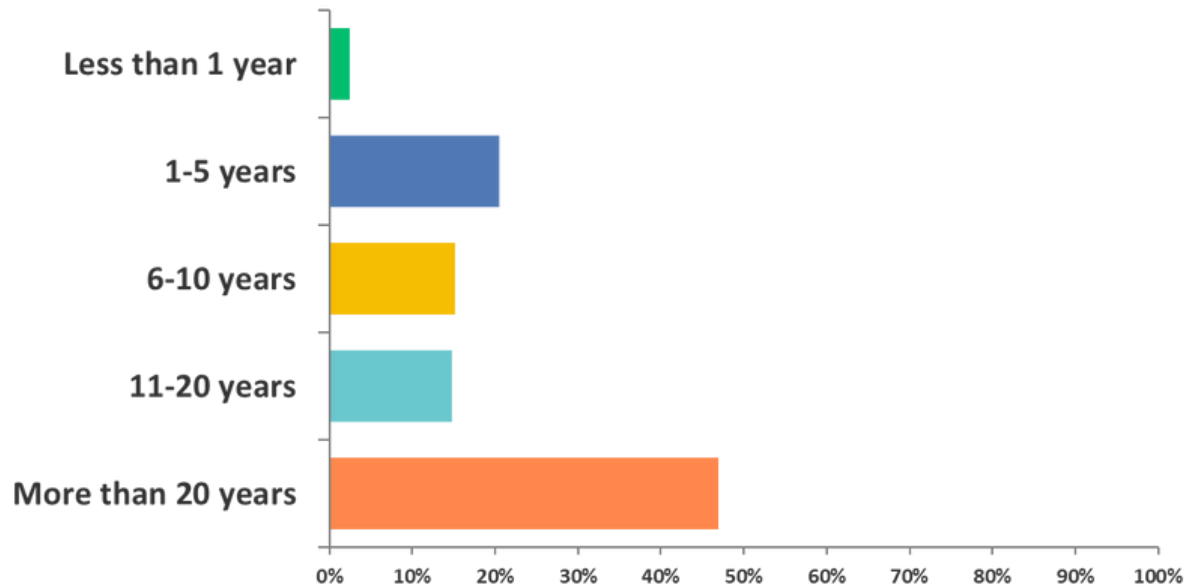
Answered: 303 Skipped: 0



The majority of respondents live in a single-family home. Forty-eight percent (48.8%) live in a two-person household.

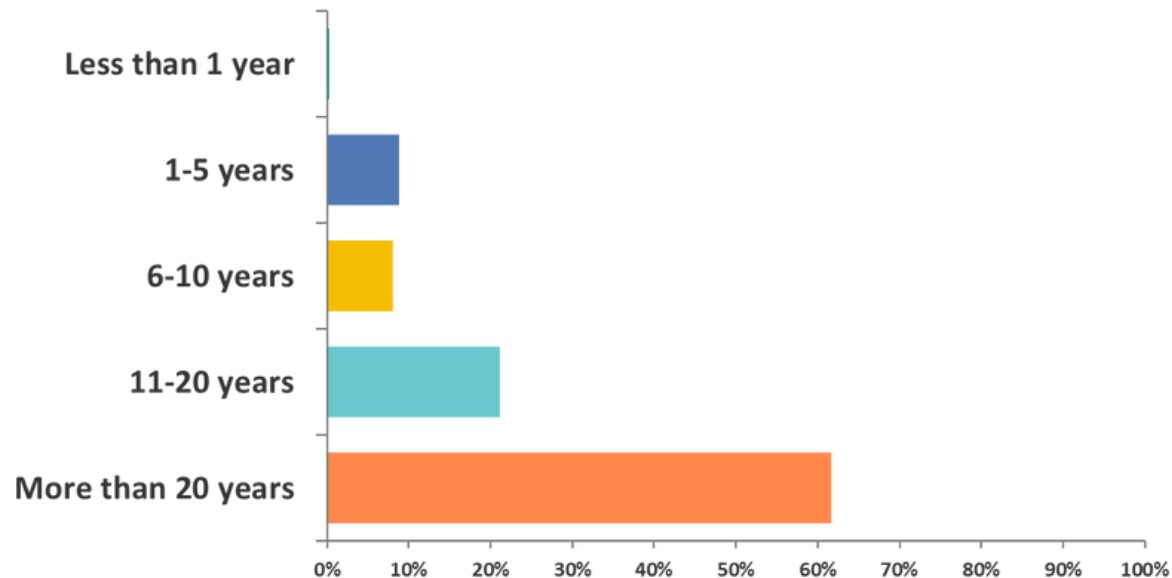
Q5: How long have you lived in Candia?

Answered: 301 Skipped: 2



Q6: How long do you plan to stay in Candia?

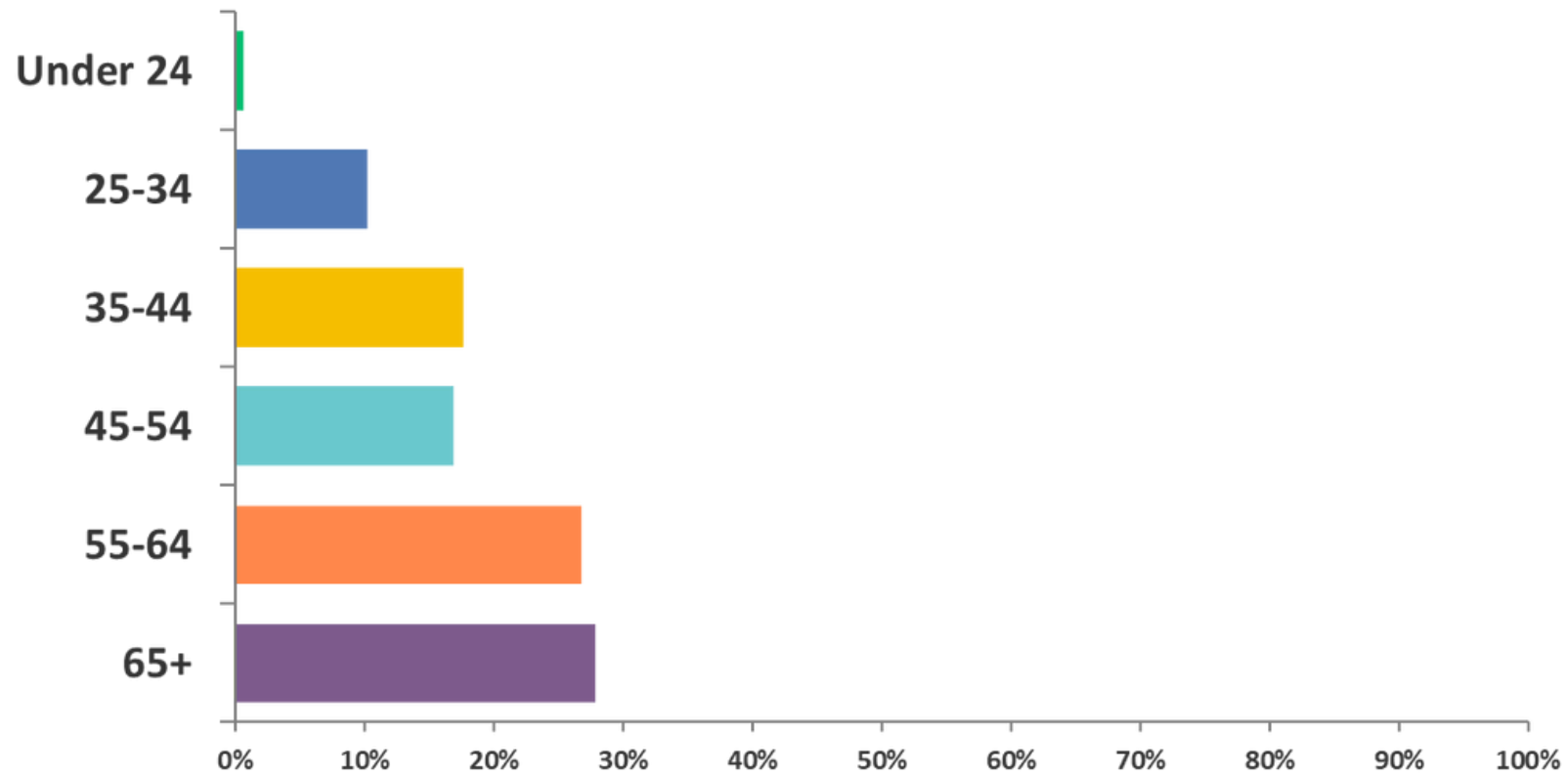
Answered: 300 Skipped: 3



Over half of of respondents have lived in Candia for over eleven years and intend to stay in Candia for more than twenty years.

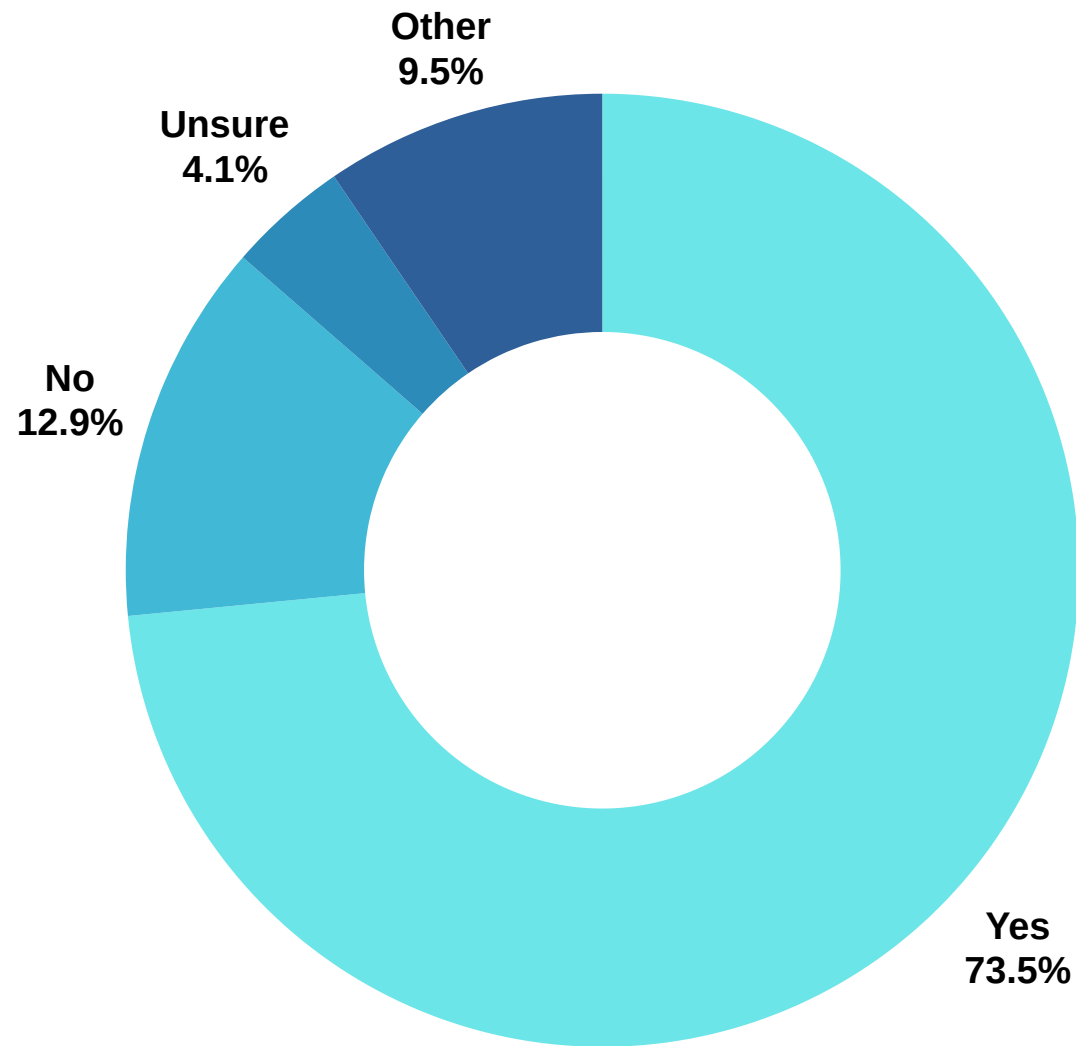
Q7: What is your age group?

Answered: 284 Skipped: 19



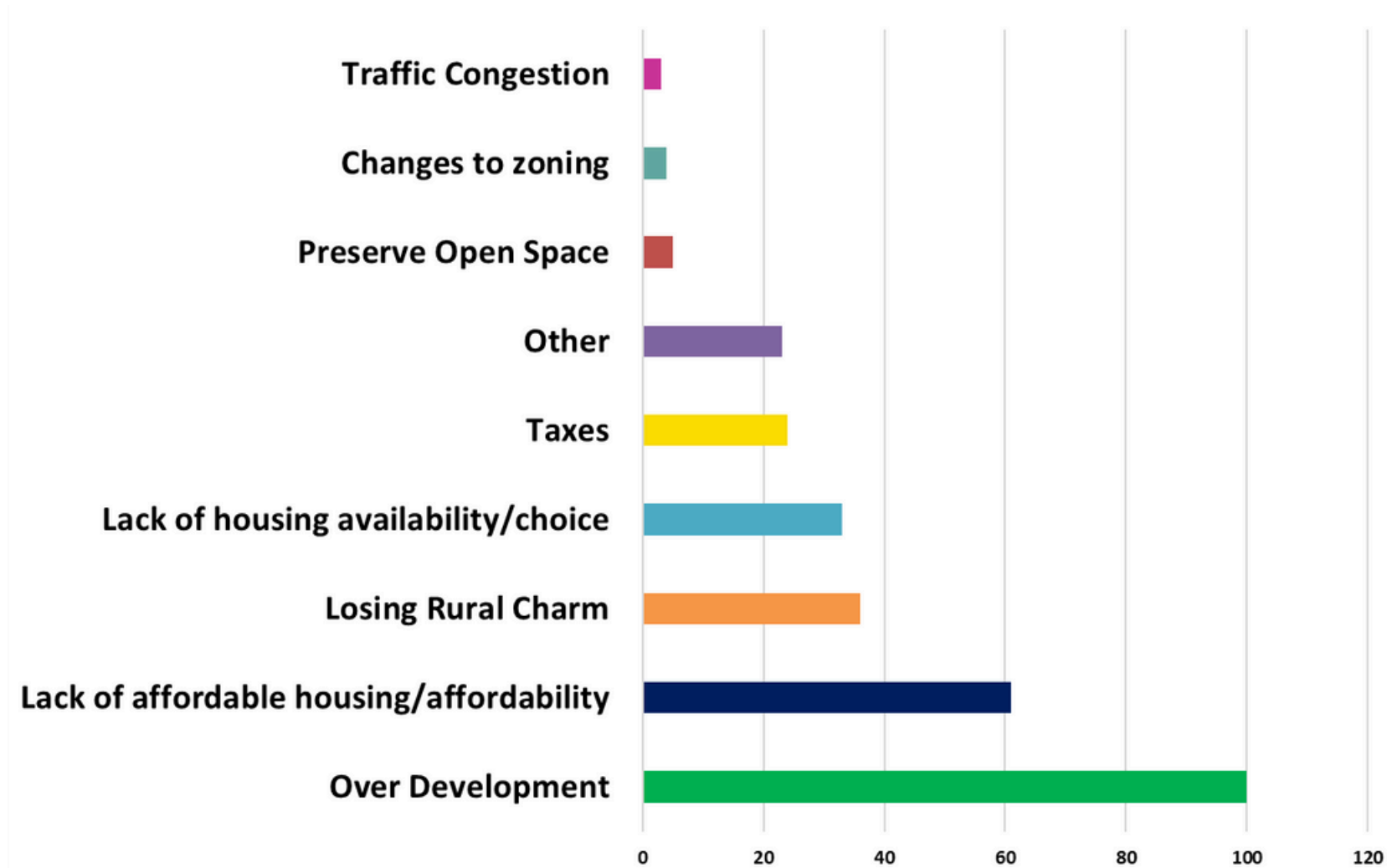
Q8: When you think of living in Candia in 5, 10, or 20 years, will your current home meet your future needs?

Answered: 294 Skipped: 9



Q9: When you think of housing in Candia in the future, what concerns you?

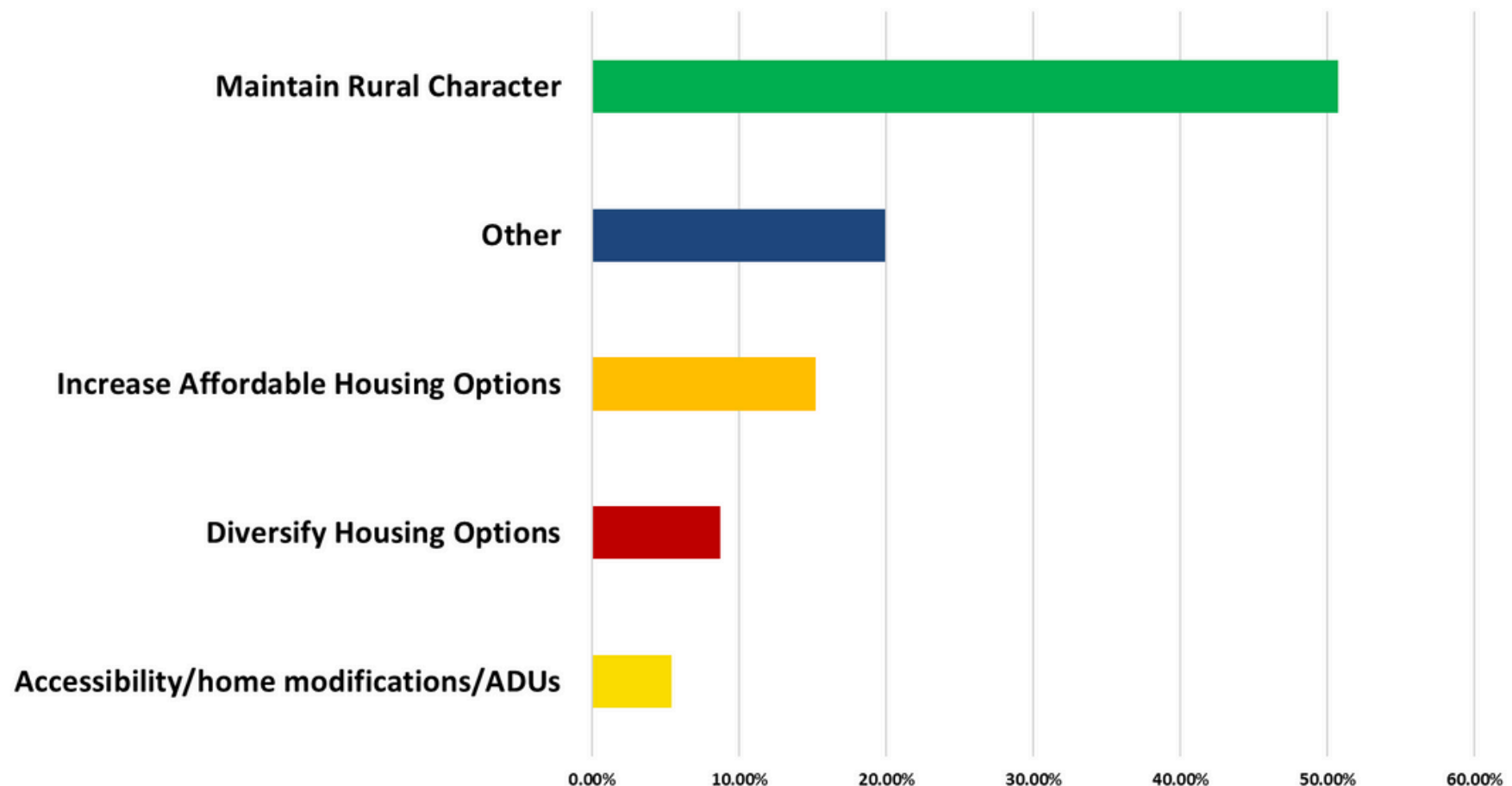
Answered: 289 Skipped: 14



Thirty-four percent (34.6%) of survey respondents said they were concerned with future over development; twenty-one percent (21.1%) of survey respondents said they were concerned with the lack of future affordable housing choices or general housing affordability in Candia; twelve percent (12.4%) were concerned with losing the town's rural charm or character; and eleven percent (11.4%) were concerned with the lack of future housing availability or housing choice in Candia.

Q10: When you think of housing in Candia in the future, what are your priorities?

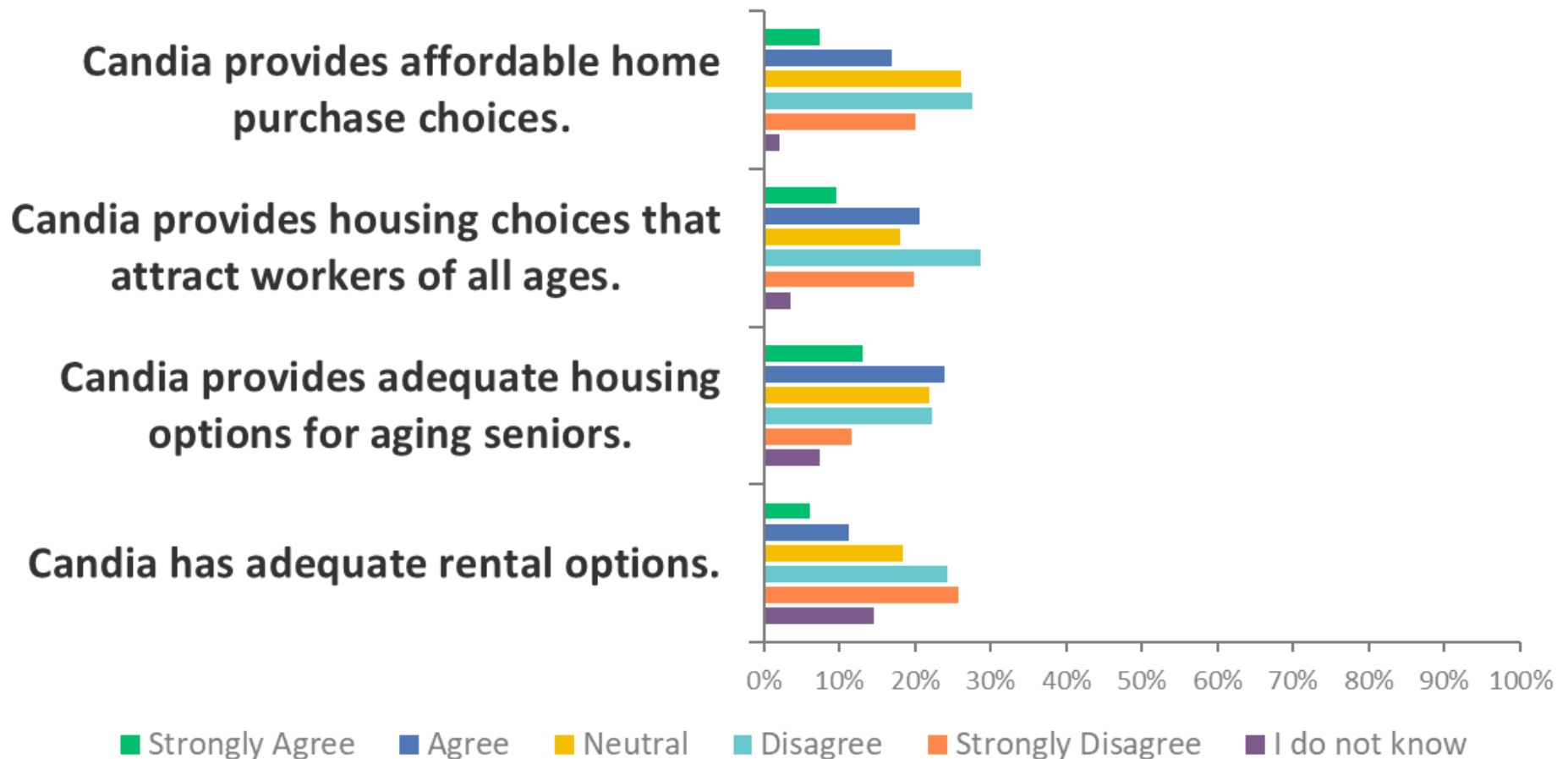
Answered: 276 Skipped: 27



Half of the survey respondents (50.7%) said that maintaining Candia's rural character was their priority; fifteen percent (15.2%) of respondents said that increasing affordable housing options and general affordability was their priority; eight percent (8.7%) said that diversifying housing options was their priority; five percent said that improving accessibility, including but not limited to home modifications or ADUs was a priority. Nineteen percent (19.9%) provided other comments on their priorities, ranging from providing options for families, maintaining property taxes, and maintaining safety.

Q11: Indicate your level of agreement with the following statements about Candia:

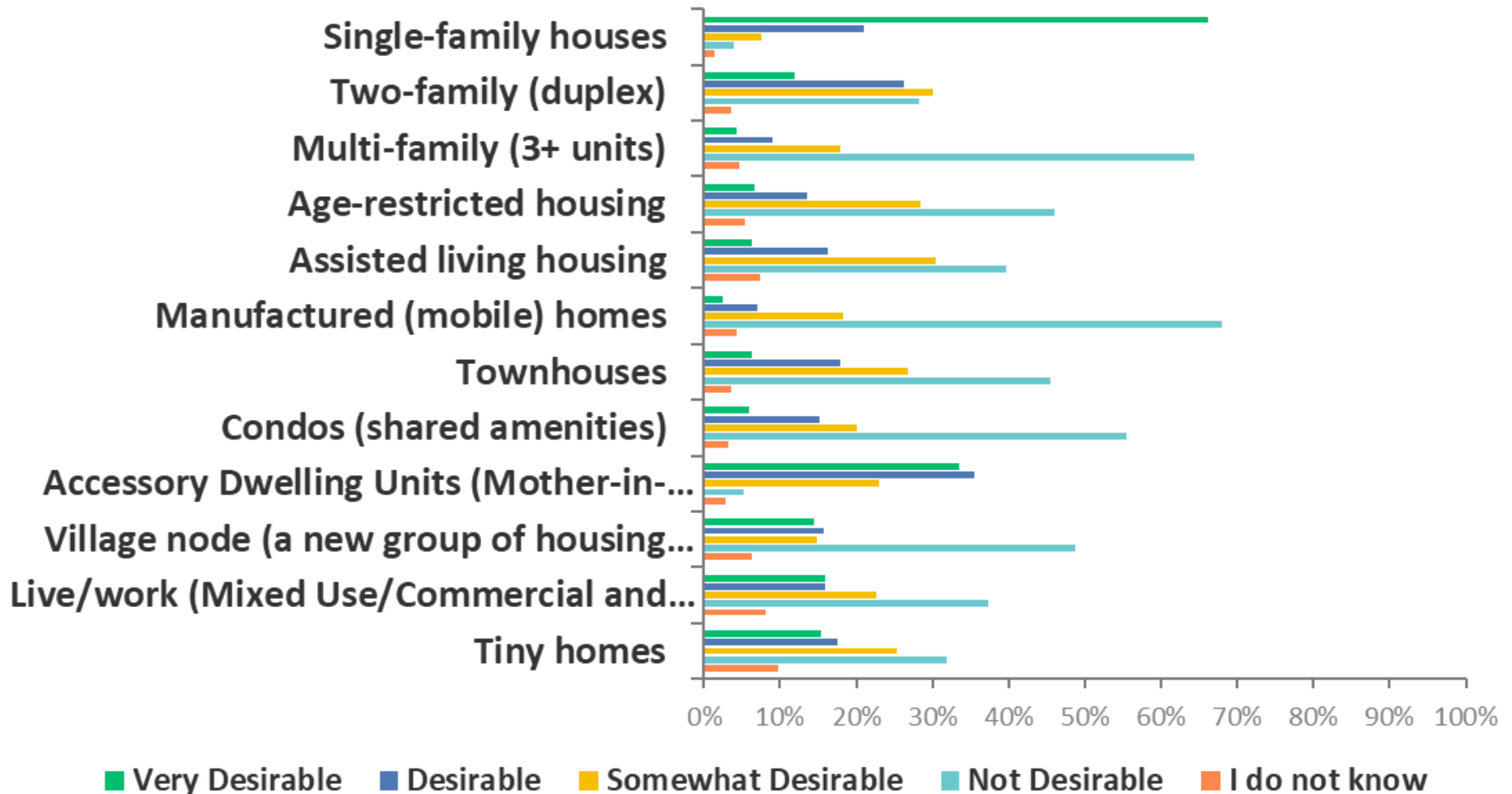
Answered: 284 Skipped: 19



Forty-seven percent (47.18%) of survey respondents either disagree or strongly disagree that Candia provides affordable home purchase choices. Similarly, Forty-eight percent (48%) of survey respondents either disagree or strongly disagree that Candia provides housing choices that attract workers of all ages. Almost half (49.50%) of the survey respondents disagree or strongly disagree that Candia has adequate rental options. Thirty-six percent (36.54%) of respondents agree or strongly agree that Candia provides adequate housing options for aging seniors.

Q12: In looking at potential new housing in Candia, please prioritize the following housing types based on their level of desirability.

Answered: 303 Skipped: 0



In terms of desirability, the majority (87.9%) of survey respondents found single-family homes to be either desirable or very desirable and sixty-nine (69.2%) found Accessory Dwelling Units (ADUs) to be either desirable or very desirable. Respondent's least desirable housing types were manufactured homes (67.8%), Multi-family (64.1%), Condos (56.1%), Village Node (48.1%), Townhouses (45.9%) and Age-restricted housing (45.6%).

Q13: In the existing Candia Master Plan, the Vision recognizes the value of Candia's "small town character and charm." How might the town maintain Candia's small town character and charm while providing a greater diversity in housing options for residents?

Answered: 253 Skipped: 50

The above question required open-ended responses. Survey respondents provided a wide range of responses. The following themes were mentioned the most often.

Maintaining the rural character and not to make changes to the town (mentioned count of 85)

Concentrate planning areas in town for housing and other development (mentioned count of 81)

Other comments ranged from providing incentives for smaller homes and ensuring housing is built in harmony with natural resources.

Q14: In what areas of Candia would you prefer new housing?

Answered: 249 Skipped: 54

The above question required open-ended responses. Survey respondents provided a wide range of responses. The following themes were mentioned the most often.

Anywhere that was appropriate and followed the existing zoning regulations (mentioned count of 49)

Nowhere (mentioned count of 41)

NH Route 43 and NH Route 27 (mentioned count of 28)

Near NH 101 Exit 3 (mentioned count of 20)

Q15: In what areas of Candia would you prefer no more housing?

Answered: 236 Skipped: 67

The above question required open-ended responses. Survey respondents provided a wide range of responses. The following themes were mentioned the most often.

All areas of town (mentioned count of 54)

Four Corners (mentioned count of 19)

No preference (mentioned count of 12)

The remainder of the responses varied significantly. Other common themes included preferring no new housing near important natural resources, such as wetlands, marshes, forests, and other important undeveloped land. Additionally, several respondents mentioned preferring no new housing along scenic roads, back roads, or quiet roads.

Q16: In what areas of Candia would you prefer denser housing, if any?

Answered: 229 Skipped: 74

The above question required open-ended responses. Survey respondents provided a wide range of responses. The following themes were mentioned the most often.

Nowhere in Town (mentioned count of 99)

Four Corners (mentioned count of 21)

Along NH Route 27 & 43 (mentioned count of 21)

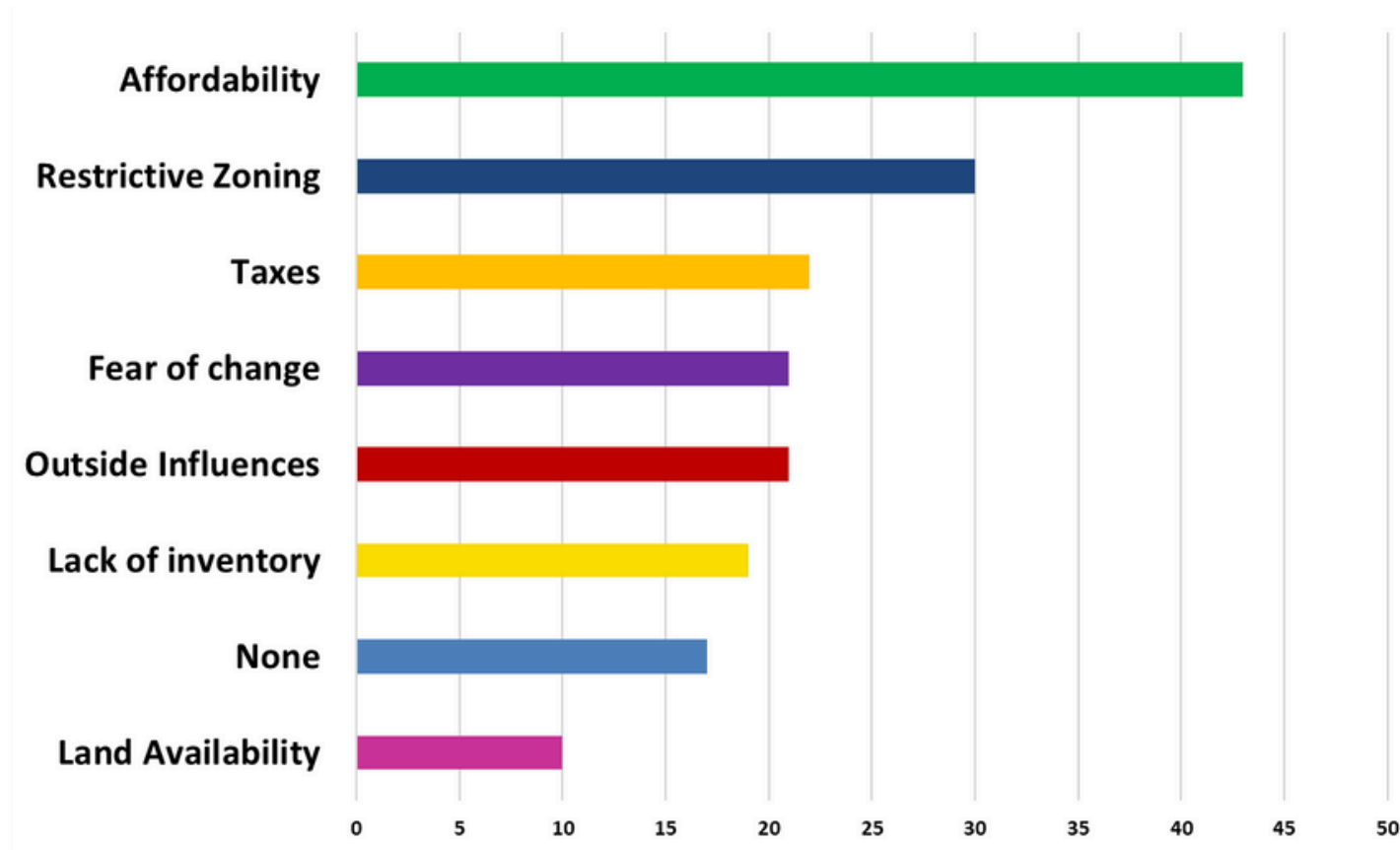
Near NH 101 Exit 3 (mentioned count of 20)

Anywhere that's appropriate and meets current zoning requirements (mentioned count of 20)

Other responses took themes such as traffic congestion, water & sewer, school capacity and other town service capacity into consideration.

Q17: The Candia Housing Goal from the existing Candia Master Plan is to: "Manage residential growth, and encourage greater diversity in housing choices to attract young families to the community and enable the Town's older population to age in place." What are the greatest constraints to Candia achieving its housing goal?

Answered: 246 Skipped: 57



The most common theme among respondents when asked about the greatest constraint to achieving the Master Plan Housing Goal was affordability (mentioned count of 43) followed by restrictive zoning (mentioned count of 30), taxes (mentioned count of 22), fear of change (mentioned count of 21), outside influences (mentioned count of 21), lack of inventory (mentioned count of 19), there are no constraints (mentioned count of 17, and land availability (mentioned count of 10).