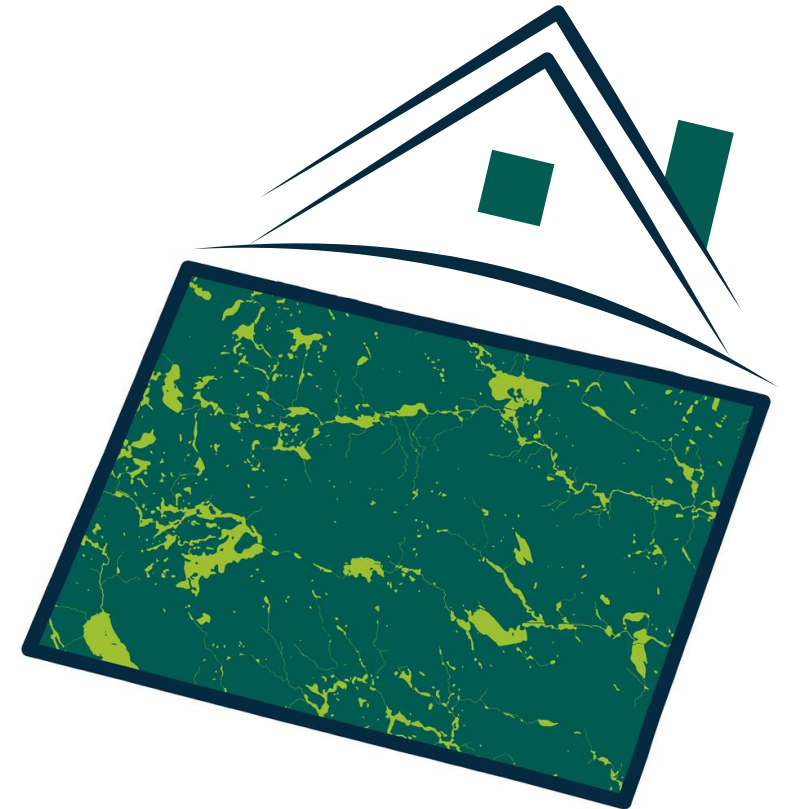


Town of Candia

Housing Opportunity Planning

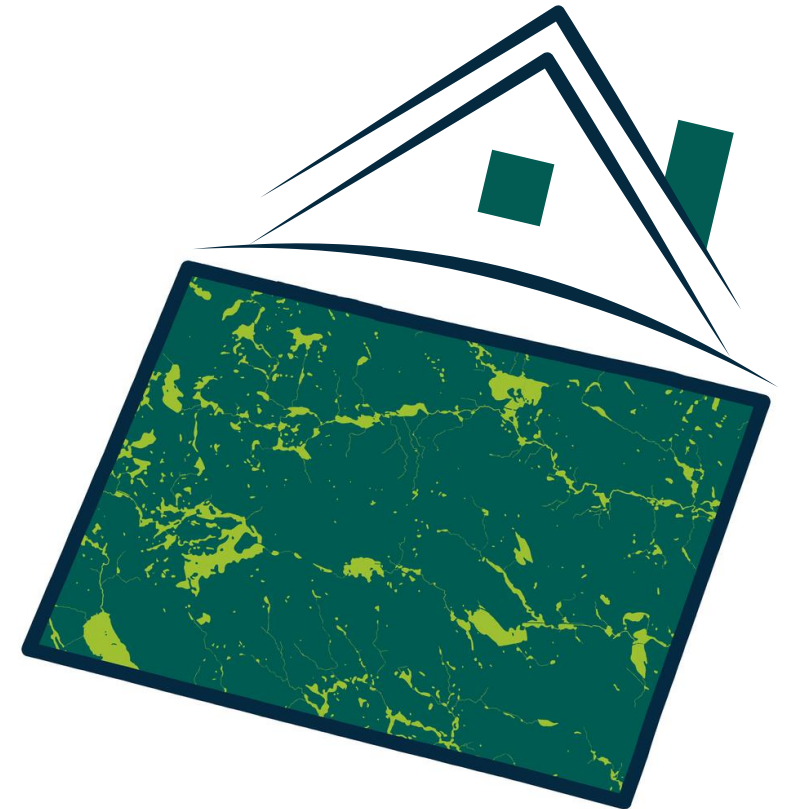


Town of Candia Planning Board
June 19, 2024

TONIGHT'S AGENDA

1. HOP scope and progress
 - Overview of HOP phases
 - Phase 1 Progress to date
2. Community engagement
 - Community engagement activities
 - Highlights from the community survey
 - Other input received
3. Final deliverable: Housing Needs Assessment
 - Outline for review
 - Planning Board input needed

HOP Scope and Progress



Town of Candia Planning Board
June 19, 2024

HOP SCOPE AND PROGRESS

Candia Housing Opportunity Planning Grants

We are here!



- Community Engagement
- Data Collection
- Housing Needs Assessment

- Further Community Engagement
- Zoning Ordinance and Land Use Regulations Audit
- Buildout Analysis
- Development of Recommendations
- Prioritized List of Preferred Regulatory Changes

HOP SCOPE AND PROGRESS

PHASE 1 TASKS: [FEB '23 – JULY '24]

Task 1: Data Collection : **Complete**

Task 2: Housing Academy: **Complete**

Task 3: Community Engagement: **Ongoing**

Task 4: Meetings with the Planning Board: **Ongoing**

Task 5: Update Master Plan Chapters: ***Scope revision, Ongoing**

Task 6: Final Revisions: **Forthcoming**

Task 7: Administration: **Ongoing**



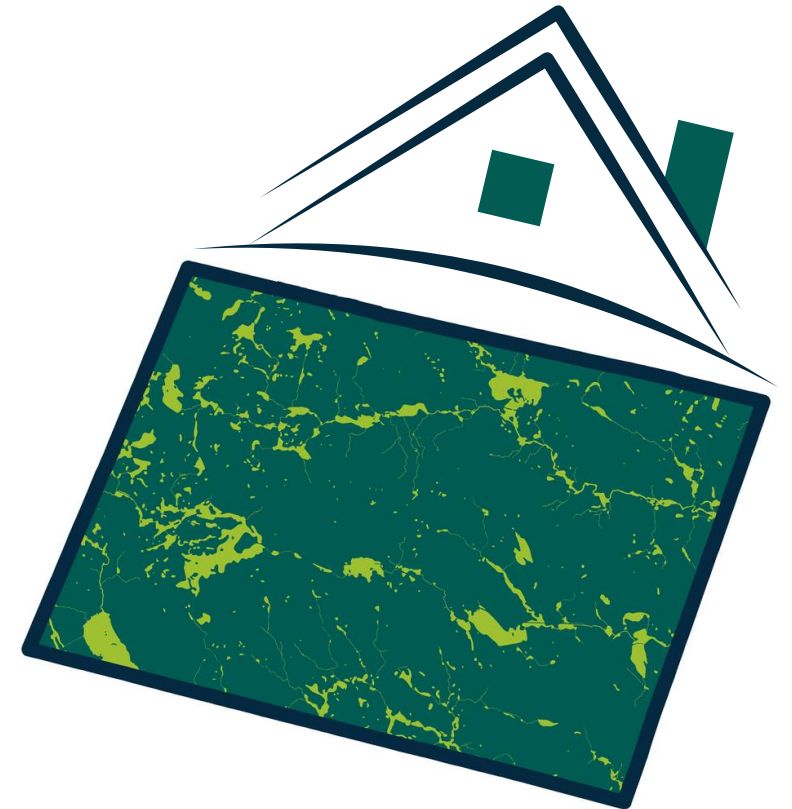
Shift to a **Housing Needs Assessment**,
based on HOP Committee input &
conversation with Planning Board Chair

WHAT IS A HOUSING NEEDS ASSESSMENT?

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.

- *SNHPC's task: 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. Develop a report that describes Candia's current housing situation and existing and future needs, including but not limited to workforce housing needs.*

Community Engagement



Town of Candia Planning Board
June 19, 2024

COMMUNITY ENGAGEMENT ACTIVITIES

6 public HOP Committee meetings

Next meeting, tomorrow June 20th at 2:30PM

Community Survey

Over 300 responses - *HOP Committee posted on local Social Media Pages, Hard Copies were available around town*

Results on the Town website with additional survey link for opportunity for further comments

In-person events

June 15 – Candia Farmer’s Market

Engaged with approximately 80 Candia residents

July 17 – Library Summer Concert Series

Developer Interviews

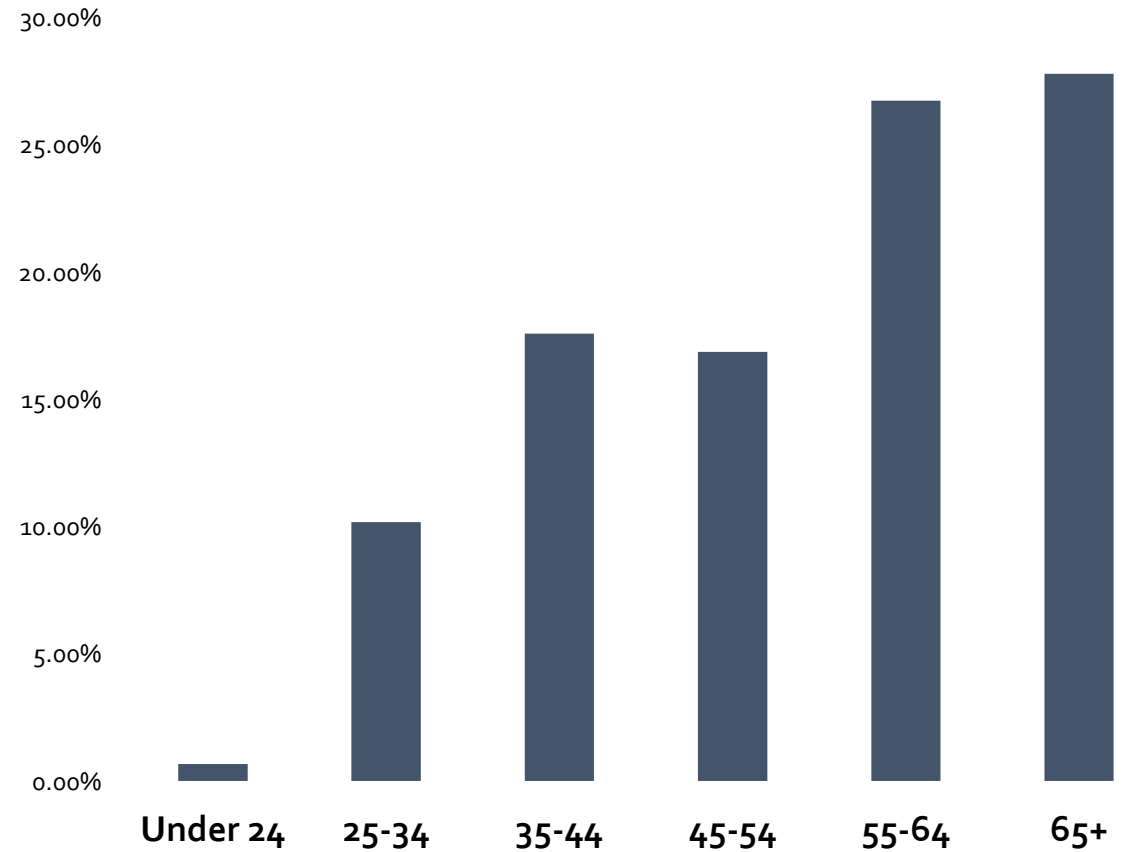
Contacted Bryan Ruoff of Stantec and Jim Franklin of Franklin Associates to schedule interviews

COMMUNITY SURVEY SUMMARY

More than 300 people responded
(7.6 % of the Town's population)

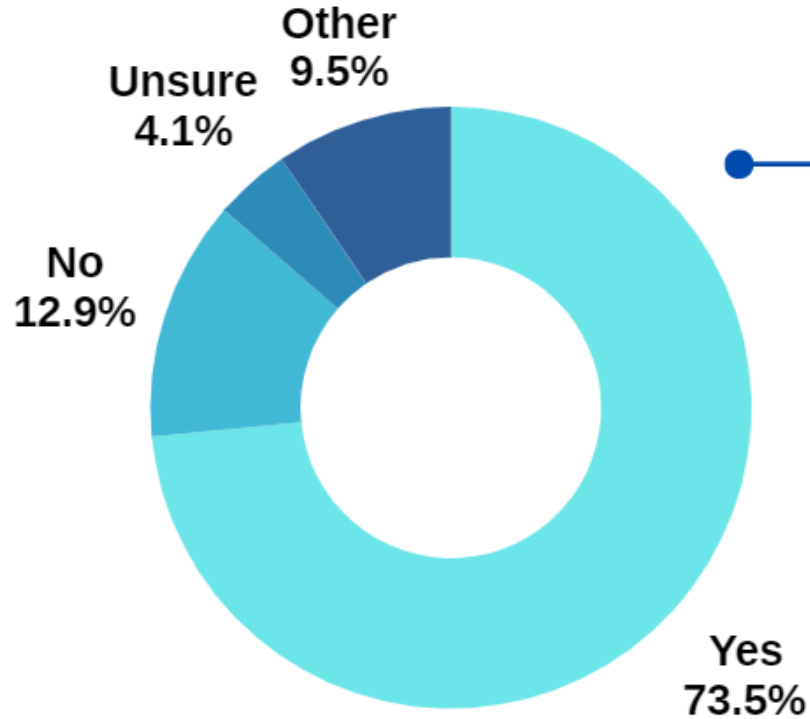


Responses by Age



COMMUNITY SURVEY SUMMARY

The majority of respondents live in and own a single-family home.



Current and Future Housing Needs

The majority of respondents 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.**

COMMUNITY SURVEY SUMMARY

Housing Priorities

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.

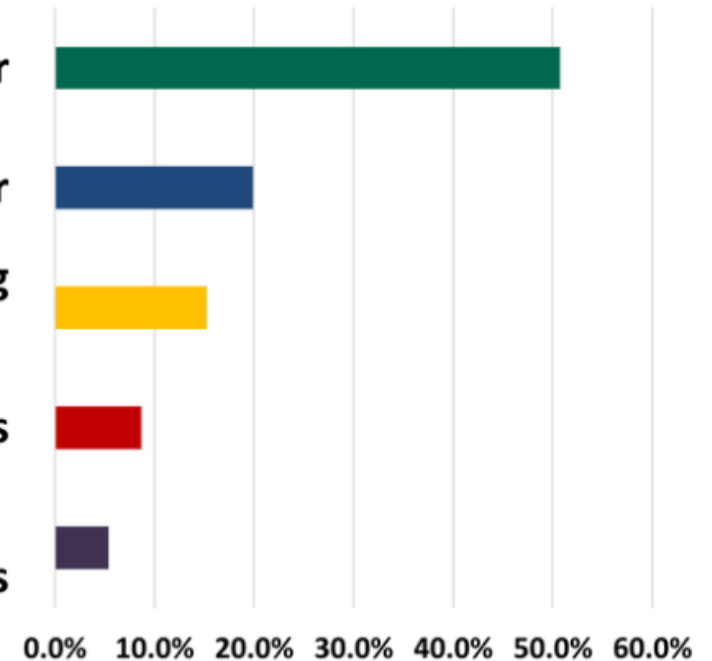
● **Maintain Rural Character**

Other

Increase Affordable Housing Options

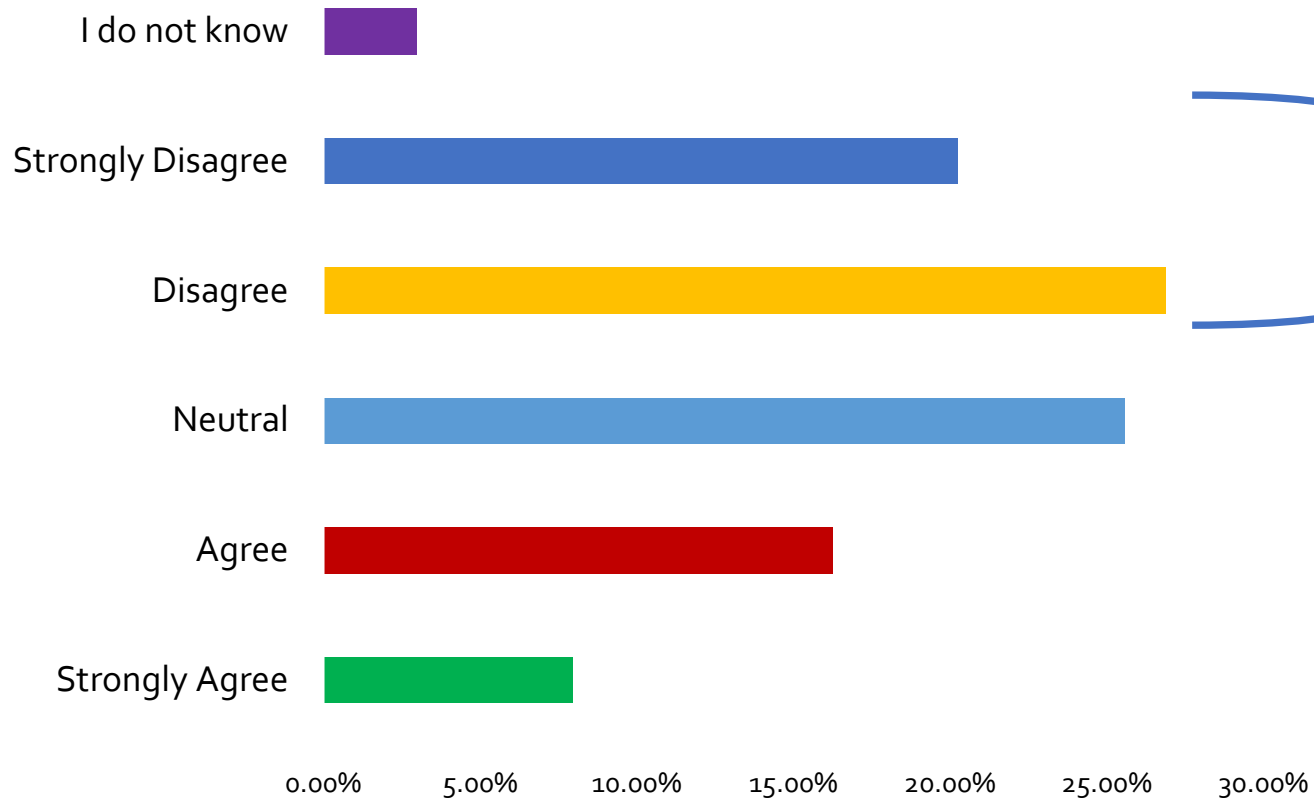
Diversify Housing Options

Accessibility/home modifications/ADUs



COMMUNITY SURVEY SUMMARY

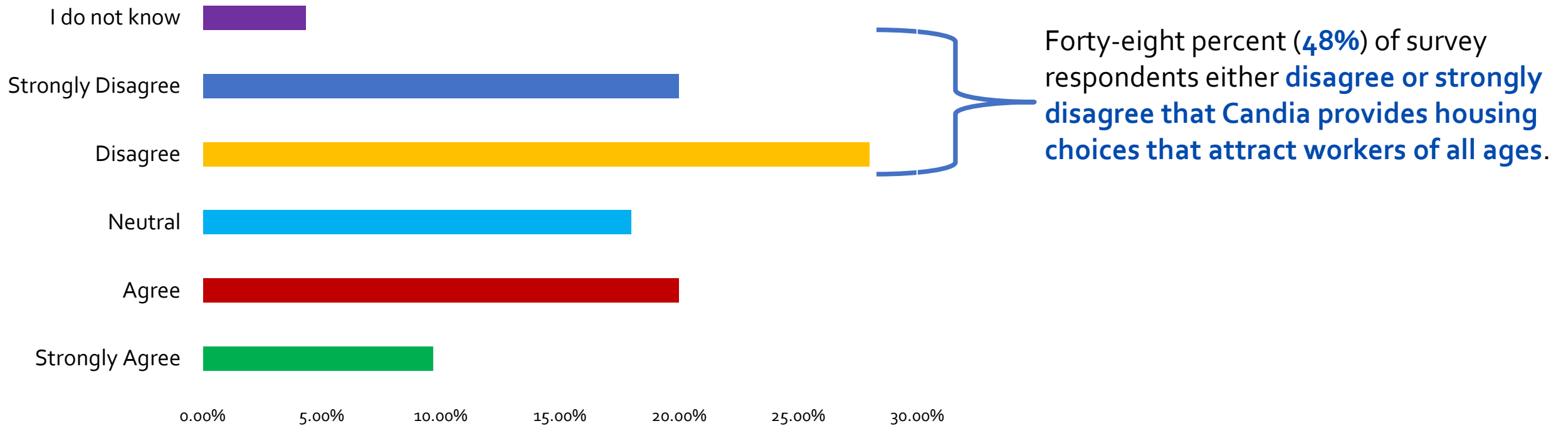
Candia provides affordable home purchase choices.



Forty-seven percent (**47.18%**) of survey respondents either **disagree** or **strongly disagree** that **Candia provides affordable home purchase choices**.

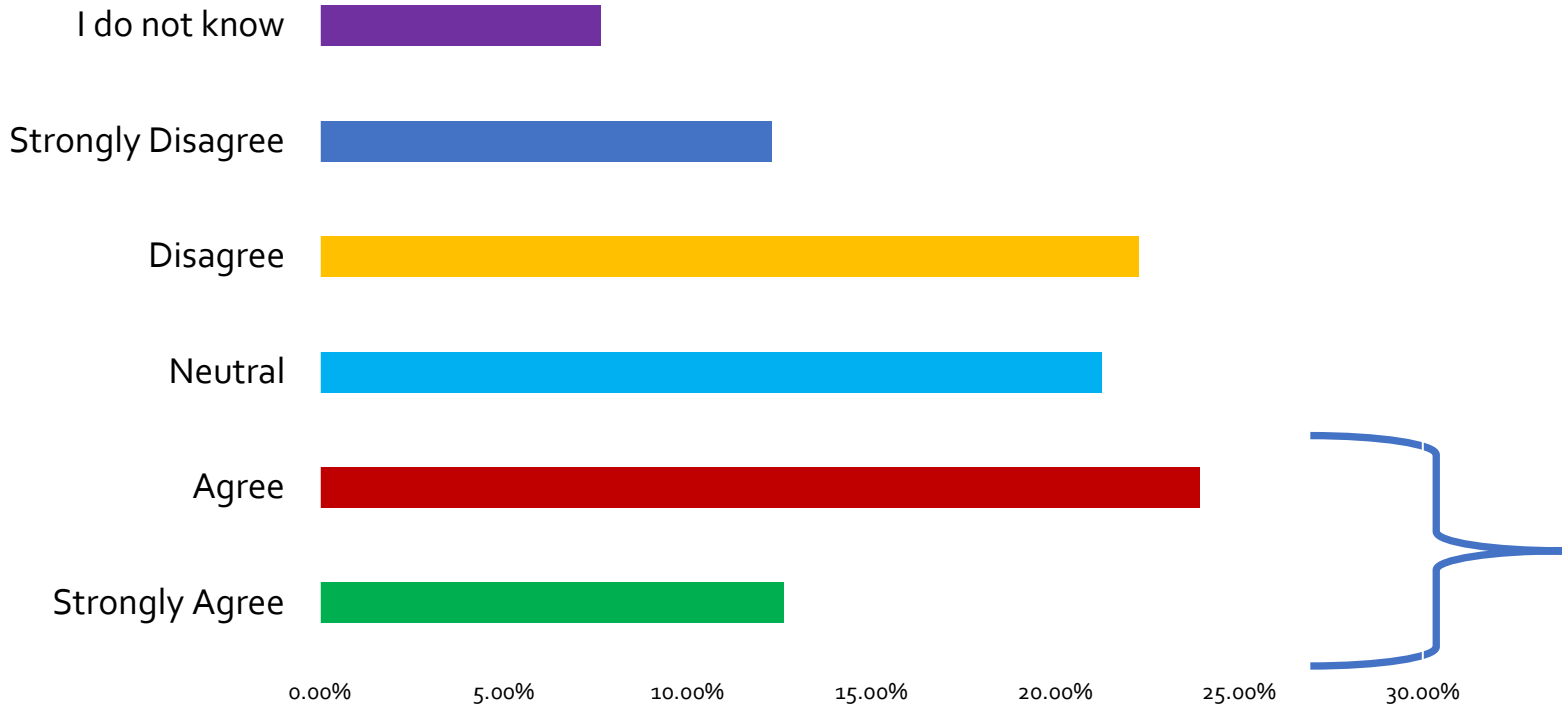
COMMUNITY SURVEY SUMMARY

Candia provides housing choices that attract workers of all ages.



COMMUNITY SURVEY SUMMARY

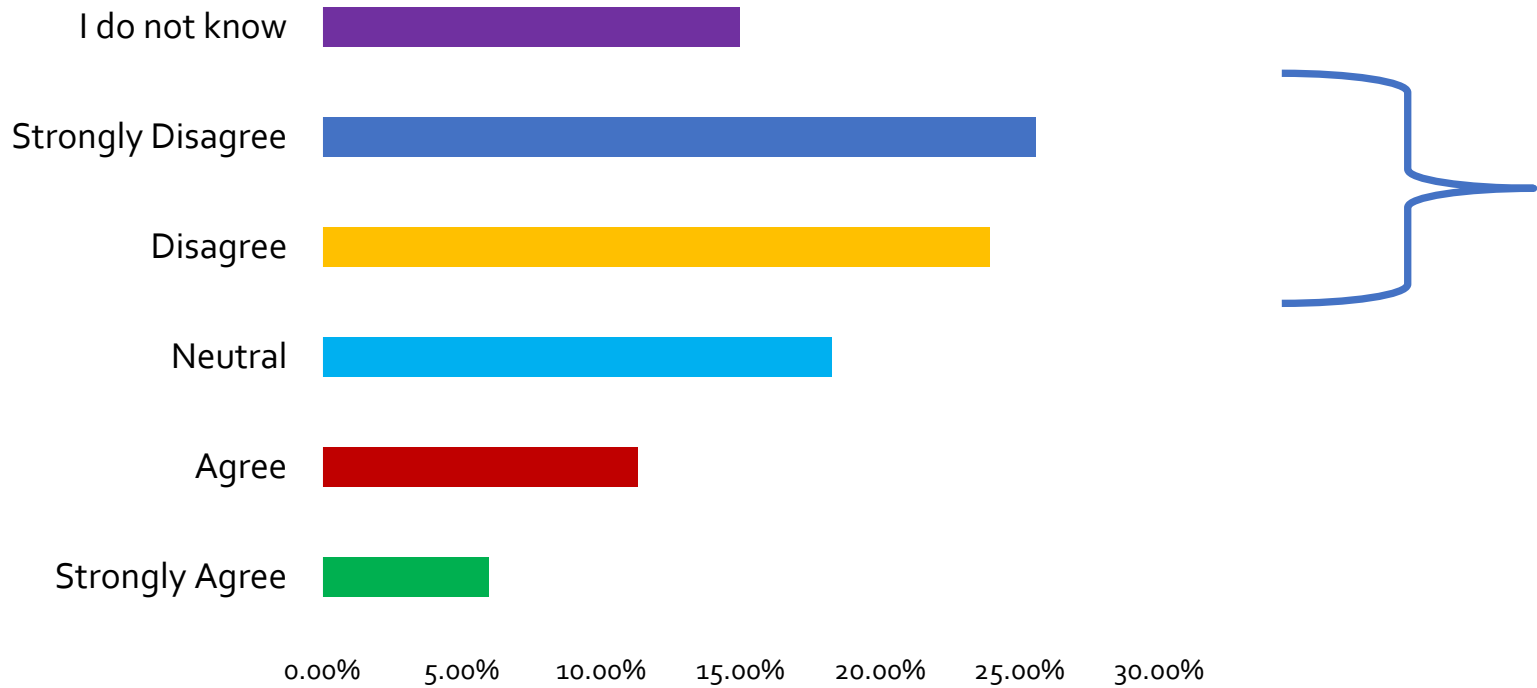
Candia provides adequate housing options for aging seniors.



Thirty-six percent (36.54%) of respondents **agree or strongly agree** that Candia provides adequate housing options for aging seniors

COMMUNITY SURVEY SUMMARY

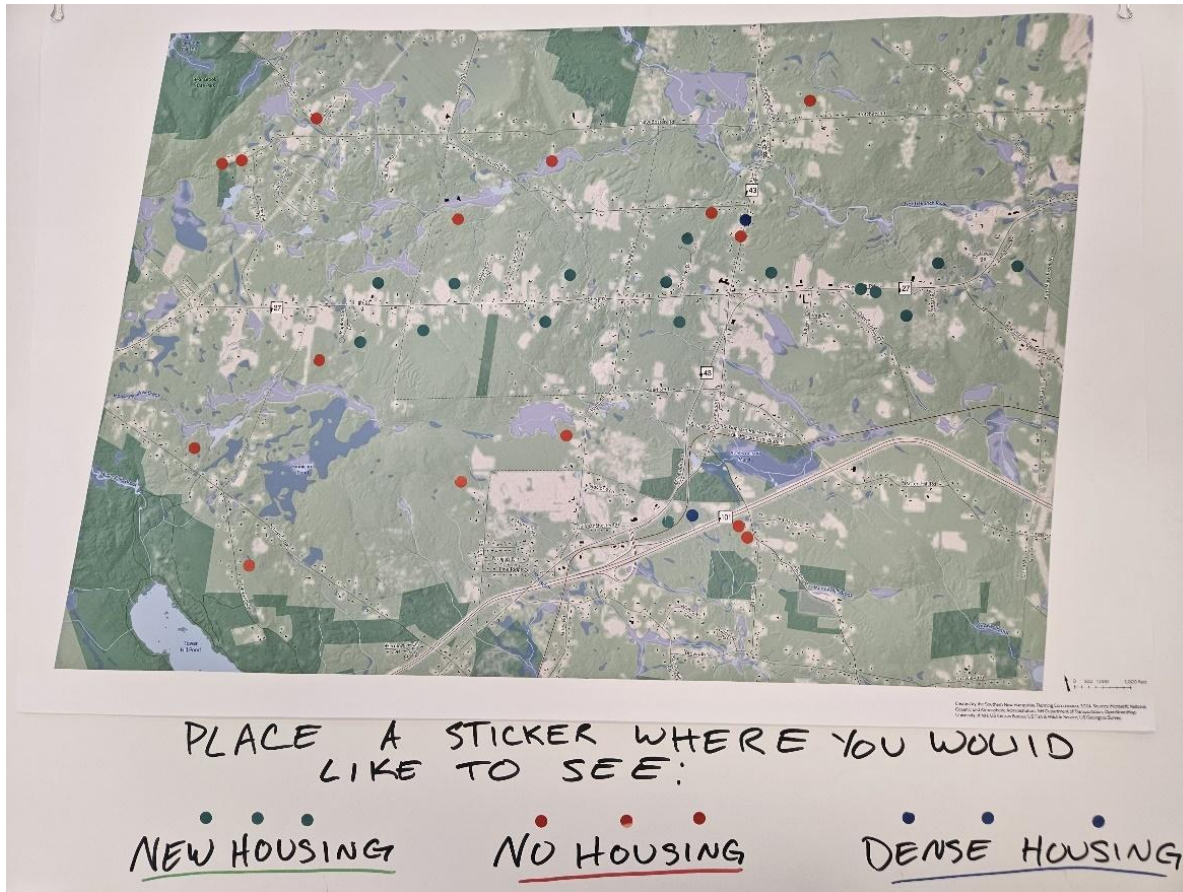
Candia has adequate rental options.



Almost half (**49.50%**) of the survey respondents **disagree or strongly disagree** that Candia has adequate rental options.

CANDIA FARMER'S MARKET

Approximately 80 residents spoke with SNHPC and HOP Steering Committee members on June 15, 2024.



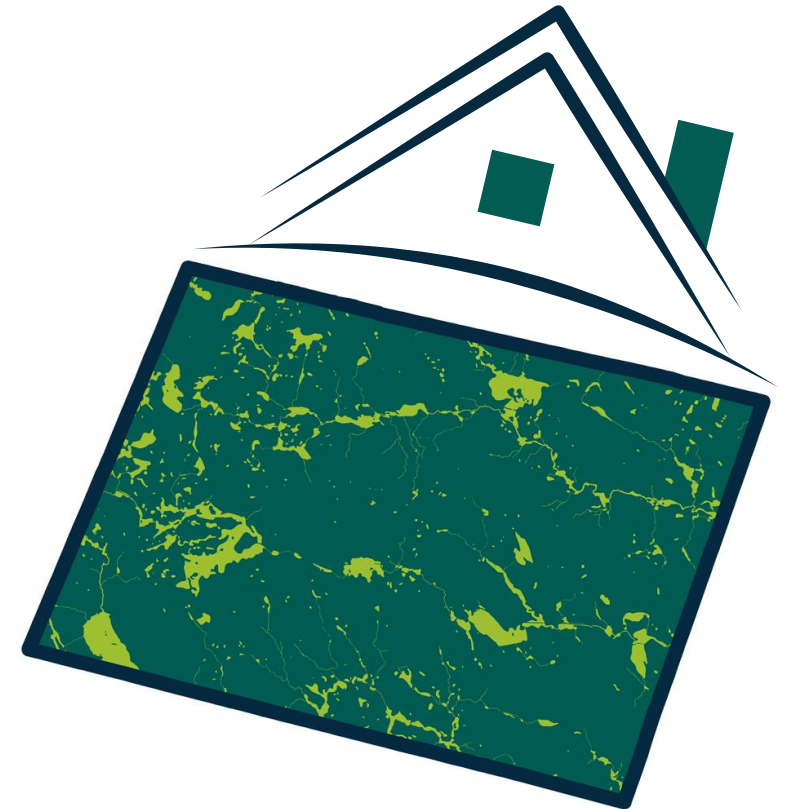
CANDIA FARMER'S MARKET

Some key themes:

- Maintaining Candia's rural character
- Housing affordability & housing choice
- Age-restricted housing concerns



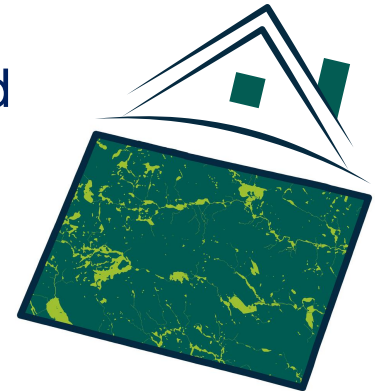
Housing Needs Assessment Development



Town of Candia Planning Board
June 19, 2024

OVERVIEW OF DRAFT CONTENTS

1. EXECUTIVE SUMMARY – Project background, Community Engagement, Data Sources, Key Findings
2. DEMOGRAPHIC & ECONOMIC PROFILE – Population, Household, and Employment Data
3. HOUSING INVENTORY – Current Housing Stock and Characteristics
4. HOUSING MARKET TRENDS – Building Permits and Units Built by Year
5. HOUSING NEEDS ANALYSIS – Local and Regional Affordability Data, Projected Growth, Fair Share Analysis

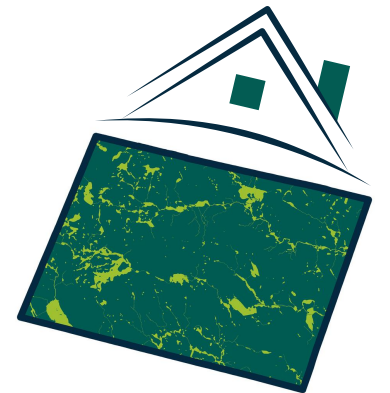


TIMELINE FOR COLLABORATIVE HNA DEVELOPMENT

- June 10 – Executive Summary & Outline shared with HOP Committee via Google Doc; comments received and integrated
- June 17 - Updated document shared with Planning Board; **comments requested by June 25**
- July 1 - SNHPC to share DRAFT HNA with HOP Committee and Planning Board; comments requested by July 15
- July 31 – Final draft complete

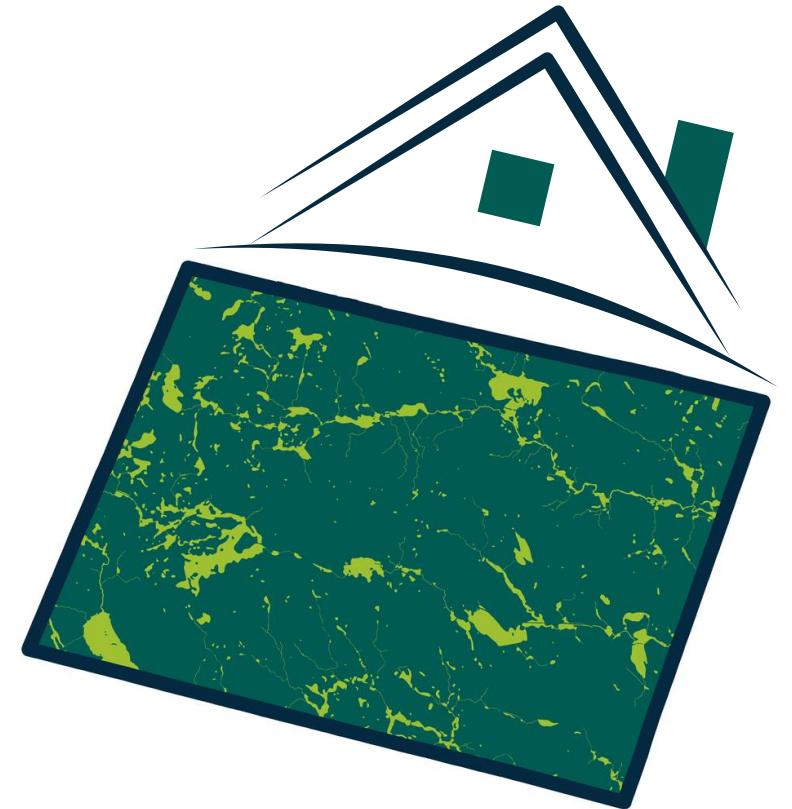
The following types of comments are particularly helpful:

- Recommend edits to DRAFT Key Findings
- Highlight any sections/topics that should be emphasized in the report
- Ideas for enhancing clarity & legibility of data visualization



Thank you!

Questions?

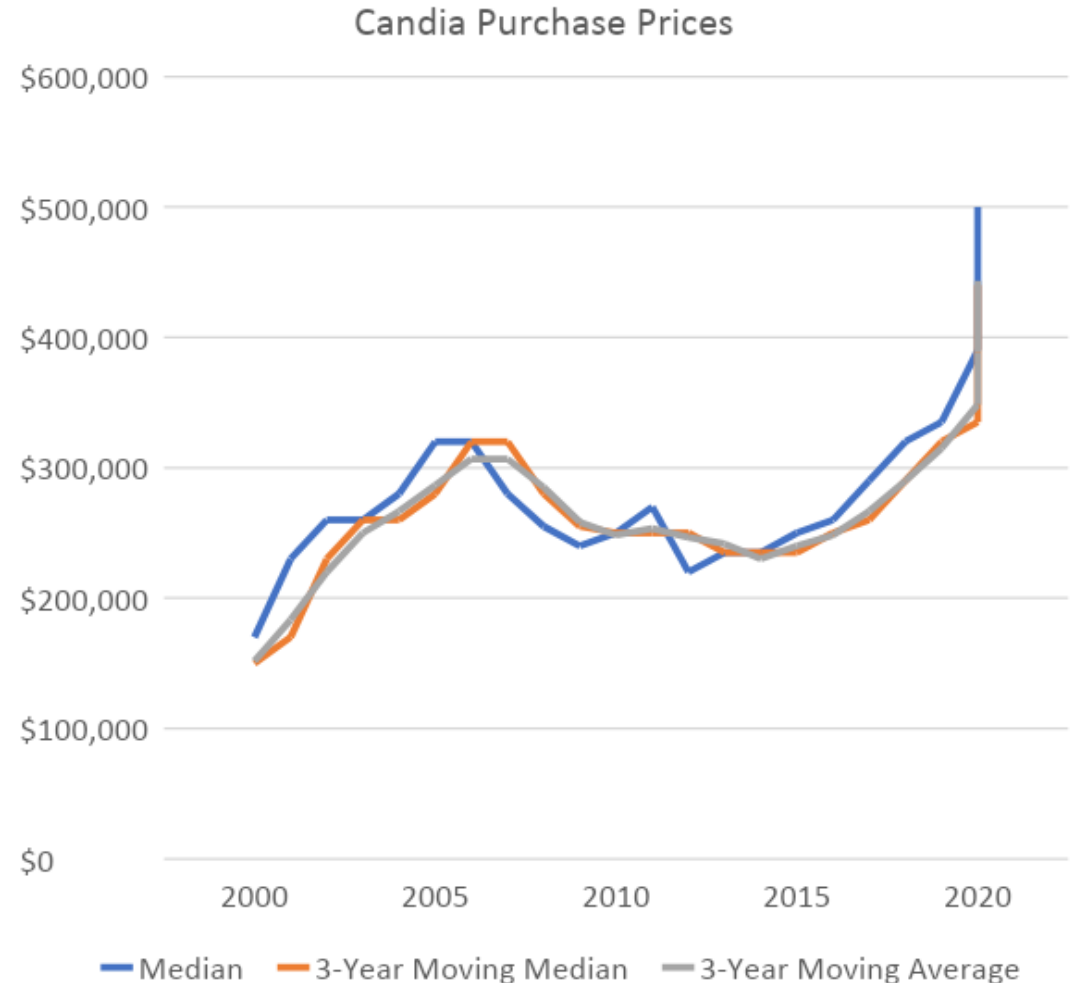


Town of Candia Planning Board
June 19, 2024

HOUSING NEEDS ASSESSMENT: KEY FINDINGS

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.



HOUSING NEEDS ASSESSMENT: KEY FINDINGS

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 housing burdened, meaning they are paying more than 30% of income on housing costs.

	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%

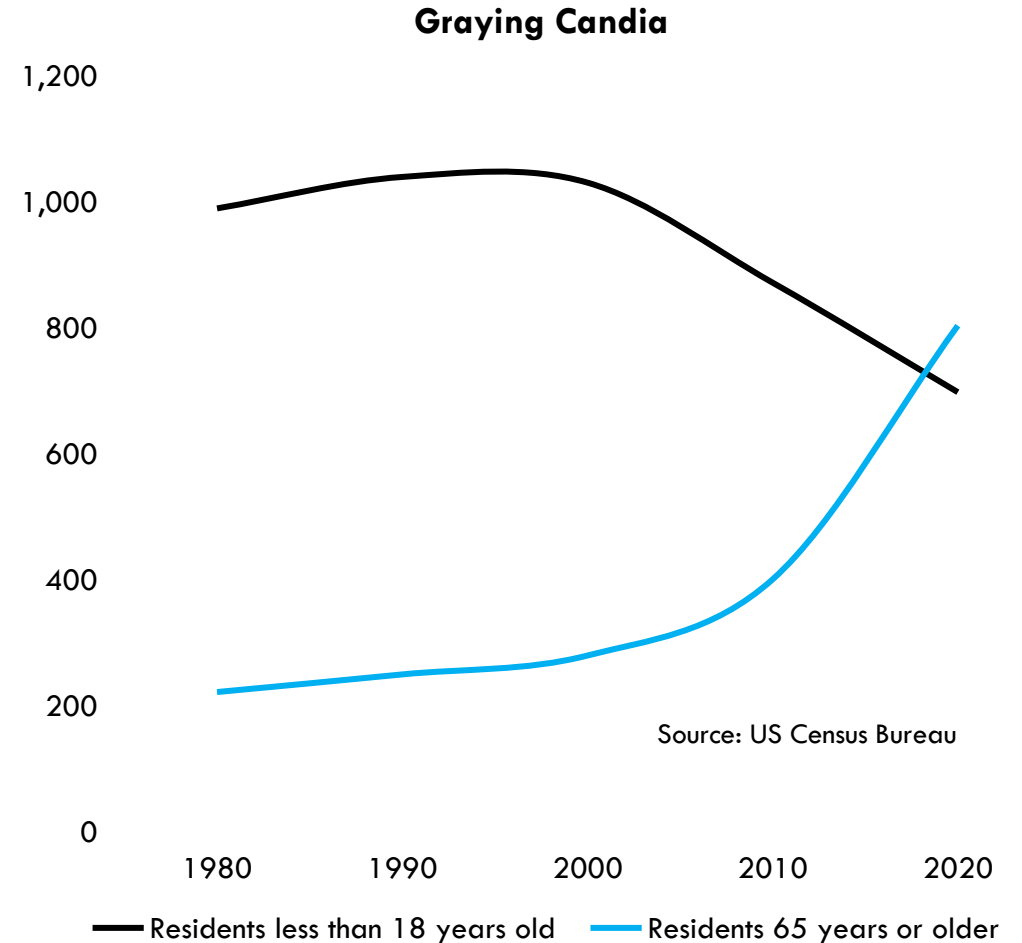
5-Year American Community Survey

Source: US Census Bureau

HOUSING NEEDS ASSESSMENT: KEY FINDINGS

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 needs, for example by downsizing to smaller, affordable homes, or reconfiguring existing homes.

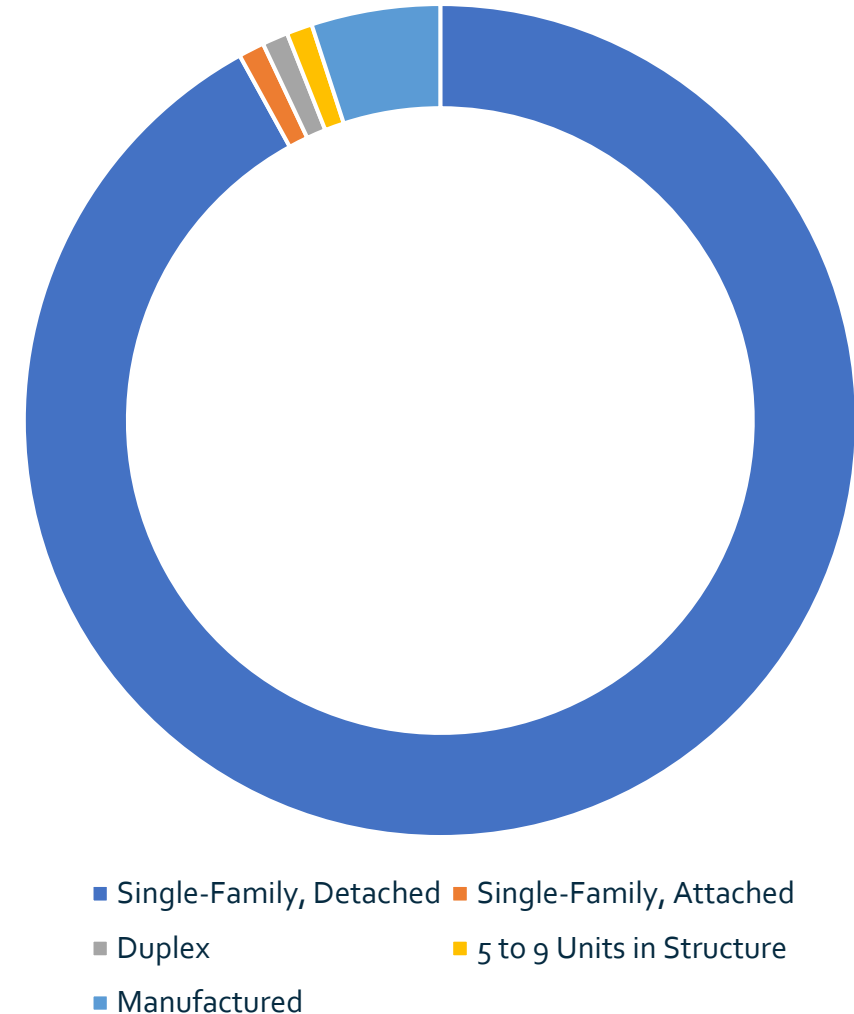


HOUSING NEEDS ASSESSMENT: KEY FINDINGS

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.

Housing Unit Type as % of Total Housing Units



HOUSING NEEDS ASSESSMENT: KEY FINDINGS

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.

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.