

**TOWN OF CANDIA
HOUSING
OPPORTUNITY
PLANNING**

SURVEY SUMMARY

TOWN OF CANDIA HOUSING NEEDS SURVEY SUMMARY

Prepared by:

***SOUTHERN NEW HAMPSHIRE PLANNING
COMMISSION***

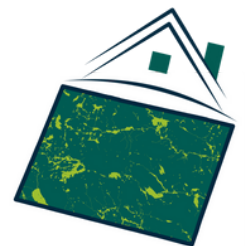
FOR

THE TOWN OF CANDIA PLANNING BOARD

AND

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

MAY 2024



CANDIA HOUSING NEEDS SURVEY

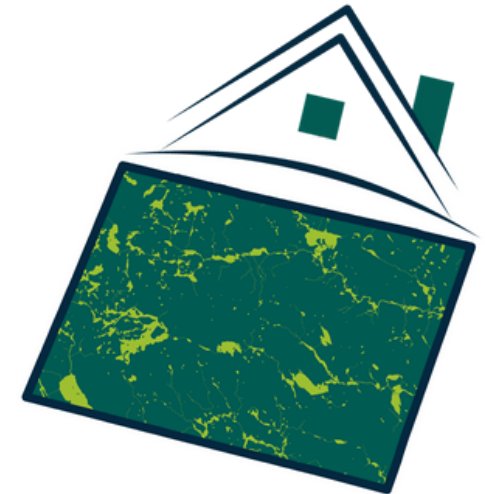
Background

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%) or 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.

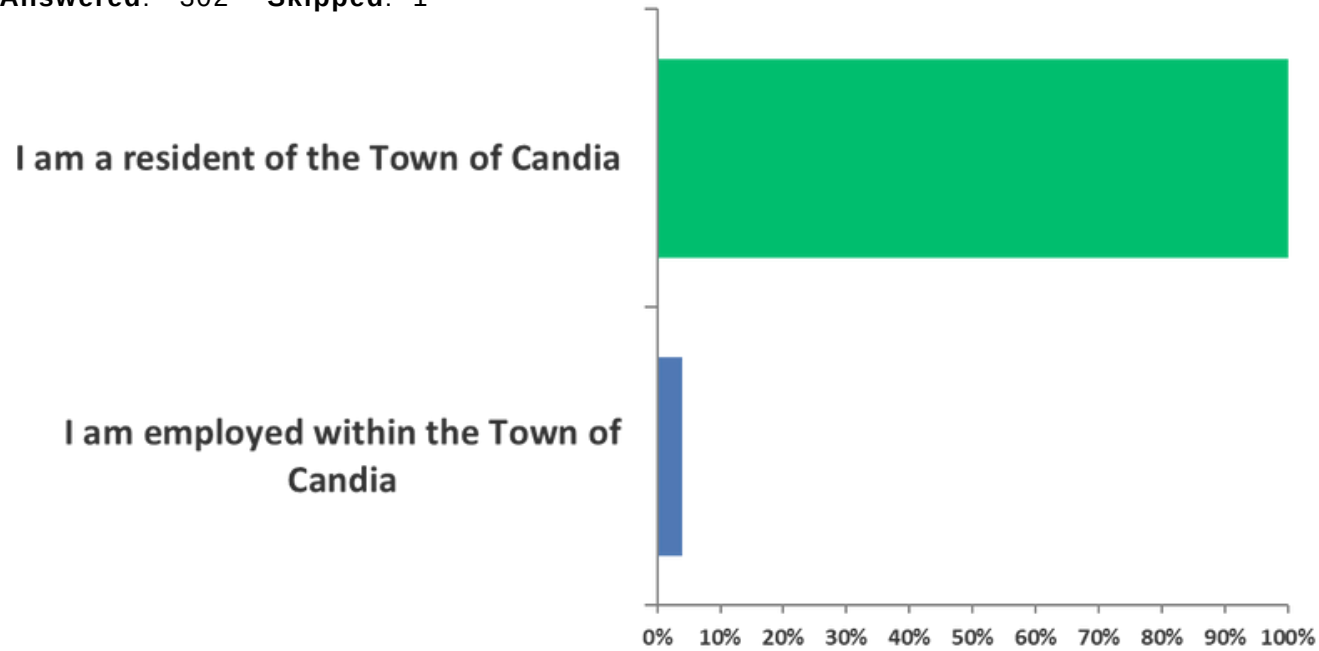
Respondents varied from being relatively new to town to having lived in town for over two decades. The following list broadly summarizes themes that occurred throughout the survey responses.

- 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.

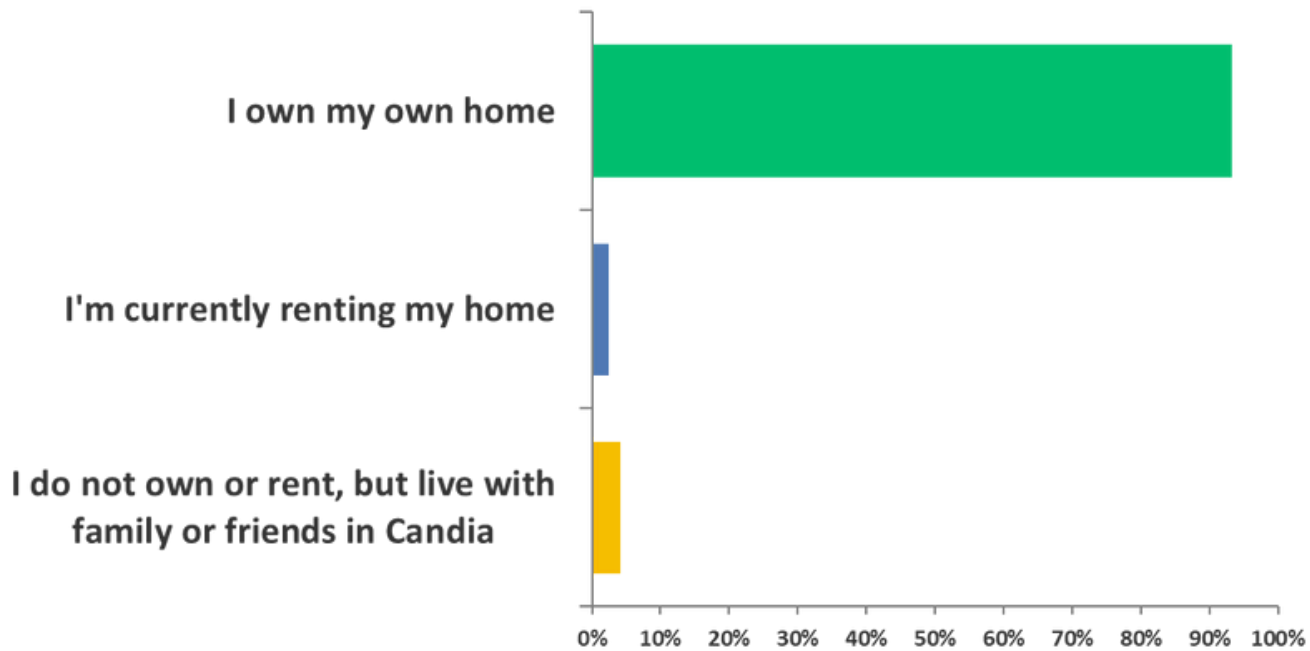
Q1: Do you live or work in Candia?

Answered: 302 Skipped: 1



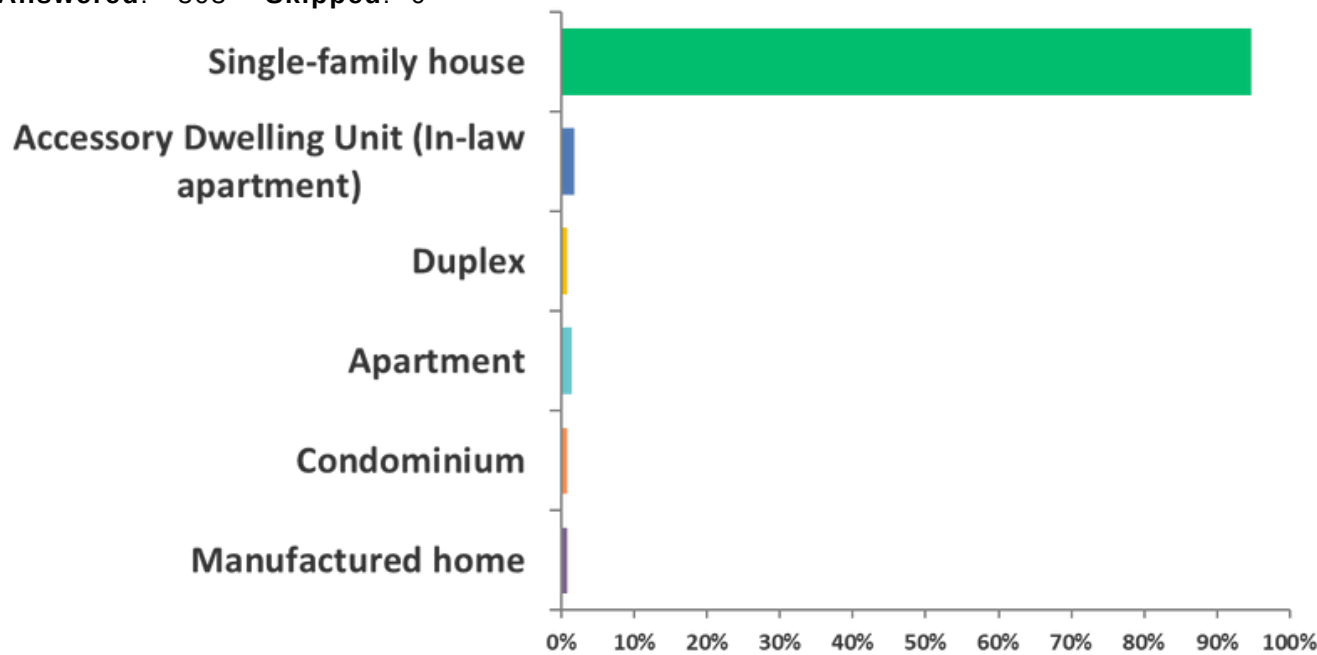
Q2: What is your living situation?

Answered: 303 Skipped: 0



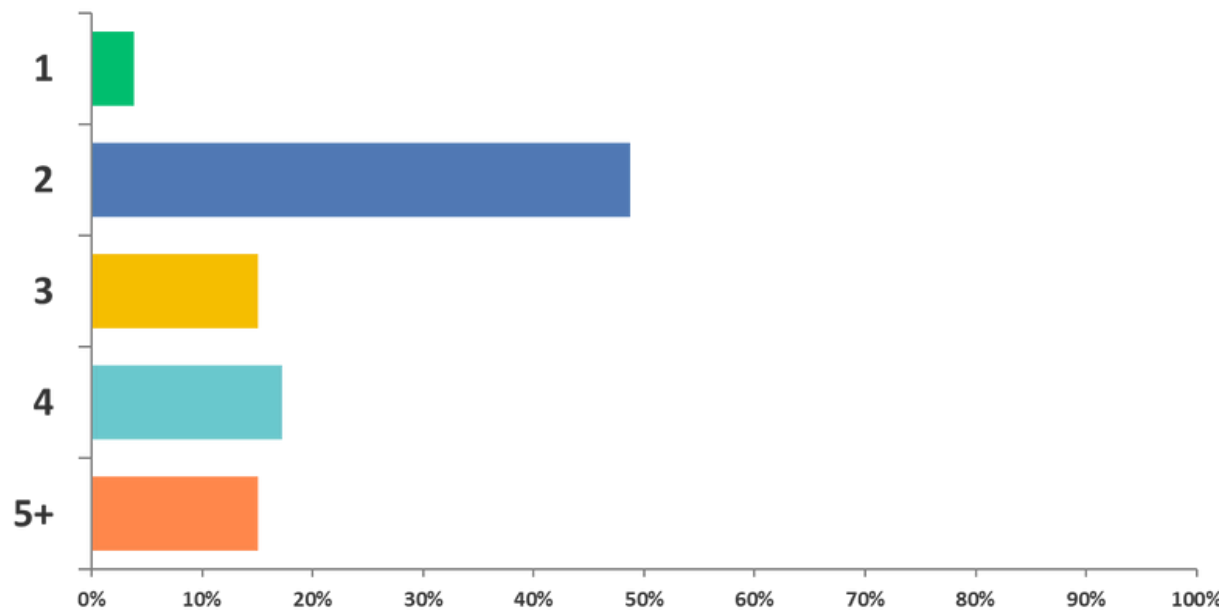
Q3: What type of home do you live in?

Answered: 303 Skipped: 0



Q4: How many people live in your household?

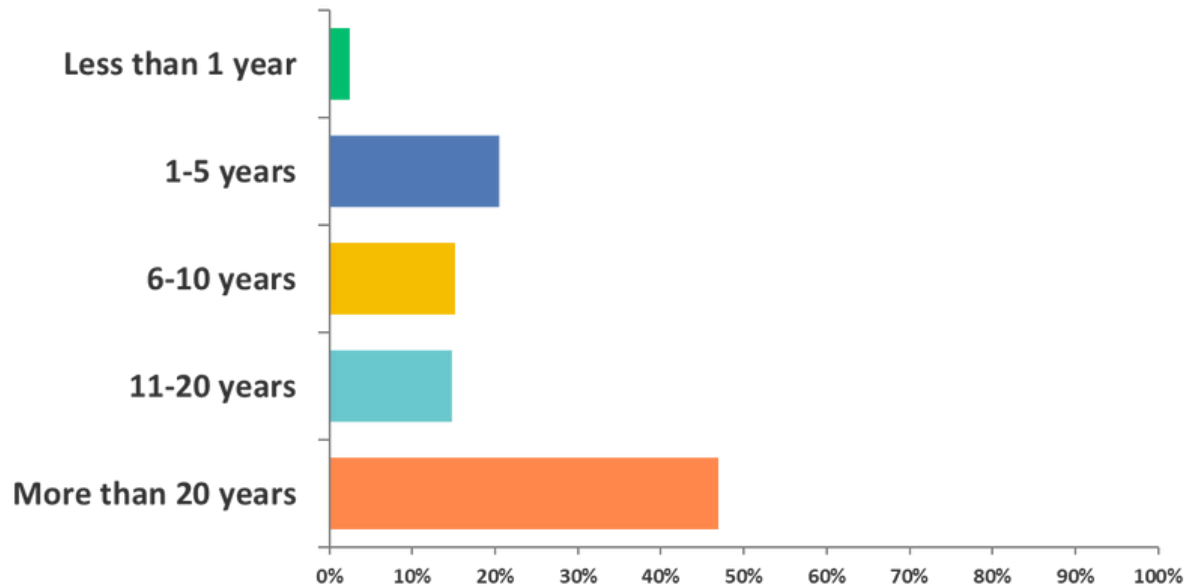
Answered: 303 Skipped: 0



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

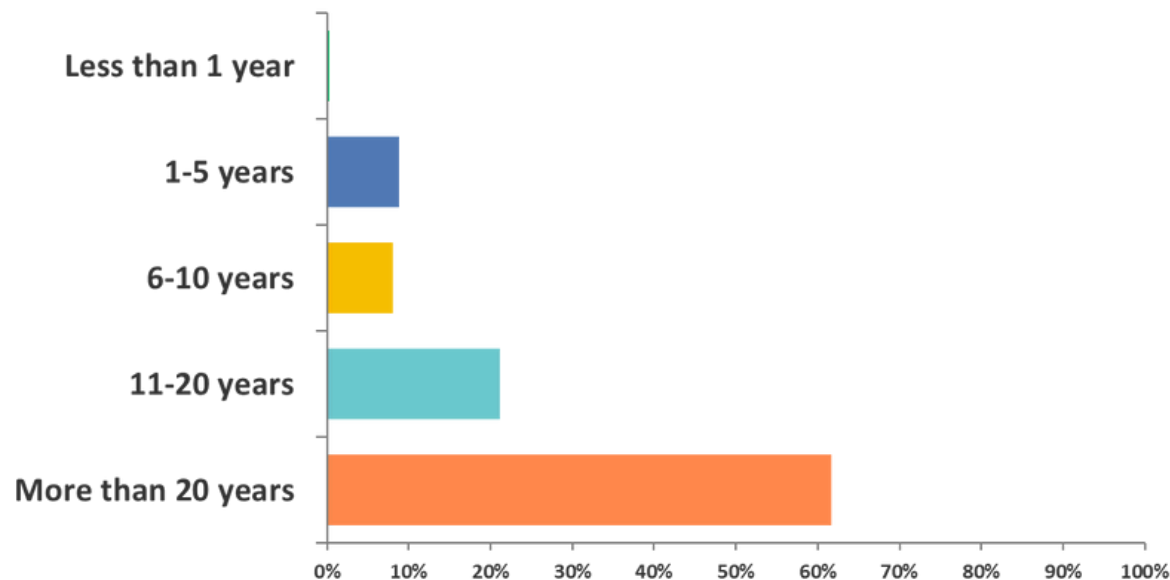
Q5: How long have you lived in Candia?

Answered: 301 Skipped: 2



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

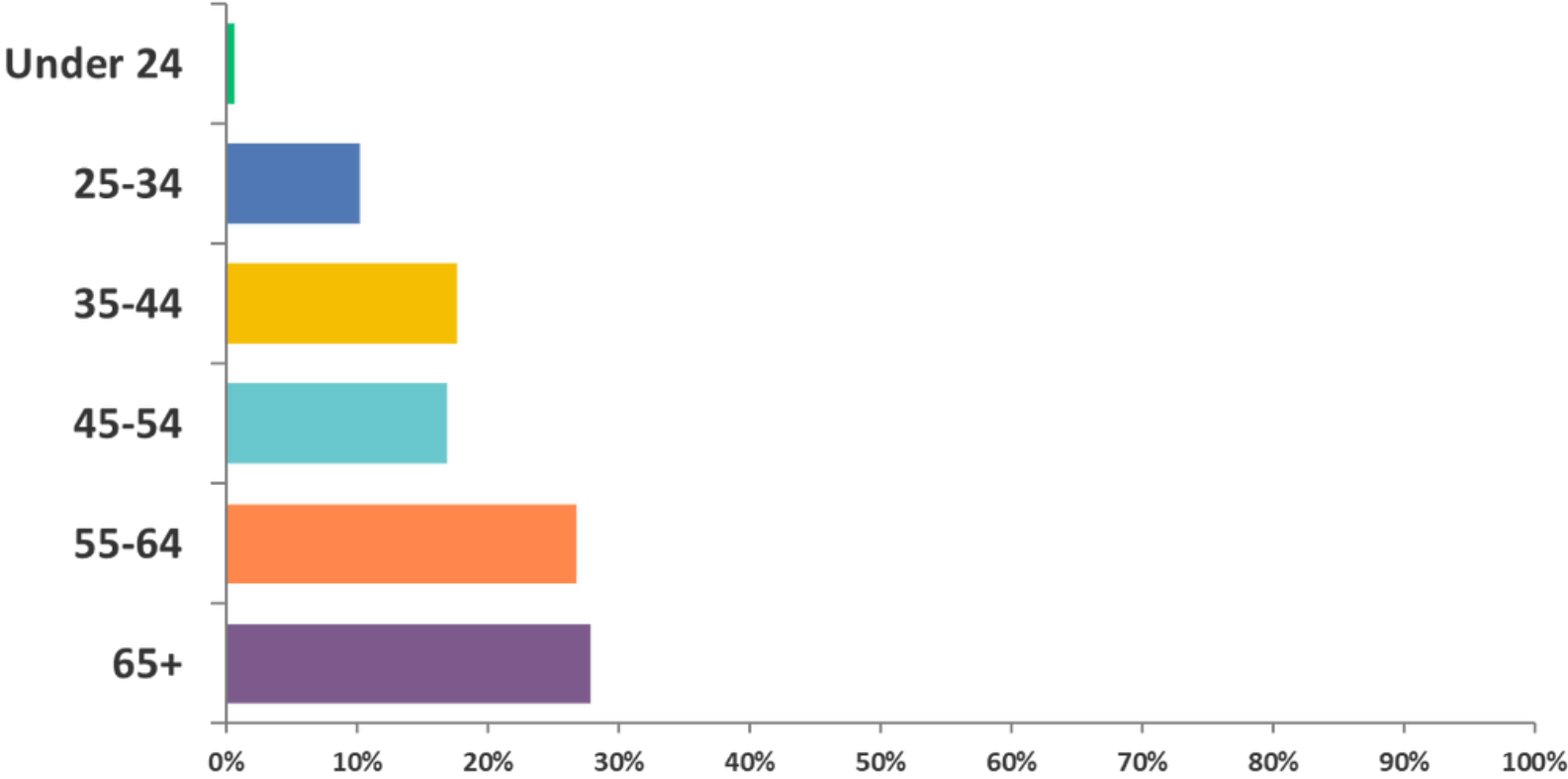
Answered: 300 Skipped: 3



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

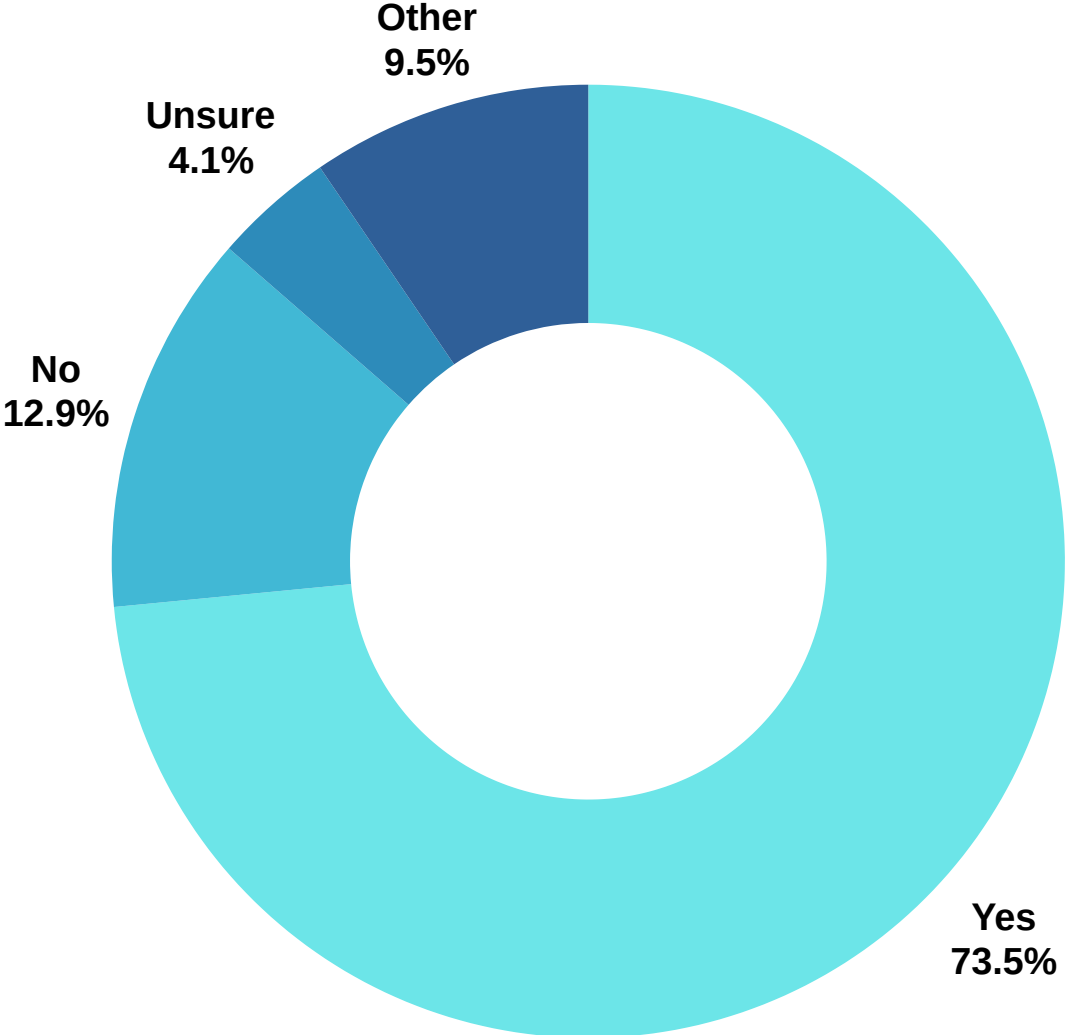
Q7: What is your age group?

Answered: 284 Skipped: 19



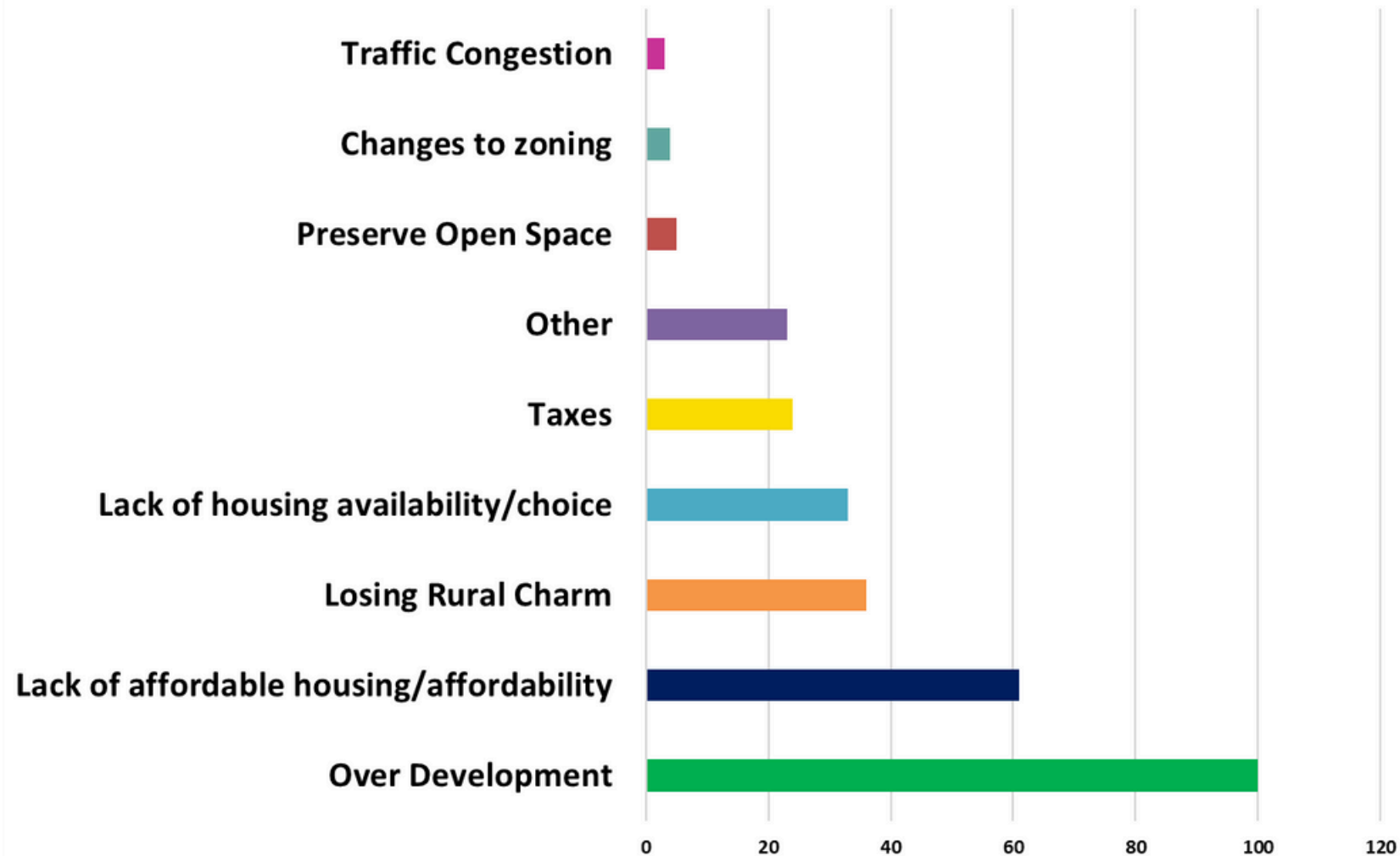
Q8: When you think of living in Candia in 5, 10, or 20 years, will your current home meet your future needs?

Answered: 294 Skipped: 9



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

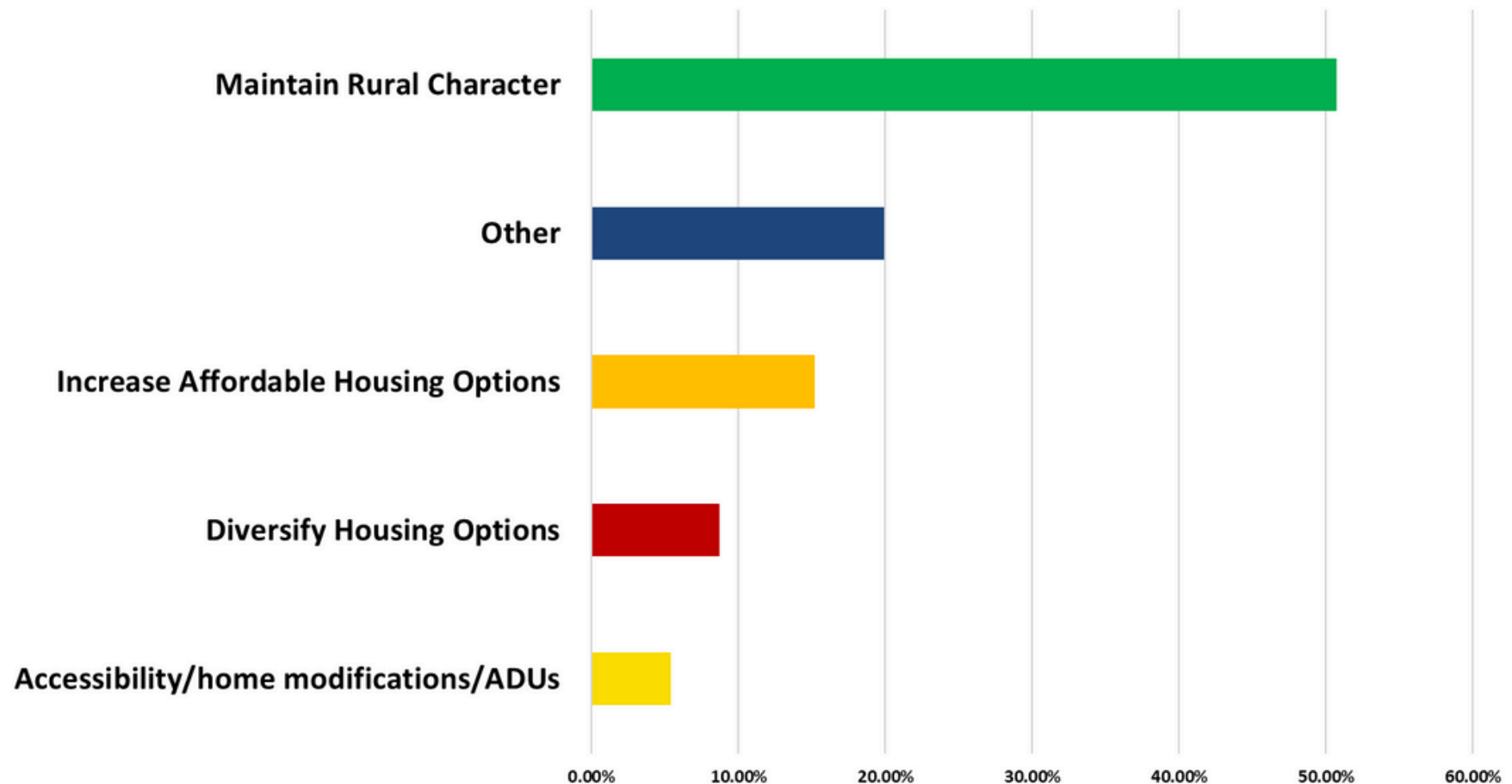
Answered: 289 Skipped: 14



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?

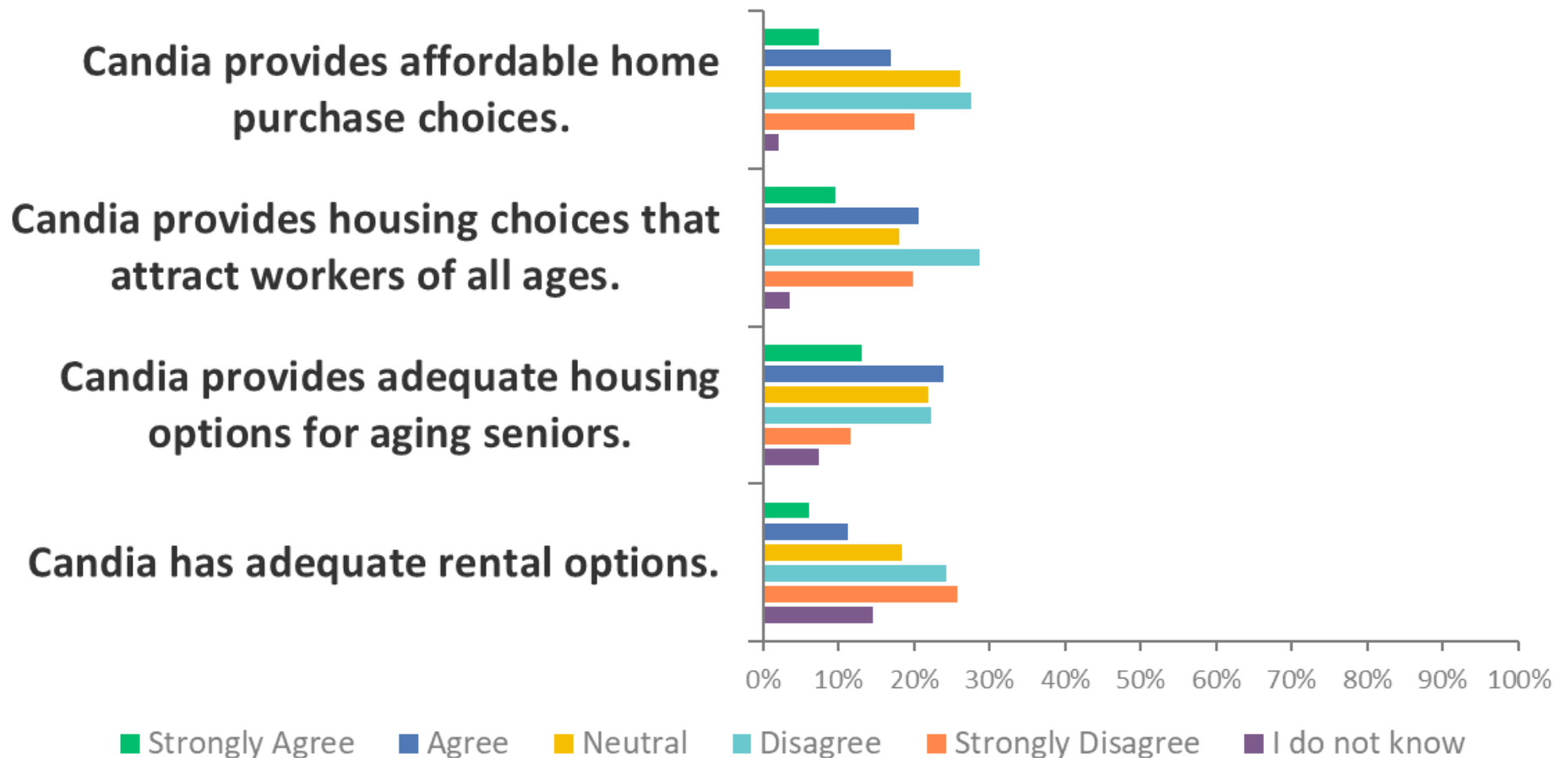
Answered: 276 Skipped: 27



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:

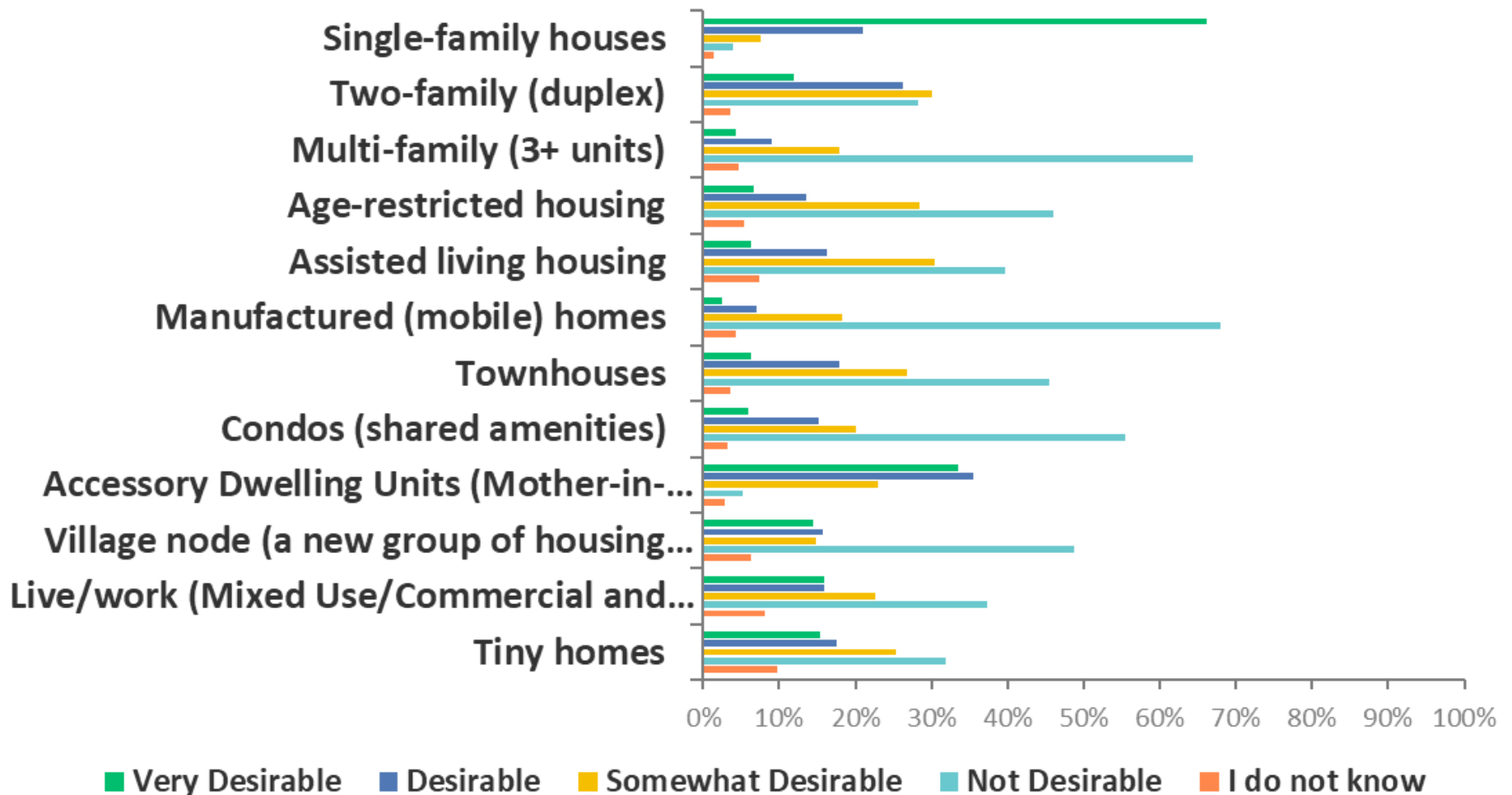
Answered: 284 Skipped: 19



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)

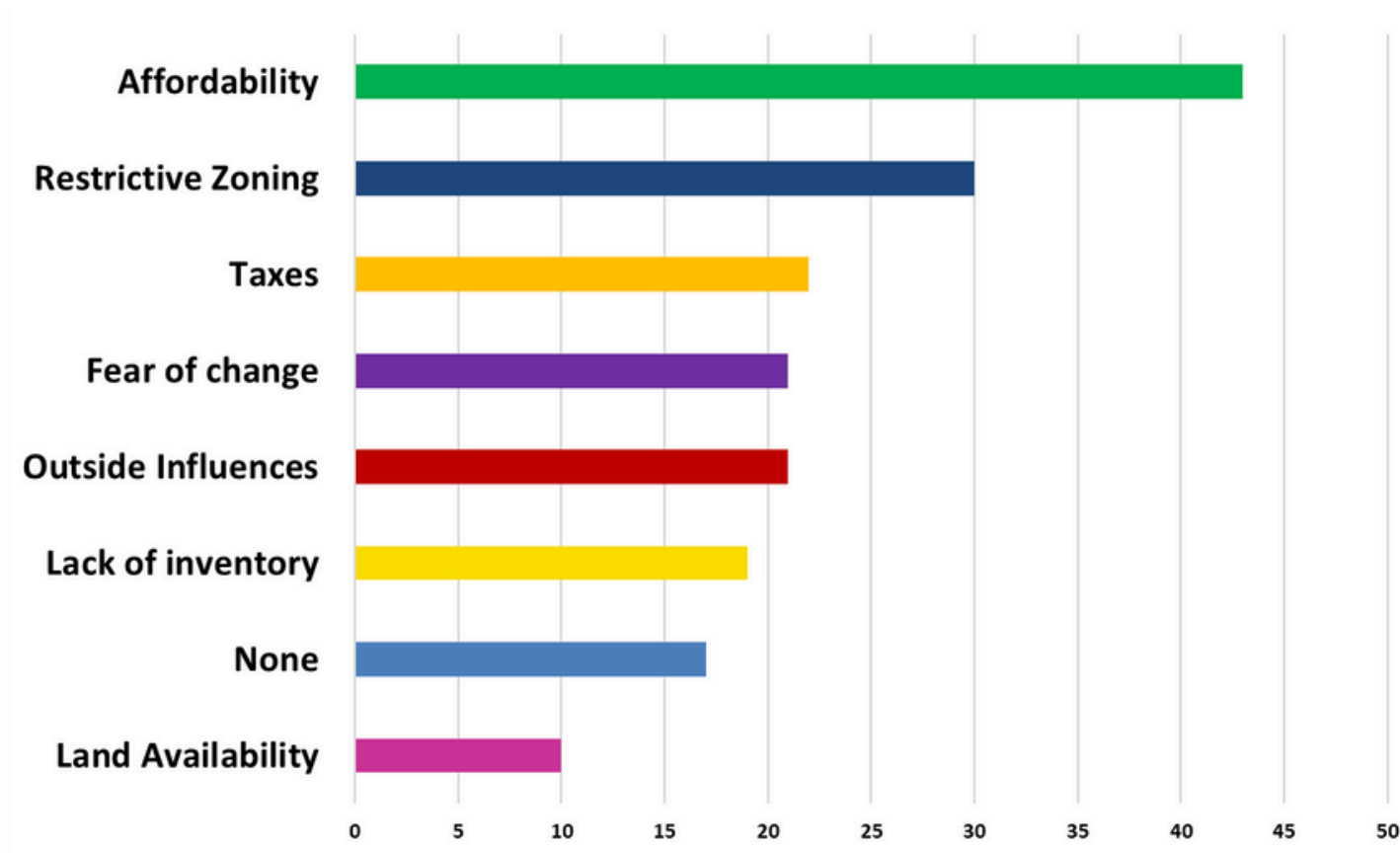
Near NH 101 Exit 3 (mentioned count of 20)

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).