

Atkinson, New Hampshire

Population and Housing

KEY FINDINGS:

- The Town of Atkinson’s population has steadily increased each decade since the 1980’s. In 2021, the town’s population was 7,231. The town’s population is projected to continue slowly increasing through 2030 to a population of 7,653.
- Over the last 10 years, residents 15 to 24 years old and 55 – over 64 years old have increased. 22% of residents are currently 64 years old or older.
- The largest age cohort of residents in Atkinson are the 55 to 64-year-olds and older, which comprises approximately 43% of the population.
- The number of residents in the “family-forming cohort” (25-44 years old) is now lower than the state’s average, comprising 15% of the total population in town. This is lower than the state average of 25%.
- The average (median) age of Atkinson residents is 52 years old. The median age for the state of New Hampshire is 43 years old and the median age in Rockingham County is 45 years old.
- There has been a slight decline in the number of Atkinson students enrolled in Timberlane Regional School’s in grades 6-12 since 2012.
- Atkinson Academy student enrollment has not drastically changed since 2018.
- The majority of the housing units in Atkinson are owner-occupied single-family homes at 92% and 8% of housing units in Atkinson are renter occupied.
- In Atkinson, there are two 55+ housing developments. These include the Settlers Ridge Apartments, which provides low to moderate income senior housing, and Atkinson Heights Condominiums, which is an age restricted development.
- In Atkinson, approximately 12% of the population identify as living with a disability.
- According to the American Community Survey data from the years 2016-2020, Atkinson’s median household income is \$112,009, which exceeds that of the county and state.
- Atkinson has a significantly low vacancy rate for rental units at 0% and has been at 1% or lower vacancy for many years.

DATA SOURCES:

- 2016-2022 NH Housing Resources
- 2006 -2020 NH Housing and Demographic Data
- 2016-2021 American Community Survey (ACS)
- 2012 - 2022 Timberlane Regional School Enrollment Data
- 2021 NH Department of Employment Security Community Profiles
- 2022 New Hampshire Residential Rental Cost Survey Report
- 2022 Atkinson Zoning Ordinance
- Town of Atkinson Tax Assessor Data

INTRODUCTION

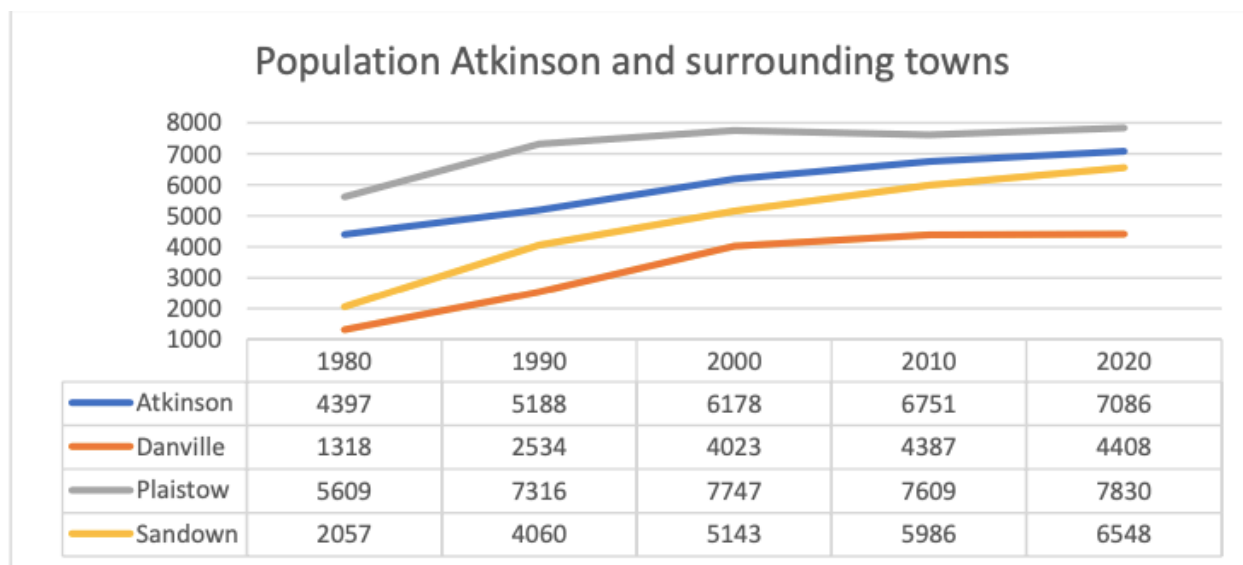
Analyzing the Town of Atkinson's existing population and housing characteristics, and how they've changed over time, helps to identify any deficiencies, issues, or needs the community may have now and in the future. Atkinson's geographic location in southern New Hampshire bordering the Massachusetts state line influences Atkinson's population and housing needs. Many of Atkinson's working residents commute out-of-state and most are commuting to Massachusetts. The U.S. Census included Atkinson in the New England City and Town Area (NECTA) (a defined labor market area) identified as Haverhill-Newburyport-Amesbury Town, MA-NH. This designation further reinforces the economic connection Atkinson has with its neighboring Massachusetts communities. Understanding Atkinson's changes in population and housing characteristics will help the community plan for the accommodation of the future residential population, as well as for other needed changes related to land use, municipal services, transportation, and more.

This profile will identify current population characteristics (as of 2020), as well as historic population trends, population projections, and an inventory of existing types of housing, current housing trends, and more. This profile is informed by data from the 2020 U.S. Census, the American Community Survey, and NH Housing resources. It should be noted that the American Community Survey Data represents an average of multiple years (in this case, 2016-2020 or 2017-2021). At the time of this report being developed, the 2016-2020 ACS data was used. As 2017-2021 data became available, this was cross referenced with 2016-2020 and any notable changes in trends were identified.

POPULATION

According to the 2021 U.S Census data, the year-round population in Atkinson is 7,231. Historically, Atkinson was an agricultural community with a sparsely populated area. The community grew quickly from 1950 to 1980. Since 1980, population growth has not continued at the same rate. However, the town's population has continued to increase over time at a steady growth rate and is projected increase to 7,653 residents by 2030. The historical data depicted in Table 1 shows this incremental growth with each decade since the 1980's. It should be noted that it is expected that the population will likely increase by 600 residents in the next few years because of Atkinson Heights Condominiums. The Population Atkinson and Surrounding Towns Graph shown on the following page depicts that Atkinson's population in comparison to its surrounding communities.

Table 1: Atkinson Population Trends Source: American Community Survey Data	
Year	Population
1950	492
1960	1,017
1970	2,291
1980	4,397
1990	5,188
2000	6,178
2010	6,751
2020	7,087
2025	7,389
2030	7,653



Population by Age

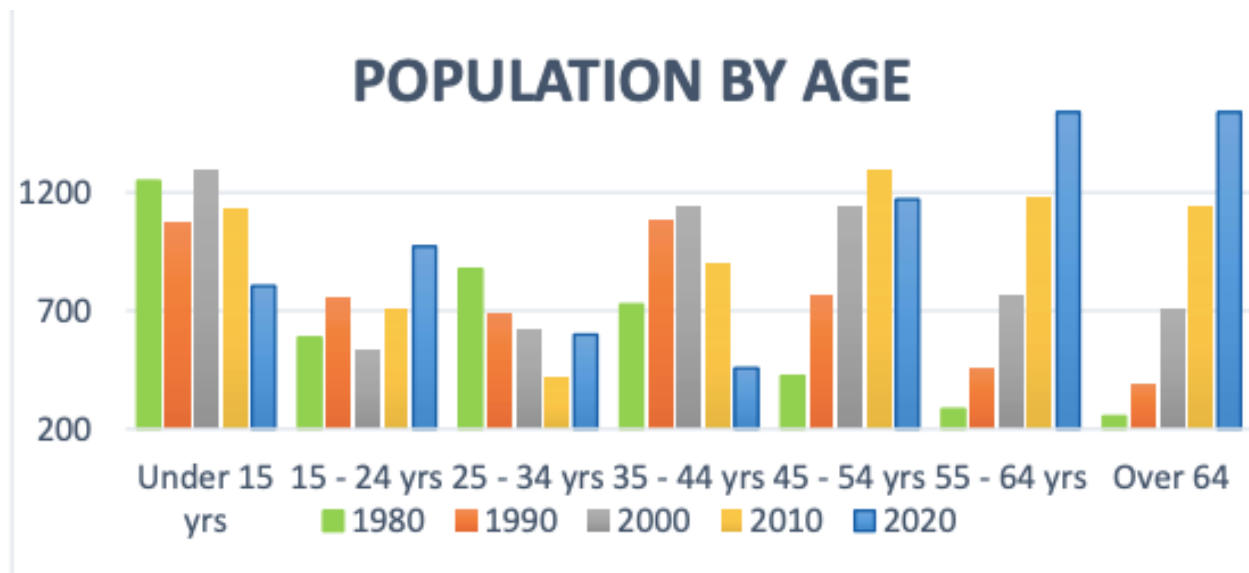
The average (median) age of Atkinson residents is 52 years old. The median age for the state of New Hampshire is 43 years old and the median age in Rockingham County is 45 years old. This indicates that the Town of Atkinson has a higher average age than that of the county and state. As shown in Table 2, the largest age cohort of residents in Atkinson are those within the 55 and over age bracket. This may indicate that the town consider how well they're able meet the needs of an aging population that is growing in the community.

Since 2010, the number of Atkinson residents under the age of 15 and 35-44 years old has been decreasing. In comparison with the rest of the age groups within Atkinson, about 43% of the existing population is over the age of 55. About 22% of residents are over the age of 64. The percentage of residents in Atkinson over the age of 64 is higher than that of the state at 18% for this age group. When analyzing historical data over the last 10 years, residents 15 to 24 years old and 55 – over 64 years old have increased. Residents in the age group of 25-44 years old identified as the “family forming age” represent 15% of Atkinson’s population which is lower than the state’s average at 25% for this age group. The bar graph on the following page shows population by age in Atkinson and how its changed over time.

Table 2: Age Categories in Atkinson

Source: 2020 U.S. Census

Age	Estimate	% of Population
Under 15 yrs	806	11.4%
15 to 19 yrs	498	7.0%
20 to 24 yrs	474	6.7%
25 to 34 yrs	599	8.5%
35 to 44 yrs	457	6.4%
45 to 54 yrs	1,171	16.5%
55 to 64 yrs	1541	21.7%
Over 64 yrs	1,540	21.7%
Total	7,086	-
Median Age (yrs)	51.9	-



Population by Race

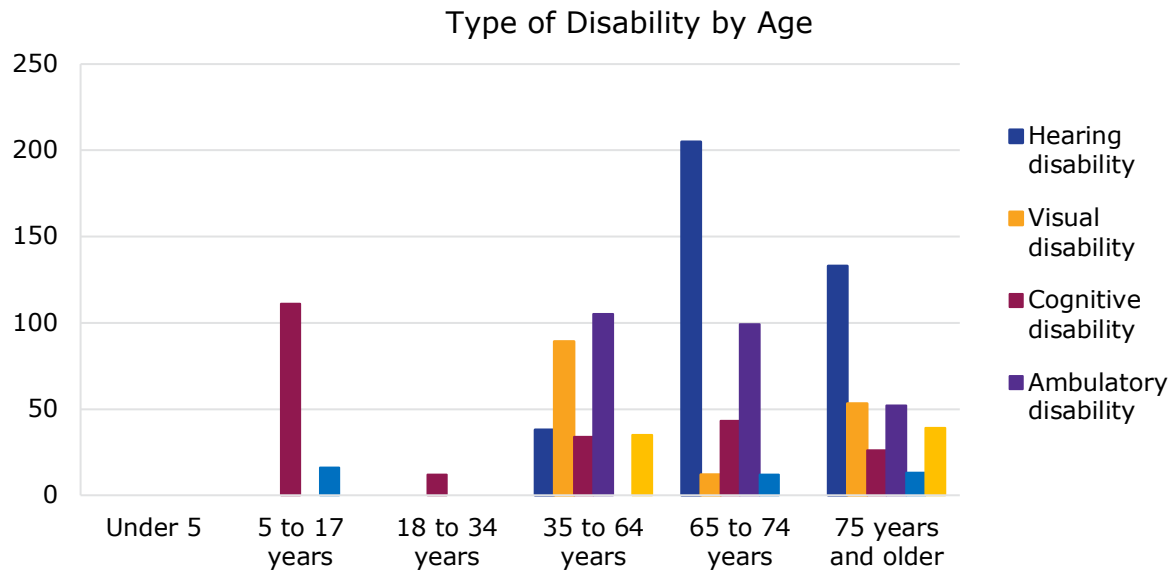
The following categories are terms identified by the American Community Survey Data. Although most of the population of Atkinson identifies as White, there is some diversity represented by residents of other races. An average of 93% of residents in the state of New Hampshire identify their race as White, whereas the Town of Atkinson's average is slightly higher at 95.6%.

Table 3: Population by Race
Source: (2016-2020) American Community Survey

Race(s)	Population
White	6,782
Black	0
American Indian	0
Asian & Pacific Is.	63
Hispanic	94
Other	75

Population Living with a Disability

In Atkinson, approximately 12% of the population identifies as living with a disability. The American Community Survey Disabilities by Age graph depicted on the following page, defines disabilities by category: hearing, ambulatory, vision, self-care, cognitive, and independent living disabilities. As seen on this graph, it appears that two of Atkinson's distinct disability demographics consist of residents with a hearing disability in the 65 to 74 age group and the 75 years and older age group.



Educational Attainment

According to the American Community Survey's 2020 data, about 98.2% of Atkinson's population has obtained a High School Diploma or higher level of educational attainment. About 42.1% of the population has a Bachelor's Degree or higher level of attainment.

Table 4: Education Attainment Source: (2016-2020) American Community Survey	
Level of Education Attainment	Population 25yrs and over
Less than 9 th grade	0
9 th to 12 th grade, No Diploma	85
High School Graduate	1,365
Some college, No Degree	1,180
Associate degree	420
Bachelor's Degree	1,340
Graduate or Professional Degree	889

Population by School Enrollment

As shown in Table 5 on the following page, the number of Atkinson students enrolled at the Timberlane Regional School (SAU 106) has been slowly declining since 2012. Although there is not much notable difference in the changing enrollment numbers of students in kindergarten and grades 1-5, there has been a slight decline in the number of Atkinson students enrolled in SAU 106 Regional grades 6-12. It should be noted that not all Atkinson students attend the Timberlane Regional School as there are private schools in the area that accept Atkinson students as well.

Table 5: Recent Timberlane Regional School Enrollment Data by Year – Atkinson Students
Source: SAU 106

School Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2021-2022
Preschool	18	17	12	12	17	20	24	23	14	17
Kindergarten	52	39	49	49	40	38	55	59	51	44
Grades 1-5	344	297	301	301	298	268	278	267	283	288
Grades 6-8	221	229	221	221	207	197	194	177	173	159
Grades 9-12	325	304	293	293	268	264	263	261	229	217
Total	960	903	876	876	830	787	787	787	750	725

Table 6: Total School Enrollment Data by Town in Timberlane Regional School District (TRSD)
Source: SAU 106

Town/Area	2011-2012	2012-2013	2013 - 2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Atkinson	960	903	876	876	830	787	787	787	750	725
Danville	777	757	717	717	693	657	631	598	572	597
Plaistow	1,262	1,229	1,186	1,186	1,127	1,089	1,046	1,037	972	999
Sandown	1,062	1,024	986	986	1,016	1,033	1,090	1,044	974	965
TRSD	4,072	3,927	3,773	3,773	3,673	3,581	3,556	3,472	3,272	3,288

Table 6 above depicts the total school enrollment data in the Timberlane Regional School District (TRSD) by town. Generally, Danville and Atkinson have the least number of students enrolled in the TRSD. Overall, the student enrollment for the TRSD has been declining since 2012.

Table 7: Recent Atkinson Academy School Enrollment Data
Source: SAU 106

Month/Year	10/2018	10/2019	10/2020	10/21	6/2022
Preschool	15	16	8	12	11
Kindergarten	53	54	52	48	50
Grades 1-5	273	259	276	286	283
AA Total	341	329	336	346	344

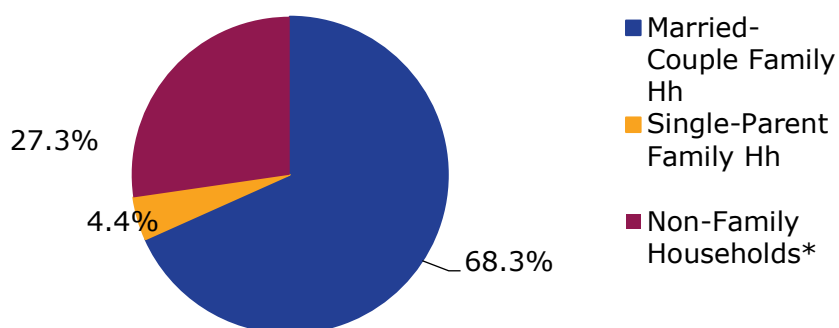
Table 7 identifies school enrollment data for Atkinson elementary students attending Atkinson Academy. When looking at this enrollment data since 2018, there are no drastic or notable changes in student enrollment numbers. It should be noted that the Timberlane Regional (SAU 106) Middle School and High School are in the Town of Plaistow. Atkinson Academy, Danville

Elementary, Pollard Elementary, TLC at Sandown Central, and Sandown North are also part of the Timberlane Regional School SAU 106 District. For pre-school and elementary grade students, all the elementary school families are allowed to request approval from the Superintendent to transfer to another in-district elementary school. Therefore, Atkinson’s pre-school through fifth grade students can attend one of the other elementary schools within the Timberlane Regional School District elementary schools listed above. The trend of continued population growth with a smaller percentage of school aged families should be considered while planning for the future of Atkinson.

Households and Families

The total number of households in Atkinson has increased by 7.7% since 2010. However, the average household size has decreased from 3.13 persons per households in 2010 to 2.85 in 2020. If the average household size continues to decline, this may also lead to a need for more housing units. New Hampshire Housing reports that about 27% of housing units in Atkinson from 2017-2021 were occupied by non-family households. The U.S. Census’ American Community Survey defines “non-family households” as a household that consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Family vs. Non-Family Households in 2017-2021



HOUSING

According to the Town of Atkinson, there are a total of 3,072 housing units. Most of these housing units are single-family residences, making up approximately 94% of the total housing inventory in Atkinson. The remaining approximately 6% of housing units are multi-family units. There are no mobile home units in town. Most of Atkinson’s housing units (78%) were built after the 1960’s. 27.3% of homes in Atkinson were built during the 1970s. Between 1970 and 2009, there was a steady production of housing (though incrementally declining each decade). Then, from 2010 to 2013, there was a significant decline in

Table 8: Units by Type	
Source: 2022 Town of Atkinson Data	
Unit Type	# Of Units
Single-family	2,876
Multi-family	196
Mobile Home/Other	0
Total	3,072

As indicated in Table 10, almost half (47%) of the households in Atkinson live in a 3-bedroom unit.

Housing Tenure

According to the 2017-2021 American Community Survey, about 92%, of the housing units in Atkinson are owner-

of renter
always
occupied
historical
units in
the state

In

Table 10: Units by # of Bedrooms Source: (2017-2021) American Community Survey		
# of Bedrooms	Estimate	% of Total
No Bedrooms	53	2%
1 Bedroom	139	5%
2 Bedrooms	608	20%
3 Bedrooms	1,393	47%
4+ Bedrooms	773	26%

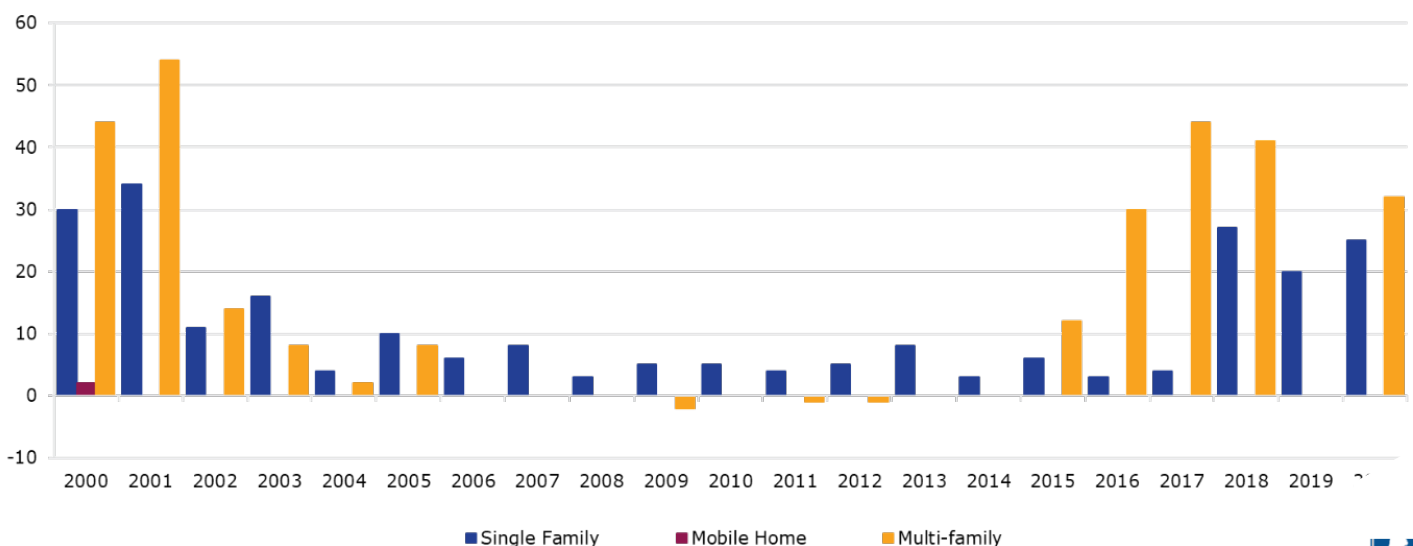
Table 9: Units Built by Year Source: Atkinson Land Use Office		
Year Built	Units	% Of Total
2010 to 2020	243	0.6%
2000 through 2009	264	8.7%
1990 through 1999	586	19.3%
1980 through 1989	584	19.3%
1970 through 1979	827	27.3%
1960 through 1969	353	11.7%
1950 through 1959	115	3.8%
1940 through 1949	17	0.6%
1939 or earlier	165	5.4%

occupied, which is a larger percentage compared to the state at 71%. The percent occupied rental units (8%) in town has been less than the number of owner-homes in Atkinson when looking at the data. The percent of renter occupied rental Atkinson 8% is also significantly lower than average of 29%.

reference to the graph, Housing Units Authorized by Permit in Atkinson below,

according to New Hampshire Housing Finance Authority, single family housing is “any detached dwelling unit meant for only one family to reside in. A single-family home has no shared property but is built on its own parcel of land” and multi-family housing is a “building or structure that is designed to house several different families in separate housing units”.

Housing Units Authorized by Permit



Age-Restricted Housing

Atkinson Zoning currently does not allow long term care facilities (Assisted Living Nursing homes nor Hospice) in Atkinson. Although Atkinson does not currently have an assisted living facility, Atkinson has two age restricted developments in town. Settlers Ridge Apartments are age-restricted rental units for ages 55 plus and is located at 25 Pope Road. The Settlers Ridge Apartments consists of three buildings, with a total of twenty townhouse style, one-bedroom units and six two-bedroom units (only these six two-bedroom units are two-story units).

Atkinson Heights Condominiums is a market rate age restricted condominium community located along the seventeenth fairway at the Atkinson Resort and Country Club. Under the provisions of the Federal Fair Housing Act, all residents must be 55 years of age or older. The Atkinson Heights Condominium Development will eventually consist of nine, thirty-two-unit mid-rise buildings. This development is still under construction and is located within the Golf and Sports Complex /Residential Sub-District (SCR-Subdistrict) identified in the 2022 Atkinson Zoning Ordinance. There are currently two completed buildings and construction has begun on the third. This unique type of cluster development is permitted in this district and is referred to as a Rural Residential & Recreation Cluster Development (RRRCD). Currently, it is projected that it will take ten years for all the units within Atkinson Heights to be completed.

Accessory Dwelling Units (ADU's) and Apartments

In 2016, the voters approved an Accessory Dwelling Unit Ordinance to replace the previous Accessory Uses: Extended Family Accessory Living Unit Ordinance. Permit approvals began in 2017. Since that time, there have been a total of fifty-eight approved accessory dwelling unit permits. While the State of New Hampshire allows attached or detached accessory dwelling units, the Town of Atkinson currently only allows attached accessory dwelling units. In recent years, there has been interest from local buyers in properties with accessory dwelling units as they allow for multi-generational housing or rental income.

There are two apartment developments in Atkinson: Settler's Ridge Apartments and Atkinson Apartments. Atkinson Apartments are located behind the Post Office and consists of ten buildings with a total of 178 one-bedroom units.

INCOME

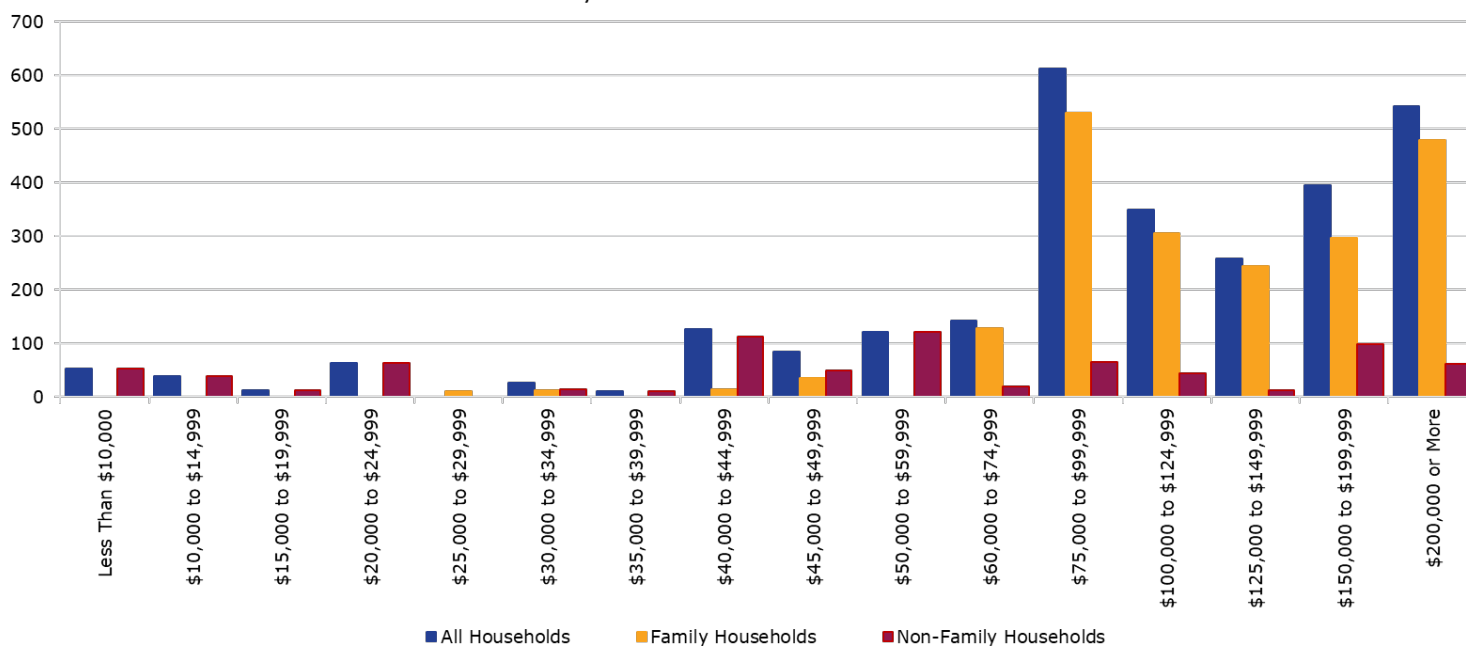
According to the 2016-2020 American Community Survey, the median household income in Atkinson for family households is \$112,009, which is higher than both the county and state's median incomes. The median family household income for Rockingham County is \$93,962 and for the State of New Hampshire is \$76,768. The median income for non-family households in Atkinson is \$53,722.

Table 11: Household income

Source: (2016-2020) American Community Survey

	# Of Family Households	# Of Non-Family Households
Less than \$10,000	53	53
\$10,000 to \$14,999	39	39
\$15,000 to \$19,999	13	13
\$20,000 to \$24,999	63	63
\$25,000 to \$29,999	0	0
\$30,000 to \$34,999	27	14
\$35,000 to \$39,999	11	11
\$40,000 to \$44,999	126	112
\$45,000 to \$49,999	85	50
\$50,000 to \$59,999	122	122
\$60,000 to \$74,999	142	19
\$75,000 to \$99,999	613	66
\$100,000 to \$124,999	349	44
\$125,000 to \$149,999	258	13
\$150,000 to \$199,999	395	98
\$200,000 or More	542	62
Total Households	2,838	779
Median Household Income	\$112,009	\$53,722

Households By Household Income



Poverty Level

The American Community Survey defines the percent of individuals below the poverty level by using “*income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps)*”. The U.S. Census Bureau also uses a set of income thresholds that vary by family size and composition to determine who is living in poverty. As Table 12 illustrates, Atkinson has a lower poverty rate at 2.1%, when compared to the County and the State of New Hampshire.

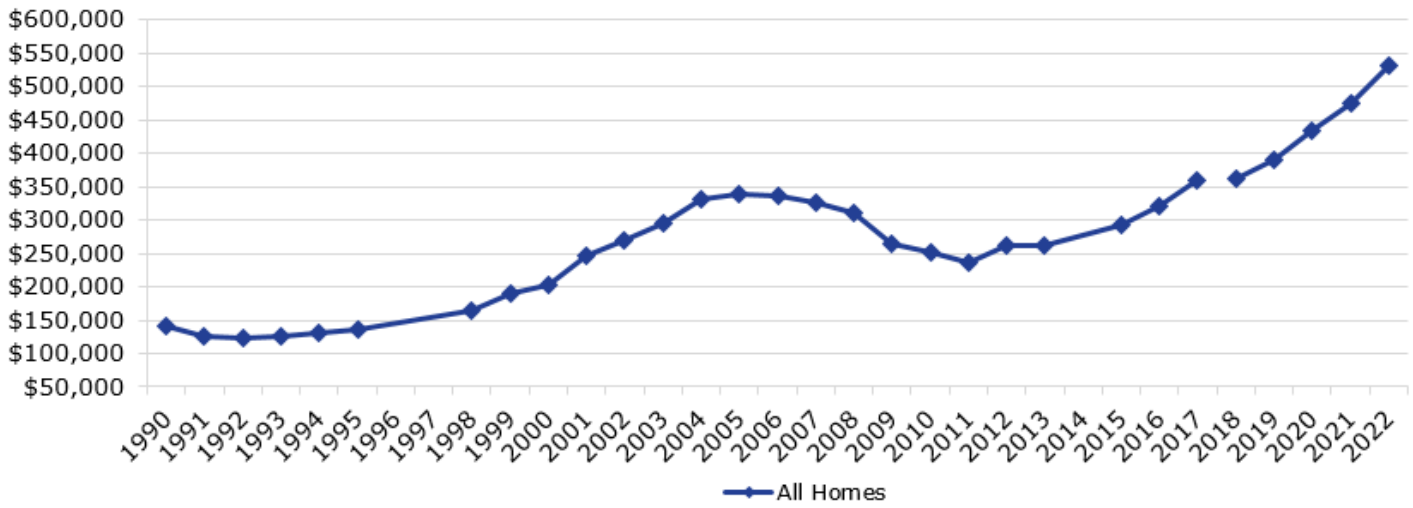
Table 12: Residents below the Poverty Level	
Source: (2016-2020) American Community Survey	
Geographic Area	% of Individuals Below Poverty Level
Atkinson	2.1%
Rockingham County	4.6%
New Hampshire	7.6%

HOUSING COSTS

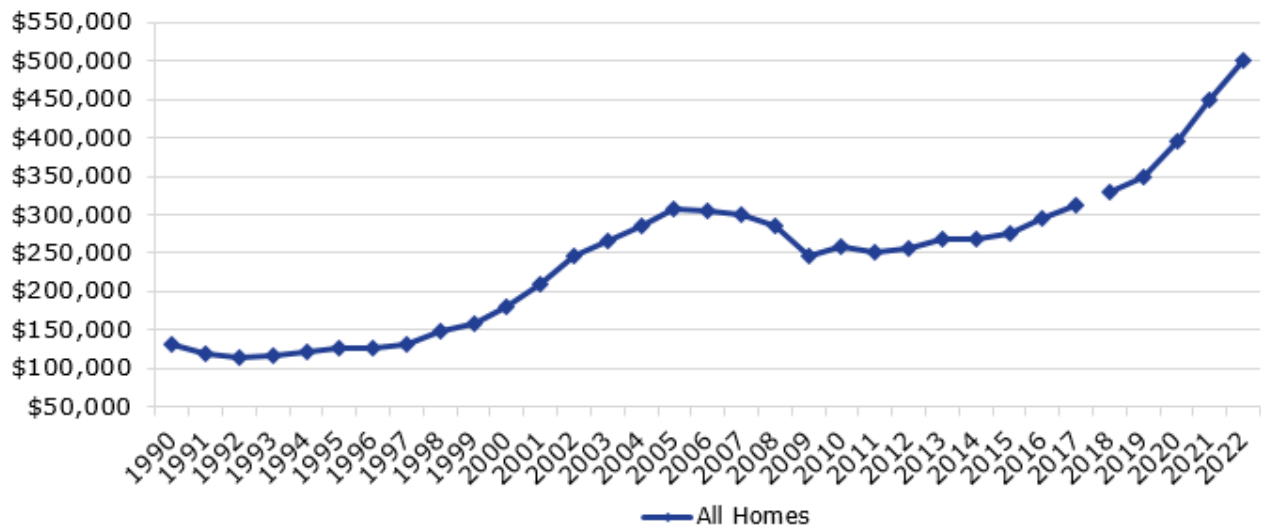
Analyzing Atkinson’s existing housing supply, the income levels of residents, and the current home values and costs is important to understanding how housing availability and affordability impact Atkinson’s residents. As indicated by the 2020 American Community Survey data, the median value of owner-occupied housing units in Atkinson is \$371,300 or approximately a monthly cost of \$2,450 with a mortgage and \$894 without a mortgage. According to the 2020 American Community Survey Data, the median home purchase price is \$344,000 in Rockingham County. Recently in 2021-2022, the average sale price of a single-family home in Atkinson was \$744,966, and the average sale price of condos was \$506,454 according to local realty. Please note that the American Community Survey Data reflects a median average of a five-year span. These numbers may vary from current housing costs due to the quickly changing housing market.

According to the 2022 New Hampshire Residential Rental Cost Survey Report, renters in the Lawrence, MA-NH HMFA (HUD Metropolitan Fair Market Rent Area) pay a median monthly rent of \$1,722. The Lawrence, MA-NH HMFA includes the New Hampshire communities of Atkinson, Chester, Danville, Derry, Fremont, Hampstead, Kingston, Newton, Plaistow, Raymond, Salem, Sandown, and Windham. The 2022 median monthly cost of rent in Rockingham County is \$1,708. When comparing this monthly cost to the 2015 median number, it can be observed that the cost of rent for Rockingham County has increased approximately \$400 per month. Housing costs in Atkinson also correlate to the vacancy rates for rental units across Rockingham County. The 2020 Census data indicated that Atkinson has no rental unit vacancies as the vacancy rate is at 0%. According to the 2022 New Hampshire Residential Rental Cost Survey Report for Rockingham County, the vacancy rate of rentals is 0.4% and, for the state it is 0.5%. A healthy vacancy rate range for rental units is 4 – 5% to ensure adequate availability.

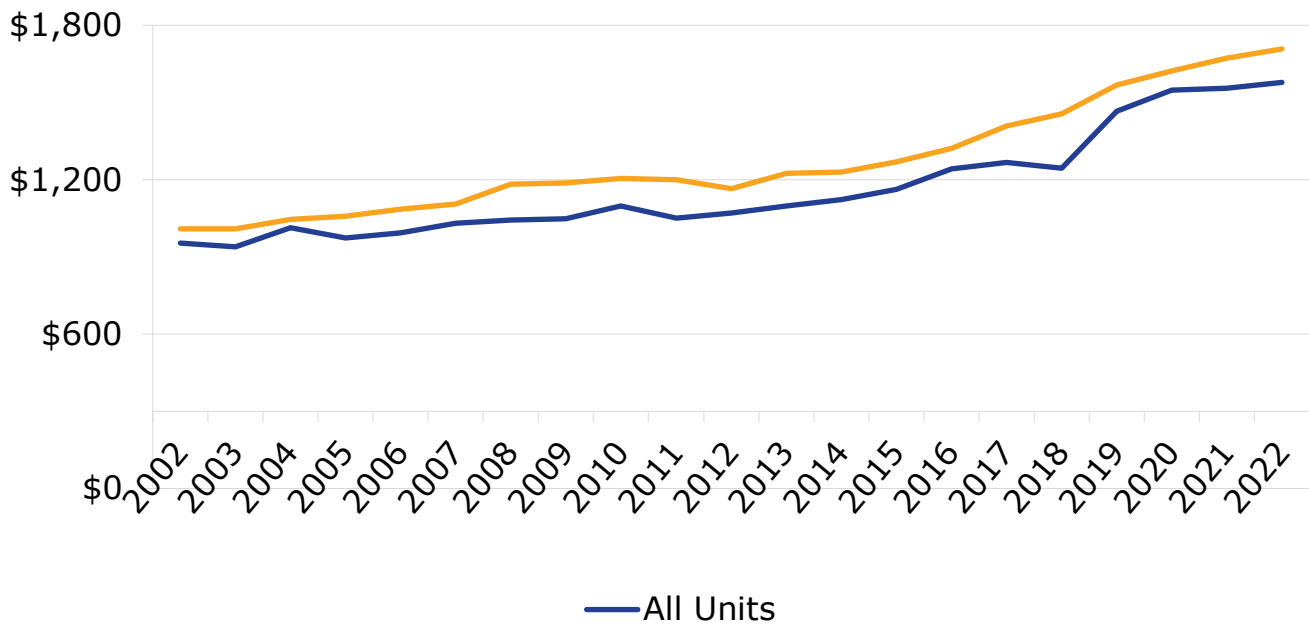
Median Home Purchase Price - Atkinson



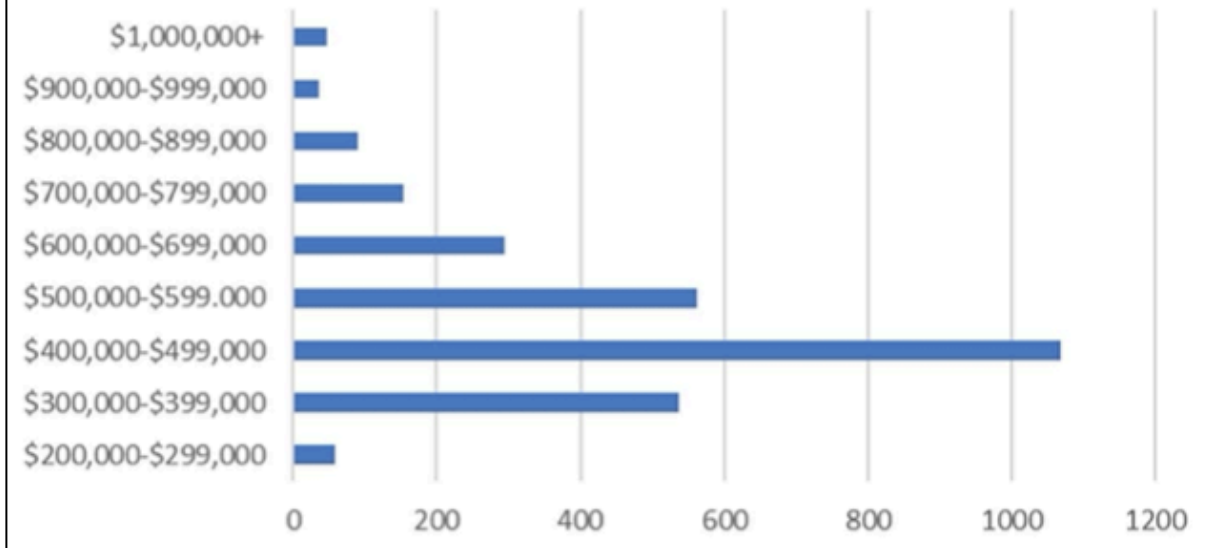
Median Home Purchase Price – Rockingham County



Median Gross Rental Cost – Rockingham County



Housing Unit Values: March 2023 Units/2020 Town Assessment Rates



WORKFORCE COMMUTING

The U.S. Census' American Community Survey reported that in 2021, 10% of Atkinson's workforce population worked from home. Atkinson's resident workforce is largely employed outside of the community, but since the pandemic, a larger number of residents may be working remotely from their homes resulting in more hybrid and remote workers than reported. The average commute time for Atkinson workers about 30 minutes.

The majority of Atkinson residents commute alone by vehicle (85%). According to the 2020 Census data, the total number of Atkinson workers 16 and over in the civilian labor force is approximately 4,891, which is 69% of the town's population. It should also be noted that most of Atkinson's residents have access to 2 or more vehicles (about 95%).

Table 14: Travel Time to Work

Transportation Mode	% or # of Commuters
Less than 10 minutes	4.9%
10-14 minutes	24.2%
15-19 minutes	10.9%
20-24 minutes	7.9%
25-29 minutes	3.8%
30 to 34 minutes	14.2%
35 to 44 minutes	10.7%
45 to 59 minutes	10.4%
60 or more minutes	13.0%

Table 13: Vehicles Available

# of vehicles available	% of Population
No vehicle available	0.0%
1 vehicle available	5.1%
2 vehicles available	48.5%
3 or more vehicles available	46.4%

Table 15: Means of Transportation to Work
Source: (2017-2021) American Community Survey

Transportation Mode	% of Commuters
Drove alone, car/truck/van	84.5%
Carpooled, car/truck/van	4.1%
Public Transportation	1.2%
Walked	0.0%
Other Means	0.0%
Worked from Home	10.1%