

# Atkinson

# Housing Needs

# Assessment

**DRAFT** Spring 2024



Developed by Rockingham Planning Commission on behalf of the Atkinson Planning Board.

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# Atkinson Housing Needs Assessment

Town of Atkinson – Spring 2024

## Contents

Introduction .....	2
Housing Vision Background.....	3
Housing Data Background .....	4
Key Housing Data, Reports and Laws .....	6
Summary of Outreach .....	11
Appendix A - Housing Data: Atkinson, RPC Region, Southern NH RPC Region & New Hampshire.....	15
Appendix B – Public Information Session Presentation .....	20
Appendix C – Common Housing Terms .....	21



## Introduction

Atkinson is currently experiencing housing challenges that are like those of many rural New Hampshire communities:

- A general lack of available housing of all types,
- Determining how to balance housing needs with natural resources protection,
- Concerns about the feasibility and availability of infrastructure to support housing, and
- Keeping the community character current residents enjoy while considering future development.

Factors that make Atkinson’s housing future complicated are its large amount of environmentally sensitive areas, its infrastructure status, the existing housing stock and demand, and the high land value. Critical to ensuring Atkinson remains a vibrant community is having a housing supply that meets the needs of residents now and in the future. Like most communities in southern New Hampshire, Atkinson has limited affordable housing units, a shortage of long-term rental units, and shifting demographics that may require different housing types than the existing stock. By evaluating the current and future needs for housing in the community, Atkinson is taking a proactive step in understanding how local decisions made today may impact community housing in the near and long-term.

### InvestNH Housing Opportunity Program (HOP) Grant

In 2023, the Atkinson Planning Board was awarded a \$44,000 grant from InvestNH Municipal Planning & Zoning Grant Program’s Housing Opportunity Program Grant (HOP Grant) to prepare, a Housing Needs Assessment and a Land Use Audit. The public engagement, analysis, and documentation are to answer the question “what should the future of housing be in Atkinson?” The Rockingham Planning Commission was selected to assist the Planning Board with this effort. The primary tasks in the project included:

- **Development of a Housing Needs Assessment** – this document - to evaluate the latest data to assist Atkinson better understanding how the public input, and subsequent community goals and vision from the Master Plan update align with Atkinson’s existing housing data, projected needs, and those needs of the region.
- **Development of a Land Use Audit** - to evaluate possible land use regulation modifications to increase housing opportunities, including the pros and cons, level of effort required, identifying support (or lack thereof) for such changes in the **draft** Master Plan update, and anticipated level of impact of the regulation change. The audit will provide Atkinson with the opportunity to review its existing land use regulations that focus on housing or impact housing. It will also highlight components that may be creating barriers within the existing ordinance and call out opportunities that may exist to provide increased housing in appropriate areas of town, as determined through the Master Plan update, the Housing Needs Assessment, and community outreach.

Over the course of the past two years, the Atkinson Planning Board and Master Plan Committee, have worked to update the Master Plan to better ensure that the vision and goals of the Master Plan align with best available data and science, the desires of residents, and the legal obligation of the town. The intention



of the Master Plan update, along with the development of the housing needs assessment, is to better ensure that the Atkinson land use regulations are helping to meet the community vision and goals.

In the past few years, Atkinson has seen several housing development proposals come before the Planning Board – everything from accessory dwelling units to larger developments of single family homes and condominiums. The Planning Board has wrestled with the proposals as Atkinson’s regulations, and supporting documents including the **current** Master Plan, have not given strong guidance on housing based on the current housing demands in the community. The development of this report and the public outreach conducted as part of the effort, is intended to help Atkinson identify local actions - including zoning regulation modifications - that are supported by the latest data and public input, community goals and vision in the Master Plan **update** effort.

**This document is intended to serve as a primary reference, in addition to the [Atkinson Master Plan](#), for housing information in Atkinson, as the Planning Board continues to solicit community input and allow for a deeper dive into the realities of how Atkinson may begin to address the housing preferences to meet community needs and legal obligations.**

Detailed Housing Data is available in Appendix A.

## **Housing Vision Background**

Atkinson has long valued its rural atmosphere, which has included a balanced approach to allowing low-density housing with protection of the environment. This sentiment is captured in each of the [previous Master Plans](#) (1980, 1990, 1998, and 2015). As part of the 2024 Master Plan update and the development of this document, extensive community engagement was done to capture community input on housing and related topics. The results of the multiple surveys, public meetings, and public forums – all summarized on **page X**- all helped to establish the **draft** 2024 Master Plan vision and goals.

In New Hampshire, a municipality’s Master Plan is the legal basis for all land use regulations, including zoning ordinances. To justify adoption or modification to a land use regulation, support for that change should be found within the Master Plan which establishes goals based on data, legal requirements and stakeholder input. Below are the vision statement and goals found in the **draft** 2024 Master Plan that are directly related to housing.

### **Atkinson Vision Statement**

*Atkinson’s vision is to retain its rural residential character and historic resources, protect natural resources, encourage a diversity of housing opportunities, and provide or ensure basic services, infrastructure, and amenities that serve the greater community and support the health, safety, well-being, and quality of life of its residents.*

*Atkinson strives to recognize and balance the competing needs of resources, funding, demographics, environmental impact, and community desires through wise resource planning, strategic planning, governance, and community engagement.*



## Goals and Objectives

**Goal 1. To remain a primarily residential community and retain its rural character.** Atkinson is a predominantly residential community and wishes to stay primarily residential. Economic growth and commercial development will be limited and directed strategically.

### Objectives:

- To allow for balanced growth and diversity of housing opportunities.
- Maintain a primarily residential development pattern and environment through zoning, land uses standards, and innovative land use controls.
- Look for opportunities in commercial districts to allow for community-desired businesses or services that may not be well suited in residential areas.

**Goal 2: Continue to strategically evaluate conservation opportunities in Atkinson to protect the town's natural resources and rural character.** Protected open space preserves the quality of wildlife habitat, clean water, and the small town feel of the community.

**Goal 3. Protect the quality of Atkinson's surface and groundwater resources.** Access to a clean, safe, and reliable supply of drinking water is essential to the health of all residents and wildlife. To safeguard the well-being of current and future residents, and to protect land values, Atkinson should proactively protect this natural resource and its impact on surrounding communities.

### Objectives:

- Maintain a development density that will allow for individual sewage disposal systems without the need for public sewage treatment.
- Provide for continued measures that allow densities and regulations that address soil conditions and keep individual water supplies and sewage disposal systems efficient and without groundwater or surface water pollution.

**Goal 6. Use the Master Plan to Guide the Town.** Use the Master Plan as a strategic guide for town departments, elected officials, and residents to ensure that short and long-term activities are consistent and inherently connected to the implementation of the Master Plan. To be effective, Atkinson should engage in a collaborative effort that includes local officials, boards, committees, commissions, and community members to implement and continuously assess and improve the plan's actions and town's response.

## Housing Data Background

Between 2010 and 2020, Atkinson's housing stock increased by about seven percent (7%) by gaining 214 new housing units (single-family homes, condos, apartments, and multi-family) for a total of 3,002 units in 2020 based on US Census Data. During the same period, Atkinson's population increase by about 13 percent (13%) with a current total of 7,087 individuals. A notable shift in Atkinson is the aging of the population to an average age of 51.9 years old in 2020 and 27% of the population being over 65 years old. In contrast, the population under 18 in Atkinson is 16.8 percent. This population shift is consistent with other neighboring communities. This overall trend is particularly visible in the declining school enrollment



Town of Atkinson [Housing Needs Assessment 4/18/2024 Draft](#)

and decrease in overall household size. This shift can cause a change in the types of services provided by the Town.

Atkinson's housing is largely owner-occupied, with under seven percent (7%) of overall housing considered rental units. The number of rental units in Atkinson has also declined from 2010 to 2020 by about half, meaning that the number of available units at any price range are limited. Atkinson has a very small amount (3%) of housing that is considered seasonal (defined as occupied for less than six months out of the year) and has very limited short-term rental units (defined as begin available for rent for less than 30 days.)

Atkinson's housing stock, like most of New Hampshire is generally older, with about a third of the homes in Atkinson being over 50 years old. These older homes and structures are considered by many to be one of the desirable characteristics of Atkinson and can represent an opportunity for continued use or adaptive reuse as housing. However, older homes can also make it more difficult for occupants to remain in their homes as the owners age.

Atkinson has always been a desirable community to live in given its proximity to employment centers and service, while remaining rural. Over half (52%) of land in Atkinson is used for residential purposes and over 90 percent of the land in Atkinson is zoned to allow residential uses. Like the rest of Rockingham County, Atkinson has some of the highest land values in the New Hampshire. Within the region, the median home sales price in 2023 was \$525,167 for a single-family home. In Atkinson between March 2023 and March 2024, the average single-family home sale price was \$583,962. The estimated maximum purchase price in June 2023 for a home in the Atkinson region based on median household income as calculated by [NH Housing Finance Authority](#) is \$352,000. The median annual household income is \$118,000 for the Atkinson HUD region (June 2023).

Additional housing data can be found in section of this report, and in the [Population and Housing Existing Conditions Report](#) of the **draft** 2024 Master Plan.

A summary of common housing terms is available in Appendix C.



## Key Housing Data, Reports and Laws

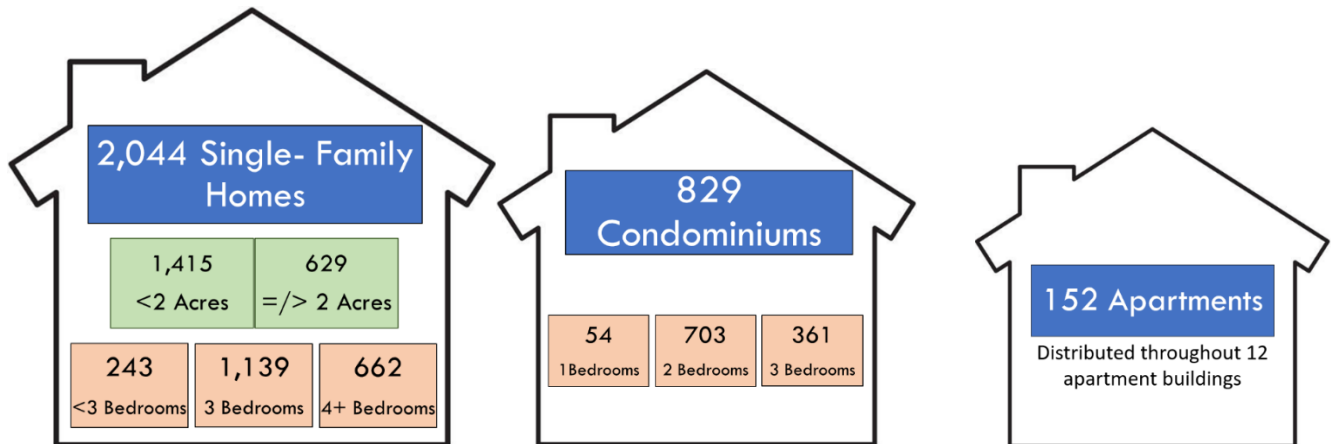
### Total Housing Units:

Houses, Condos, Apartments, Seasonal Homes, etc.

## 2,885 Homes

Atkinson household total is based on Town of Atkinson Assessing data analyzed by Karen McFadden and Sue Coppeta from June 2022. Atkinson is projected to need 432 more housing units by 2040 based on population growth and housing demand as reported in the Rockingham Planning Commission [2023 Regional Housing Needs Assessment](#).

Atkinson has a total of 2,044 single family homes, including 58 with approved accessory dwelling units. There are 10, two-family homes, and one, three-family home. There are also six parcels in town that have two separate dwelling units that are not considered accessory dwelling units.



### Median Atkinson Household Income:

## \$112,009 per year

This is the median household income in Atkinson as reported in the 2020 US Census.

### Average Atkinson Home Sale Price

(March 2023 – March 2024)

## \$583,962

The average home sales price has increased by 7.3% over the past year, while the number of units for sale remains very low, according to [Zillow Home Value Index](#) for Atkinson.



**Estimated Affordable Maximum Purchase Price in Atkinson (2023):** **\$352,500**

This is the estimated maximum purchase price in June 2023 for a home in the Atkinson region based on median household income as calculated by [NH Housing Finance Authority](#).

**Rental Units:**

Average 2023 rent for a 2-bedroom unit in Rockingham County is \$1,944 per month according to NH Housing Finance Authority [2023 NH Residential Rental Survey Report](#) a monthly rent of \$1,552 per month for a 2-bedroom unit is considered affordable. Only 3% of rental units qualify as affordable.

**Affordability Projections:**

Atkinson is projected to need 168 more affordable housing units – owned and rented - by 2040 as reported in the Rockingham Planning Commission [2023 Regional Housing Needs Assessment](#).

**Age of Homes:**

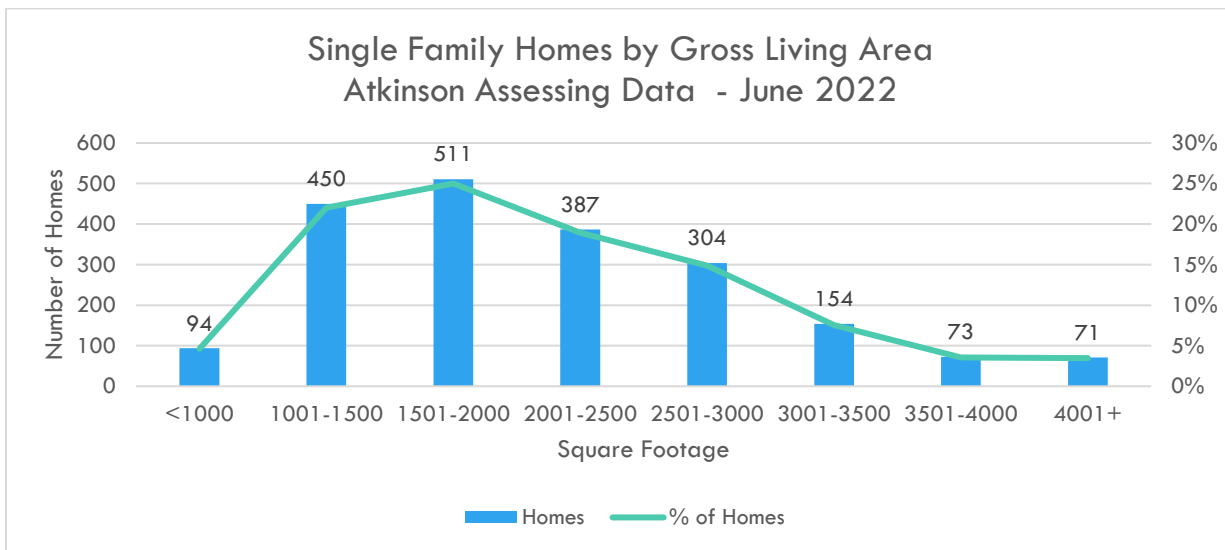
About 44% of Atkinson’s housing units are over 50 years old Rockingham Planning Commission [2023 Regional Housing Needs Assessment](#).

**Types of Homes:**

65.9% of all housing units in Atkinson are single-family homes (detached condominiums are not included in this figure) as reported in the 2020 US Census and confirmed by Atkinson Town Assessing data.

**Size of Lots:**

In the Rural Residential 3 Zoning District, the minimum lot size is 3 acres. In the Rural Residential 2 Zoning District, the minimum lot size is 2 acres.







## **RPC Regional Housing Needs Assessment**

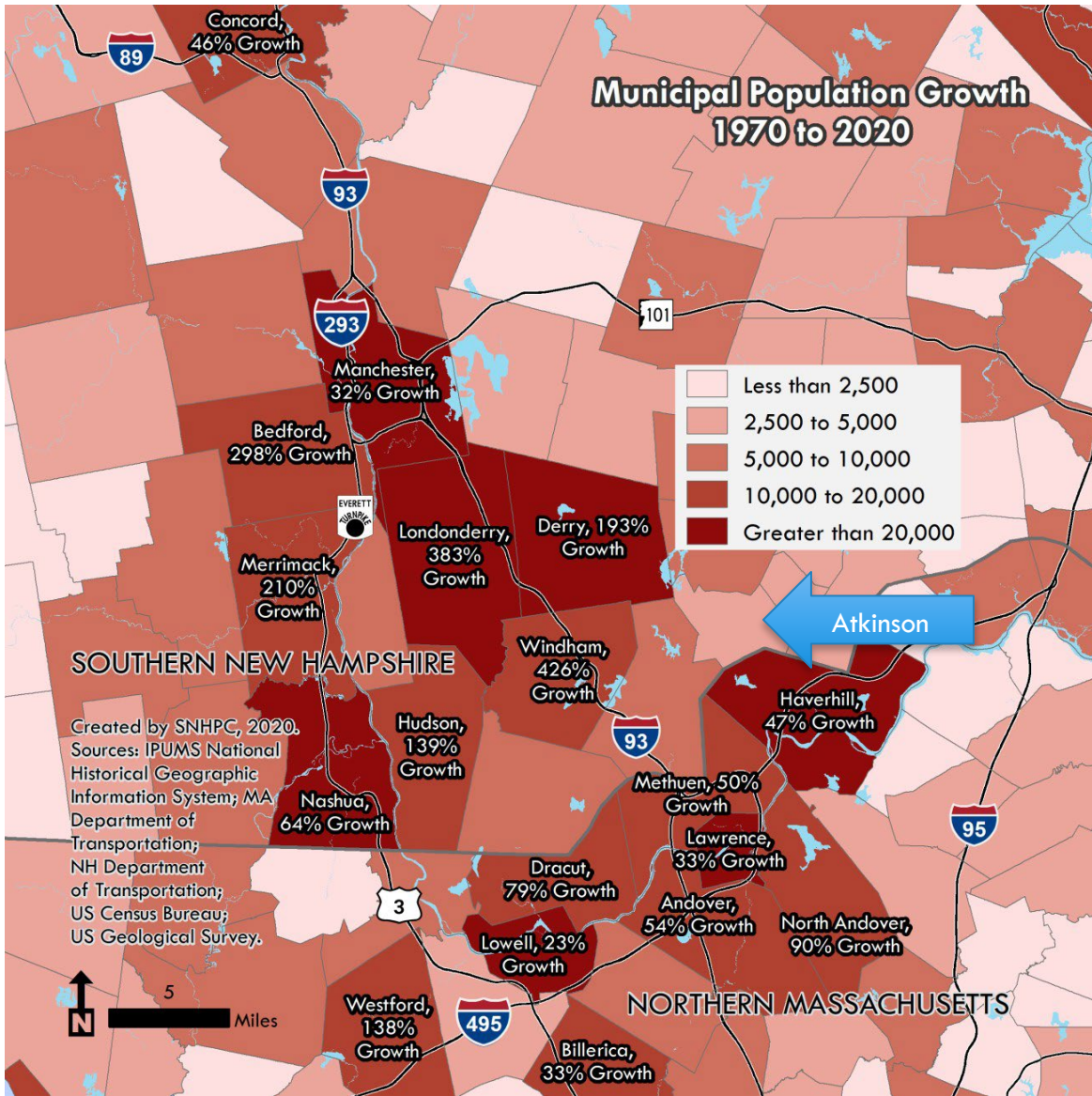
New Hampshire RSA 36:47(II) requires that “[f]or the purpose of assisting municipalities in complying with RSA 674:2, III(I), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income.” Atkinson is one of 27 municipalities within Rockingham County that make the Rockingham Planning Commission’s region. The purpose of the Rockingham Planning Commission’s (RPC) Regional Housing Needs Assessment and Fair Housing Equity Assessment is to provide current, regional, and local data on housing needs. This assessment is a highly anticipated review of the current housing trends and needs and will identify future housing needs and opportunities. One goal of the assessment is to provide a foundation of housing trends for communities to begin addressing housing barriers and opportunities. The 2023 assessment was completed in collaboration with the nine NH Regional Planning Commissions through a statewide effort, initiated by the Council on Housing Stability 2021-2024 Strategic Plan that was initiated by Governor Sununu.

Factors impacting the housing market are exacerbated by the region being the most expensive housing market in New Hampshire. An aging population and a decline in the number of children per household also play major factors. Housing supply directly impacts economic growth and the region’s ability to attract and retain workers and young families that contribute to the economy and enhance the vibrancy of our communities. The makeup of households in the region is shifting with an overall decline in household size. School enrollment is declining across the region. Both small and large employers are facing challenges attracting and retaining workers. This assessment estimates the housing needs of the RPC Region, while taking into consideration the factors impacting housing.

The primary goal of the RHNA is to provide data on housing and demographics, by income level, so that each municipality in the region can begin to understand their current and future needs. This RHNA may assist municipalities in determining compliance with the Workforce Housing Statute (RSA 674:58-61).

## **Southern NH Regional Planning Commission’s – Regional Housing Needs Assessment**

Like Rockingham Planning Commission, Southern NH Regional Planning Commission (SNHRPC) also completed its [Regional Housing Needs Assessment](#) in 2023 with the same goal of to identify and analyze baseline conditions for fair housing, equity, opportunity and housing needs in the SNHRPC region. Given Atkinson’s location on the boundary of RPC and SNHRPC’s respective regions, additional information has been incorporated into this document from that region to ensure that the housing needs identified reflect Atkinson, along with its full set of neighboring municipalities. While much of the housing needs across southeastern New Hampshire are the same, the population differences, land use issues, infrastructure status, employment opportunities, and household incomes do differ between more coastal communities and those closer to the I-93 corridor.



Municipal growth along I-93 1970 - 2020. Southern NH Regional Planning Commission Regional Housing Needs Assessment (2023).

While all areas of New Hampshire are growing, municipalities along the I93 corridor have seen some of the highest growth over the past 50 years; this has large consequences for housing demand in the region. Household make up in New Hampshire is shifting, and generally trending towards few people per household; this is particularly of note in the Atkinson area. Atkinson currently has an average household size of owner-occupied units of 2.5 people, the Atkinson’s neighboring communities in both the RPC and Southern NHRPC regions being about the same. This trend is different from the coastal communities in the RPC region that typically have smaller household sizes and fewer minors. With fewer minors, school enrollments have dropped in many communities, including those in the Atkinson area.



Additional items of note are that Atkinson resident are more likely to commute to employment centers in the I93 corridor. The southwestern portion of the RPC region and those communities adjacent to Atkinson in Southern NHRPC’s region are more likely to have access to public water service, but generally do not have any access to public sewers. This has implications as the future level of housing density able to be serviced by onsite septic systems or requiring infrastructure investment though the expansion of existing or installation of new water infrastructure.

**NH Workforce Housing Law & “Fair Share” Housing Needs**

In 2008, the New Hampshire Legislature passed a law that requires every community to provide “reasonable and realistic opportunities” for the development of workforce housing. New Hampshire’s workforce housing statute is [NH RSA 674: 58-61](#). The statute defines “workforce housing” and what is considered “affordable.”

New Hampshire is not a “home rule” state, which means all municipal power derives from a Legislative grant. [RSA 672:1, III-e](#) states that housing that is affordable to low- and moderate-income households “shall not be prohibited or discouraged by use of municipal planning and zoning powers or by unreasonable interpretation of such powers.” The NH Supreme Court ruled in [Britton v. Town of Chester](#), 134 N.H. 434 (1991), that municipalities are obliged to provide such households with a reasonable and realistic opportunity to obtain affordable housing, and that a municipality’s zoning cannot be used prevent “outsiders of any disadvantaged social or economic group” from moving there.

The RHNA uses projected population growth and projected employment growth to estimate the regional housing needed to fill the demand from 2020 through 2040. As required by the Workforce Housing Statute (RSA 674:58-61) municipalities must provide “reasonable and realistic opportunities” for the development of workforce housing, including rental and multifamily housing. While the state statute provides some guidance on how municipalities can meet the demand for workforce housing, the statute provides that municipalities must, further, provide enough qualifying units to fulfill their “fair share” of their region’s need. The law does not provide a prescriptive methodology for calculating “fair share.”

The RHNA estimates for the amount of additional housing (both workforce qualifying and market rate housing) Atkinson needs by 2040 to meet a balanced market of housing and meet its regional “fair share” of housing.

<b>Projections By Year</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
Total Units Needed (cumulative)	158	291	382	432
“Affordable” Units Needed	62	115	150	168
Market Rate Units Needed	96	176	232	264
Rental Units V. Owned Units	29% Rental Units Needed & 71% Owned Units Needed			



## Summary of Outreach

### Master Plan Outreach

During the development of the Atkinson Master Plan **update**, summarized at the beginning of this document, extensive outreach and engagement was conducted to facilitate the development of goals and actions supported by residents and community officials. The outreach included several community forums, community group discussions, and a master plan survey. The summary of that outreach – [What's Next Atkinson? Outreach and Engagement Report \(11/13/2023\)](#) - is available on the Atkinson town website. The intention for this document is to serve as supplementary information, largely with data, to help inform the actions identified in the Master Plan.

### Housing Surveys

#### Community Housing Survey

In Spring 2023, a community survey focused on housing was developed as part of this project for Atkinson in an effort to seek preliminary public input about housing issues and concerns. A total of 108 individuals provided feedback.

The following is a summary of the responses:

- 95% of respondents are homeowners and 6% are renters.
- 40% of respondents live alone and 77% of respondents live with extended family or relative.
- 47% of respondents work from home and 53% of respondents do not work from home.
- 67% of respondents do not anticipate a change in residence.
- 41% of respondents feel single-family housing is needed while a combined 69% of respondents are in favor of either attached or detached accessory dwelling units; 28% of respondents support duplexes and 21% of respondents support multi-family residences.
- 62% of respondents do not favor increasing the existing density for a 2-acre lot minimum to accommodate more housing units; 38% of respondents support increasing housing density for a 2-acre lot.
- 77% of respondents do not favor changes to zoning to permit multi-family development in all zoning districts.
- 59% in favor and 41% not in favor of adopting building and site design guidelines for multi-family development.
- 55% of respondents identify cost of home ownership/maintenance; 45% of respondents identify availability of affordable home for sale as a housing concern; 35% of respondents identify the cost of land as a limiting factor to housing.
- 53% of respondents are in the older than 60 year age bracket, 30% of respondents are in the 41-60 year age bracket, and 16% of respondents are in the 19-40 year age bracket.

The following is a summary of open-ended feedback received from the survey participants:

- Several respondents concerned about protecting and preserving the rural character of the town and its natural resources.





## Town of Atkinson Housing Needs Assessment 4/18/2024 Draft

- Current high tax rate noted and fear that increased development would increase taxes.
- Several respondents objected entirely to development of affordable and workforce housing.
- Strong support for development of elderly residential housing.
- Several respondents favored changes to zoning maximums for single-family and duplex lot sizes and separate zoning districts for dense multi-family development.
- Support for duplexes and multi-family developments.
- Support for increasing availability for elderly and **assisted living options**.

### Town of Atkinson Staff, Officials & Volunteers Survey

In Spring 2024, a survey focused on the housing needs of the Atkinson community volunteers, officials and staff (including municipal staff, emergency services staff, and Atkinson Academy staff) was developed to better understand the housing needs of those that are essential for the community's basic functions.

Staff, officials and volunteers were reached out to by the town via email to complete the survey. The survey received a total of 179 multiple choice responses and 99 comments from 48 participants before it closed on April 10, 2024.

The following is a summary of the responses:

- 46% of respondents have worked and/or been a volunteer with the town for over 16 years.
- 89% of respondents owning a single-family home, 9% own condos, and no respondents noted being renters.
- Most respondents (30%) were ages 56-65. No one under the age of 36 reported taking the survey. The next largest age group of respondents was 66-75 years of age (26%).
- When asked if they wish to live in Atkinson someday or remain in Atkinson if they currently live there, 100% of respondents said yes.

The following are the major housing concerns reported in the survey:

- The impacts of development on the natural environment: rate of development, availability of land, impact on open and green space.
- Lack of affordability and high housing costs.
- Lack of housing suited for younger people and young families.
- There was a split in opinion between the availability of housing options for older residents. Some respondents noted that they feel the amount of age-restricted 55+ housing limits options for younger residents and attracts older residents, but some respondents also noted that they see a lack of assisted living facilities and affordable senior housing.

**BE PART OF THE CONVERSATION**  
**ABOUT HOUSING IN ATKINSON**  
**TAKE THE SURVEY TODAY!**

**SURVEY OPEN - UNTIL MARCH 30, 2024**

[www.publicinput.com/AtkinsonHousing](https://www.publicinput.com/AtkinsonHousing)

THE ATKINSON PLANNING BOARD, WITH ASSISTANCE FROM ROCKINGHAM PLANNING COMMISSION, IS SEEKING OPINIONS AND INPUT ABOUT THE FUTURE OF HOUSING IN ATKINSON FROM THE STAFF, OFFICIALS AND VOLUNTEERS WHO ARE SUCH AN IMPORTANT COMPONENT OF THE COMMUNITY.

**ATKINSON** MORE INFORMATION AVAILABLE AT: [WWW.TOWN-ATKINSONNH.COM/PLANNING-BOARD](http://WWW.TOWN-ATKINSONNH.COM/PLANNING-BOARD)

FOR MORE INFORMATION CONTACT SUE COPPEL, ATKINSON PLANNING AND ZONING ADMINISTRATOR ASSISTANT AT LANDUSE@ATKINSONNH.COM OR 603-862-8751

THIS PROJECT IS BEING SUPPORTED, IN WHOLE OR IN PART, BY FEDERAL AWARD NUMBERS OF FUNDING AWARDED TO THE STATE OF NEW HAMPSHIRE BY THE U.S. DEPARTMENT OF THE INTERIOR.



Town of Atkinson **Housing Needs Assessment 4/18/2024 Draft**

The full report of all survey responses, including all comments, is available at:

<https://PublicInput.com/Report/3rrdy0z2z4x>

**Private Employers Survey**

In Spring 2024, a survey focused on the housing needs of the major employers in Atkinson was developed to better understand the housing needs of those that integral to Atkinson remaining a vibrant community.

Private employers in Atkinson were reached out to via email by the town to complete the survey. The survey received a total of 34 multiple choice responses and 87 comments from 21 participants before it closed on March 30, 2024. The majority of the 21 participants were from the Atkinson Country Club or Lewis Builders Development Company, Inc. with one response from Hampstead Water Company.

The following is a summary of the responses:

- Most respondents have worked for their employers for 1-5 years.
- Most respondents were Atkinson residents, with the next largest concentration of responses coming from East Hampstead, Salem, and Sandown.
- 67% of respondents currently live in and are planning to stay in Atkinson. 26% of respondents noted a desire to move to Atkinson where they currently work. The remaining 7% of respondents live in other towns such as Hampstead and plan to stay there.
- Most respondents own single-family homes (81%). Only 13% of respondents live in rental homes and 6% own an apartment, townhouse, or condo.

The full report of all survey responses, including all comments, is available at:

<https://PublicInput.com/Report/opnicfbfs5t>

**Public Information Session Feedback about Housing Needs Assessment and Land Use Audit**

On **May 29, 2024**, Rockingham Planning Commission (RPC) presented an overview of regional and local housing data and issues at a public information session hosted by the Atkinson Planning Board. Included at the public information session was a presentation of both this document and the Land Use Audit. The presentation slides can be found in Appendix B.

At the public information session, those in attendance had comments related to the following:

- **To be completed once the public information session happens!**





## Appendix A - Housing Data: Atkinson, RPC Region, Southern NH RPC Region & New Hampshire

The following information is a summary of key statistics and information from state, regional and local planning documents and studies that address housing and housing related issues. Information regarding housing needs will continue to change over time, Atkinson will need to consider updates to housing and demographic data, land use, infrastructure, and housing laws when making decisions that impact existing and future residential development.

Data Category	Metric	Atkinson	RPC Region	Southern NH RPC Region	State of NH
<b>Demographic</b>	Total Population (2020)	7,087	19,8870		1,377,529
	change since 2010	909	10,349		61,059
	Average Age (2020)	51.9 Years	47 Years		44.9 Years
	change since 2015	4.4	1.4		1.17
	change since 2010	4.4	3.8		3.23
	Population Over 65 (2020)	1,904	53,873		245,142
	change since 2015	150	22,183		43,178
	change since 2010	791	27,745		74,811
	Population Under 18 (2020)	1,193	36,043		257,731
	change since 2015	-143	-2,373		-13,949
	change since 2010	-412	-6,268		-38,221
	# Minors per Household	0.42	0.45		256,876
	change since 2015	-0.09	-0.05		-13,789
	change since 2010	-0.019	-0.11		-38,253
	School Enrollment (2021)	721	22,753		163,688
	change since 2016	-63	-2,142		-10,976
	Average Household Size - Renter (2020)	1.55	2.09		2.26
	change since 2015	0.19	-0.08		-0.03
	change since 2010	0.22	0.01		0.02
	Average Household Size - Owner (2020)	2.54	2.6		2.5
	change since 2015	-0.16	0		0
	change since 2010	-0.19	-0.1		-0.06
	Household # Family (2020)	2,059	53,287		351,445
	change since 2015	23	456		4,031
	change since 2010	152	2,120		5,324
	Household # Non-Family (2020)	779	27,410		187,671
	change since 2015	185	2,725		14,834



	Metric	Atkinson	RPC Region	State of NH
		change since 2010	52	2,647
	Persons with Disabilities	873	21,295	170,907
	change since 2015	277	1,126	12,419
<b>Housing</b>	# Housing Units	3,002	88,586	638,611
	change since 2015	214	3,445	19,661
	change since 2010	206	4,694	30,853
	# Renter Occupied Units	-26	18,577	155,277
	change since 2015	-132	-58	4,201
	change since 2010	2,632	1,259	14,710
	# Owner Occupied Units	234	62,120	383,839
	change since 2015	336	3,239	14,664
	change since 2010	120	3,508	10,602
	# Seasonal Housing Units	86	4,487	70,149
	change since 2015	88	-237	4,046
	change since 2010	4	904	8,393
	# Short-Term Rental Units	2,883	845	-
	# Occupied Housing	217	82,268	556,375
	change since 2010	-	6,416	37,402
	# Vacant Housing	-	7,376	82,438
	change since 2016		-1,250	-13,343
	Median Age of Housing Units	118		
	Built in the 2010s or later	264	3,716	27,073
	Built in the 2000s	408	8,535	74,152
	Built in the 1990s	520	8,309	68,064
	Built in the 1980s	746	12,616	125,093
	Built in the 1970s	316	8,564	95,348
	Built in the 1960s	78	6,335	55,398
	Built in the 1950s	17	5,028	43,748
	Built in the 1940s	165	1,866	23,465
Built in the 1930s or earlier	-26	7,151	126,270	
Fair Share Total Unit Need by 2030	291	9,834	59,919	

	<b>Metric</b>	<b>Atkinson</b>	<b>RPC Region</b>	<b>State of NH</b>
	# units needed at or below 60% AMI (Rental occupied)	24	899	5,906
	# units needed at or below 100% AMI (Owner occupied)	91	2,790	16,073
	Fair Share Total Unit Need by 2040	432	14,563	88,363
	# units needed at or below 60% AMI (Rental occupied)	37	1,365	8,997
	# units needed at or below 100% AMI (Owner occupied)	133	4,081	23,221
<b>Income</b>	# Individuals Living Below Poverty Level	146	9,518	97,418
	change since 2015	-70	-746	-16,422
	# Families with children below poverty level	0	1,806	11,298
	change since 2015	-18	-427	-3,664
	change since 2010	-14	206	-2,101
	Median Household Income	\$112,009	\$107,144	\$70,851
	change since 2015	\$9,991	\$21,124	\$10,202
	change since 2010	\$24,509	\$26,092	\$13,859
	Median Home Sale Price	-	\$527,000	\$403,000
	change since 2015	-	\$192,000	\$158,073
	change since 2010	-	\$272,000	\$218,500
	Gross Rent by #Bedrooms - ALL (2022)	-	\$1,595	\$1,790
	change since 2017	-	\$238	\$348
	change since 2012	-	\$481	\$529
	FMR 3-bed (2023)	\$2,162	\$2,168	\$2,290
	income burden > 30% (2020)	30.6%	42.4%	41.2%
	income burden > 30% (2015)	42.2%	41.5%	42.9%
	income burden > 30% (2010)	87.9%	44.6%	45.5%
	NHHFA Median Purchase Price (2021)	\$475,000	\$466,000	\$350,000
	change since 2016	\$155,100	\$155,800	\$120,000
	change since 2011	\$238,000	\$196,067	\$143,000
	NHHFA Number of Sales (2021)	119	2,993	20,014
	change since 2016	-20	-599	-2,850

	change since 2011	52	1,416	10,171
<b>Metric</b>	<b>Atkinson</b>	<b>RPC Region</b>	<b>State of NH</b>	
HUD Estimated Maximum Affordable Purchase Price - 80% (2023)	\$282,000	\$326,166.67		\$309,142.86
change since 2021	-\$51,000	-\$36,500.00		-\$30,714.28
change since 2019	\$9,000	\$50,166.67		\$41,642.86
HUD Estimated Maximum Affordable Purchase Price - 100% (2023)	\$352,500	\$407,833.34		\$386,500
change since 2021	-\$64,000	-\$45,500.00		-\$38,214.29
change since 2019	\$17,500	\$59,666.67		\$55,714.29
HUD Estimated Maximum Affordable Monthly Rent - 60% (2023)	\$1,600	\$1,820		\$1,747.14
change since 2021	\$180	\$323.33		\$311.43
change since 2019	\$220	\$426.66		\$395.71
Ownership HUD Median Area Income for Family of 4 - 80% (2023)	\$94,880	\$107,706.67		\$103,474.29
change since 2021	\$10,560	\$18,960.00		\$18,365.72
change since 2019	\$13,200	\$25,120.00		\$23,428.58
Ownership HUD Median Area Income for Family of 4 - 100% (2023)	\$118,600	\$134,633.34		\$129,342.86
change since 2021	\$13,200	\$23,700.00		\$22,957.15
change since 2019	\$16,500	\$31,400.00		\$29,285.72
Renter HUD Median Area Income Adjusted Family of 3 - 60% (2023)	\$64,040	\$72,700		\$69,845.71
change since 2021	\$7,120	\$12,796.66		\$12,398.57
change since 2019	\$8,910	\$16,956.66		\$15,815.71
<b>Land Use</b>	# Housing Units Per Acre (2020)	0.53	0.46	0.15
	change since 2010	0.04	0.02	0.01
	Municipal Property Tax Rate	14.53	16.94	17.68
	change since 2010	-3.56	-2.2	-0.45
	# Building Permits	57	748	4,266
	change since 2015	39	131	839

	change since 2010	52	398		1,980
	# Housing Units Per Acre (2020)	0.53	0.46		0.15
<b>Infrastructure</b>	<b>Metric</b>	<b>Atkinson</b>	<b>RPC Region</b>		<b>State of NH</b>
	% of Town serviced by public water system	48.80%	78.90%		
	% of Town serviced with onsite septic system.	92.20%	65.10%		89.40%
	% of Town with broadband availability	96.60%	94.40%		90.16%
<b>Transportation</b>	Mean Commute Time: Travel Time To Work (2020)	30.3 minutes	30.2		29.2
	change since 2015	1.6	0.6		0.3
	change since 2010	0.8	1.5		1.8

## **Appendix B – Public Information Session Presentation**

## Appendix C – Common Housing Terms

Adapted from NH Housing - [Frequently Used Housing Terms](#).

- **Accessory Dwelling Unit (ADU)** – A residential living unit that can be within or attached to a single-family dwelling, or a detached unit that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. See New Hampshire Accessory Dwelling Units statute (RSA 674:71-73).
- **Affordable Housing** – Housing, rental or owner-occupied, that costs no more than 30% of one's gross income. Rental cost is defined as rent + utilities. Ownership cost is monthly principal, interest, taxes and insurance.
- **Area Median Income (AMI)** – The median income of all households in a given county or metropolitan region. If you were to line up each household in the area from the poorest to the wealthiest, the household in the middle would have the median household income. Housing programs and the state's workforce housing law use AMI to determine housing eligibility.
- **Housing Choice Vouchers (also known as Section 8)** – A federal government program that assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. It is a form of subsidized affordable housing in which families who qualify may be provided with government funding to pay a portion of their rent in standard, market-rate housing. Program eligibility and assistance is based upon income and household size.
- **Low Income Housing Tax Credit (LIHTC)** – A federal program that subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. Developers receive a tax credit allocation from an agency such as NHHFA, and then sells the tax credits to a private equity company in exchange for funding to build the property. LIHTC properties must have some or all of its units leased to tenants at rents that are lower than market rent.
- **Market Rate Housing** – Housing that is available on the private market, not subsidized or limited to any specific income level.
- **Mixed-Income Housing Development** – Development that includes housing for various income levels, including housing that is targeted towards low- to moderate-income individuals and families.
- **Mixed-Use** – Any building that contains at least two different types of uses in it, such as ground floor commercial space for stores, restaurants or other businesses, and apartments on the upper floors.
- **Multi-Family Housing** – A building or structure designed for occupancy by different families in separate housing units, usually rental property.

- **Single-Family Housing** – Any detached dwelling unit intended for only one family to reside in. A single-family home has no shared property but is built on its own parcel of land.
- **Subsidized Housing** – Housing where all or a portion of the occupants' monthly housing cost is paid for directly by the government, such as by Housing Choice Vouchers. The renters pay the portion of the rent that is determined to be affordable to them based on their income.
- **Workforce Housing** – A variety of housing types that are affordable (no more than 30% of gross income spent on housing cost) suitable for households of working people with different needs and income levels. Due to their income, this population is generally not eligible for any federal assistance programs.
- **NH Workforce Housing Law (RSA 674:58--61)** - Defines workforce housing as housing that is affordable to a renter earning up to 60% of the Area Median Income for a family of three paying no more than 30% of their income on rent and utilities, or a homeowner earning up to 100% of the Area Median Income for a family of four paying no more than 30% of their income on principal, interest, taxes and insurance.