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DRAFT 12.22.2015

TOWN OF BARRINGTON



# DEMOGRAPHICS AND HOUSING

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# EXECUTIVE SUMMARY

The 2015 Demographics and Housing chapter of the Barrington Master Plan provides a context within which the town can make strategic decisions about its future in relation to land use planning and regulation. The Town currently relies heavily on its existing residential tax base, and provides limited opportunity for commercial growth and development (due to zoning, environmental, and infrastructure constraints) and therefore maintains a limited commercial tax base.

Barrington's residential housing stock is largely single-family homes on larger lots in more rural portions of the community, with 80% of all homes being constructed after 1970. Rental opportunity is limited because of an extremely small multi-family housing market. Although the community typically exhibits higher than average median, per capita, and family incomes than surrounding areas, its housing stock is relatively affordable in the context of the state's workforce housing law.

Barrington, much like the greater region, has experienced high population growth rates in the past 50 years but should plan for a leveling of growth as a result of declining in-migration, an aging population (due to the shifting of the baby-boom age cohort), and shifting of the housing preferences of multiple generations. School enrollment and family household figures suggest lower family household formation and therefore fewer school-age children.

The goals and recommendations section of this chapter focuses on creating a regulatory environment and policies that attract younger generations in order to ensure the sustainability of the community, while identifying solutions that will allow for Barrington's older residents to age-in-place and/or age-in-community.

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# INTRODUCTION

In 1810, the Town of Barrington, after a somewhat slow settling process (attributable to unfavorable soil conditions), recorded a Census population of 3,564, making it New Hampshire's third largest community. The Town was much larger in land area at the time, and industry within the community was defined by the Isinglass River and the hydro-power it provided for both grist and saw mills. Around 1820, the Town's land area was halved as the result of residents' hardships travelling long distances to attend Town meetings and events. Nevertheless, the land that remained as the town was defined by its beautiful rural landscapes including numerous ponds, rivers, brooks, and forests.

In 2015, these very same natural resources, combined with a high quality of life, continue to attract residents to the Town of Barrington. The Town, in an attempt to proactively plan for the next generation of Barrington, has prepared this Housing and Demographics chapter. Developed in cooperation with Strafford Regional Planning Commission, it provides a "30,000-foot" or high-level analysis of data and trends related to population characteristics, housing characteristics, and housing demand and supply. Combined with this existing conditions assessment, the chapter also includes goals and recommendations related to future housing stock development and population growth.

Throughout this chapter, the comparative analyses between the Town of Barrington, Strafford Regional Planning Commission's planning region, Strafford County, and State of New Hampshire are provided as a contextual tool for informing readers and as a tool for benchmarking the town. It should be noted that while this chapter provides extensive data and data analysis, it is not intended to be a comprehensive study of housing supply or demand.

This chapter's findings are based largely on 2010 decennial United States Census 100% Count datasets, with support from American Community Survey (ACS) 2013 5-Year Estimates. Assessing data from August 2015 were also employed. ACS Estimates, as a sample-derived dataset, present high margins of error, and therefore, limited accuracy. As a result, estimates related to demographics, housing, and economic characteristics should be treated carefully by those reviewing this document. In many instances these data represent the best available information, and are therefore the basis for many elements of analysis within this chapter.

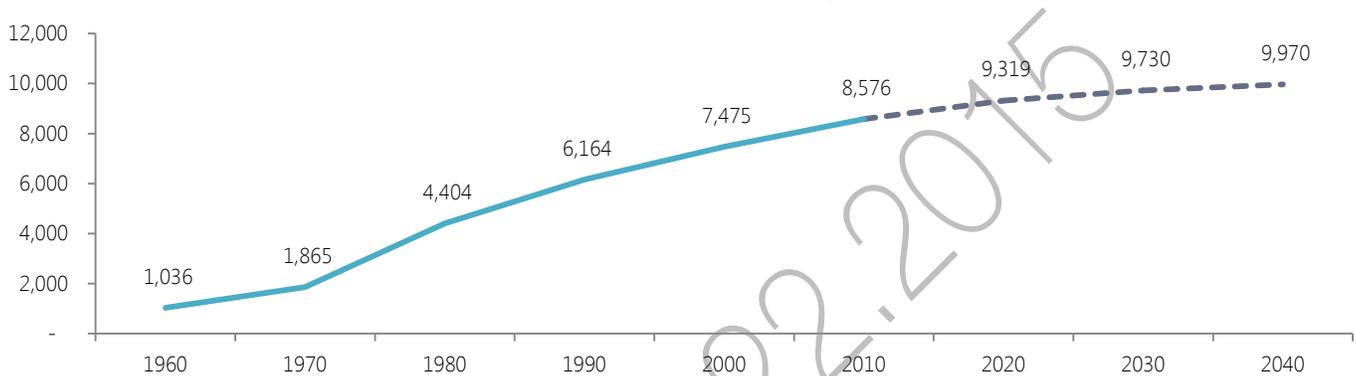
This chapter is intended to provide decision makers with the best possible available information for making choices for Barrington. The above qualifications represent why the best possible information may be neither precise nor accurate enough to arrive at definitive and/or conclusive results. As a result, the analyst's interpretation of these datasets must be considered when reviewing this chapter.

# EXISTING CONDITIONS

## HISTORIC POPULATION

Between 1960 and 2010, Barrington witnessed extremely high growth rates, much higher than that of surrounding communities. During this 50-year period, Barrington's population increased in total by 728%, an average of 1,508 residents per decade. The SRPC planning region and state of New Hampshire populations grew 123% and 117% respectively during the same period. Barrington's and the greater Seacoast's accelerated rate of growth have placed an additional strain on the area's communities to provide services for an increasing population.

**Figure 1: Historic and Projected Population**  
Source: US Census Bureau, NH OEP, RLS Demographics (2013)



## PROJECTED POPULATION

In order to better understand potential future demands on Barrington's services, housing stock, and various types of infrastructure, population projections are utilized. The population projections in Figure 1 above were developed by the NH Office of Energy and Planning, in partnership with the state of New Hampshire's nine Regional Planning Commissions, and RLS Demographics. The projections were completed using a stable shift share model and are intended to be used as 5-year measures. A detailed description of the projection methodology can be found below.

According to these projections, Barrington is expected to grow by an average of 465 residents per decade through year 2040. This could result in an overall population growth of 16.3% (1,394 new residents in total). This projected growth rate for Barrington, like many greater Seacoast communities is nearly twice the projected rate for the State of New Hampshire during the same period. On a larger scale, the Strafford Regional Planning Commission planning region is and will continue to be the fastest growing region in the state, and is expected to grow on pace with Barrington, a 13% increase in the 30-year projection period.

### POPULATION PROJECTION METHODOLOGY

*The projections are done in five-year intervals, and are consistent with the county population projections in the report titled: State of New Hampshire, Regional Planning Commissions, Office of Energy and Planning - County Population Projections, 2013 By Age and Sex.*

*The method used to develop these municipal level projections starts with the above forecast for total population for each county in New Hampshire. Because these numbers are controlled to the county and state projections, these numbers are considered reasonable in the aggregate as well as at the local level.*

*Next, the town/city share of county population in the 2010 Census (with the Census revisions) was developed and compared to the 2000 Census share of county population for each town/city in that county.*

*This analysis revealed that the share of each municipality's population (relative to the county) has been changing over time. To confirm the observed trend, municipal shares of the county population were examined for the Census years 1970, 1980, and 1990. That analysis confirmed the observed trend in changing shares over time.*

*The methodology used to allocate the county population projections to the municipalities assumes that the 2000 to 2010 shift in share (municipality as a share of the county) will continue into the year 2020. The method attempts to account for a community's share of the county's recent population change, rather than assuming an unchanging share of the county's total population.*

*Next, that share of the municipality's population relative to the county's population is frozen at the 2020 share level (held constant) through the remaining 20 year projection period (2020 to 2040).*

Source: NH Office of Energy and Planning

# BIRTH RATES

Barrington’s birth rates have been stable over the fifteen years measured below. Birth frequency peaked in 2008 and remained stable between that year and 2014. Projections from the Barrington School Enrollment report indicate birth rates maintaining at the 84-85 annually figure.

**Figure 2: Historic and Projected Barrington Birth Rates**

Source: New Hampshire School Administrators Association



# AGE COHORTS

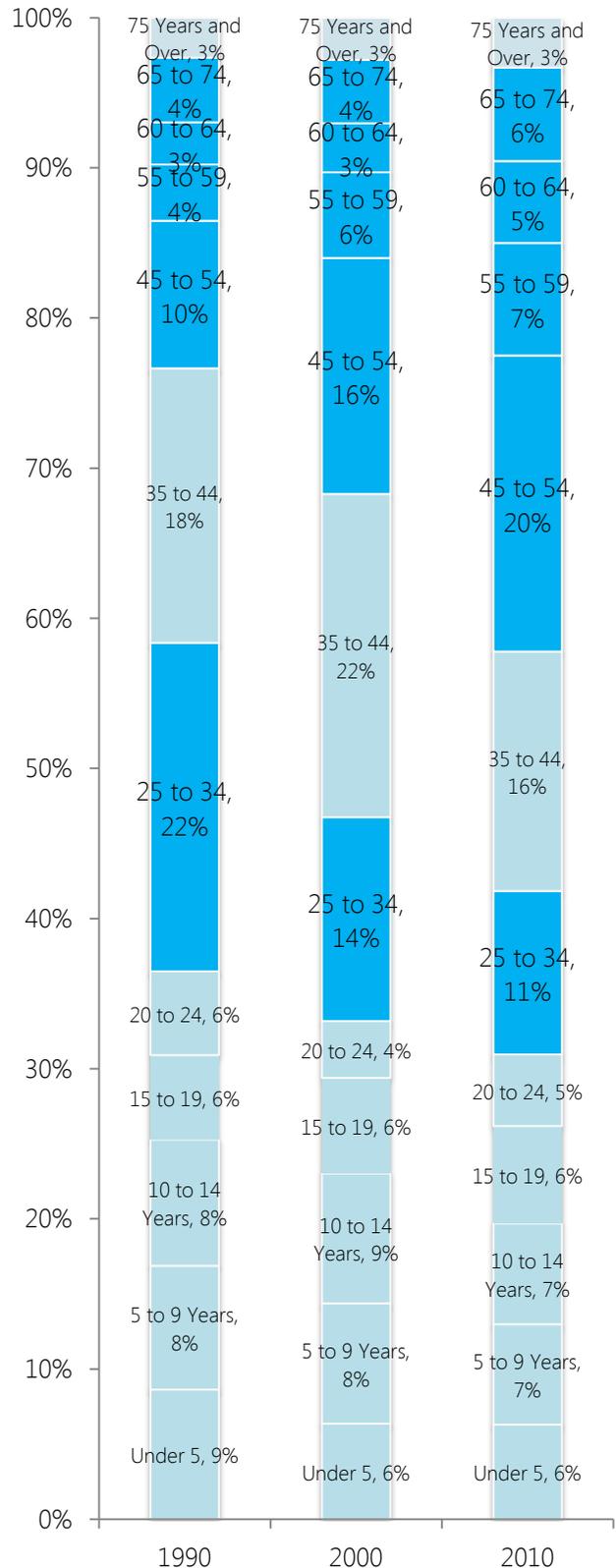
In the two decades between 1990 and 2010, two significant population trends emerged in Barrington and across many adjacent communities: a decline in 25-34 age individuals and a sizeable increase in age cohorts 45 and above (with some in Barrington growing by more than 200%). Identified by New Hampshire demographic experts as the ‘silver-tsunami’, this shifting of population towards concentrations in older cohorts is the result of the aging of the ‘baby-boom’ generation. This trend is not unique to Barrington, New Hampshire, or even the Northeast. The impacts of the silver tsunami on housing preferences are discussed later in this chapter.

Significant cohorts of change are shown in gray at right. Observations include:

- Decline of 25-34 year old cohort from 22% composition to 11% between 1990 and 2010
- Increase in composition of 45-54 age cohort of 10% to 20% between 1990 and 2010
- Near doubling in size of all age cohorts between 55 and 74 years old

**Figure 3: Historic Age Cohorts**

Source: US Census Bureau



# DISABILITY

2013 American Community Survey estimates indicate that of the town's current 65 and older population, more than 50% have at least one disability, with many large percentages having ambulatory difficulties, independent living difficulties, cognitive difficulties, or hearing difficulties. An aging population is expected to place additional demands on services such as transportation and healthcare. As the town's population above age 65 increases, it is expected that the percentage of the population with a disability will also grow.

Of Barrington's total civilian population, 10% report at least one disability.

	Percent with Disability
<b>Total civilian noninstitutionalized population</b>	<b>10.90%</b>
<b>Population 18 to 64 years</b>	<b>7.50%</b>
<b>Population 65 years and over</b>	<b>53.10%</b>
With a hearing difficulty	16.30%
With a vision difficulty	2.30%
With a cognitive difficulty	18.70%
With an ambulatory difficulty	26.60%
With a self-care difficulty	4.20%
With an independent living difficulty	17.20%

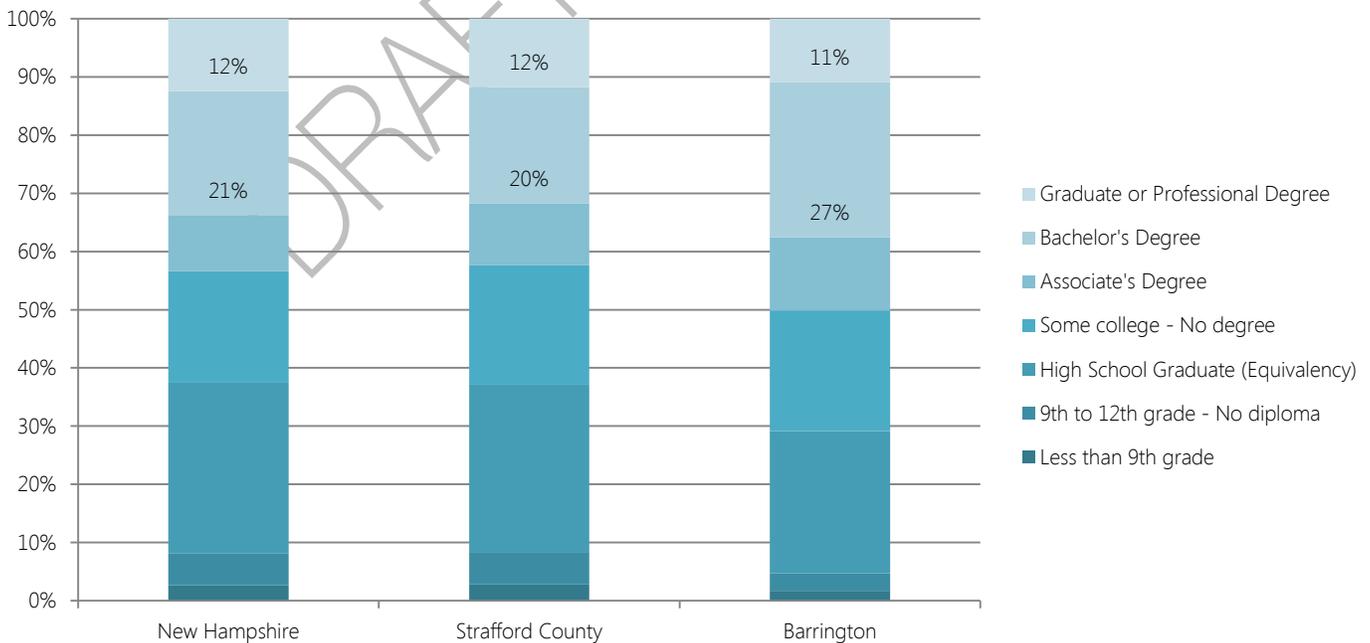
Source: 2013 American Community Survey 5-Year Estimates

# EDUCATIONAL ATTAINMENT

As shown in Figure 4 below, Barrington exhibits higher levels of educational attainment than both Strafford County and the state of New Hampshire. Nearly 40% of Barrington's 25-years and older population have obtained a Bachelor's degree or higher (27% Bachelor's/11% Graduate or Professional). Higher levels of educational attainment in Barrington could indicate a high number of residents commuting to adjacent communities where higher wage employment opportunities exist such as Dover, Durham, or Portsmouth.

**Figure 4: Educational Attainment**

Source: American Community Survey 2013 5-Year Estimates



# HISTORIC AND PROJECTED SCHOOL ENROLLMENT

Two observable demographic shifts are occurring not only in Barrington, but across much of New Hampshire, and the nation. Though some states have been able to endure changing age demographics by attracting heavy in-migration from immigrant populations, New Hampshire’s population is rapidly aging while communities are experiencing an observable decline in families, children, and school enrollment. As part of its 2012 *Housing and School Enrollment in New Hampshire: 2000-2010-A Decade of Change* study, New Hampshire Housing Finance Authority suggests that demographics can have a greater influence on enrollment figures than housing growth/construction. In the decade between 2000 and 2010, New Hampshire communities gained nearly 45,000 housing units, but lost nearly 21,600 school enrollees. Of the state’s 161 school districts, 130 experienced a decline in enrollment, including the Barrington school system. It should be noted that Barrington School District is made up of three school facilities (Barrington Early Learning School, Barrington Elementary School, and Barrington Middle School) while high school students are tuitioned to several high schools in the area include Coe Brown Academy (Northwood), Oyster River (Durham), and Dover.

In 2000, Barrington, like many other communities in the State, attempted to address the cost of educating new students coming from new housing unit construction. In 2015 the demographic playing field has changed. Family households are in decline with a rapidly growing number of housing units occupied by only one person or multiple unrelated individuals living together to minimize costs, particularly in communities adjacent to Universities. Despite construction of new single-family homes and multi-family units in some New Hampshire communities, these projects typically produce only .64 and .17 students per unit respectively. Declining or stagnating enrollment, once considered a goal of some communities like Barrington, now costs taxpayers more as they work to pay for fixed education costs like maintenance and staffing. Furthermore, state-funding, often based on a student-enrollment funding formula, is also declining.

With slow growth projected for much of New Hampshire, enrollment numbers are not expected to return to 1990-2000 levels. Many school districts now have a surplus of capacity and shortage of demand that must be addressed. Communities must begin to take action to improve the overall fiscal health of their education system by addressing the provision of affordable and attractive family housing stock that will increase property tax revenues.

Enrollment projections were completed as part of the Report for the Barrington School District prepared by the New Hampshire School Administrators Association. That report indicates that school enrollment has declined modestly while population has generally increased in the previous decade. Like much of the United States, Barrington is experiencing a shift towards more non-child households. Nevertheless, the Town remains committed to developing a family-based community culture. For more information on the enrollment projections provided below, please see the *Report for the Barrington School District, Subject: Demographic Analysis/Enrollment Projections*.

**Figure 5: Barrington Historic Enrollment and Projections**

Source: New Hampshire Administrators Association

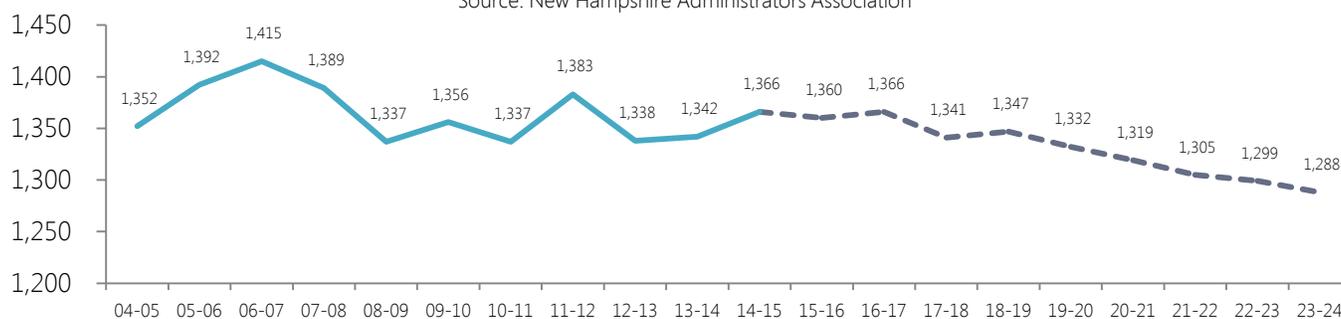


Figure 6: Portsmouth School District Enrollment 2004-2014

Source: New Hampshire Department of Education

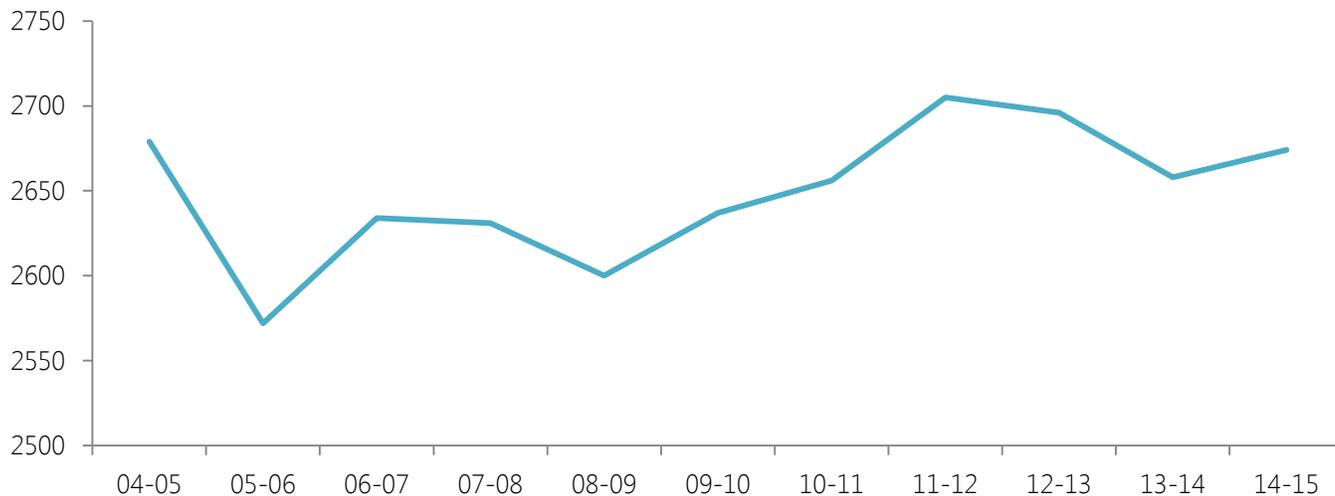


Figure 7: Dover School District Enrollment 2004-2014

Source: New Hampshire Department of Education

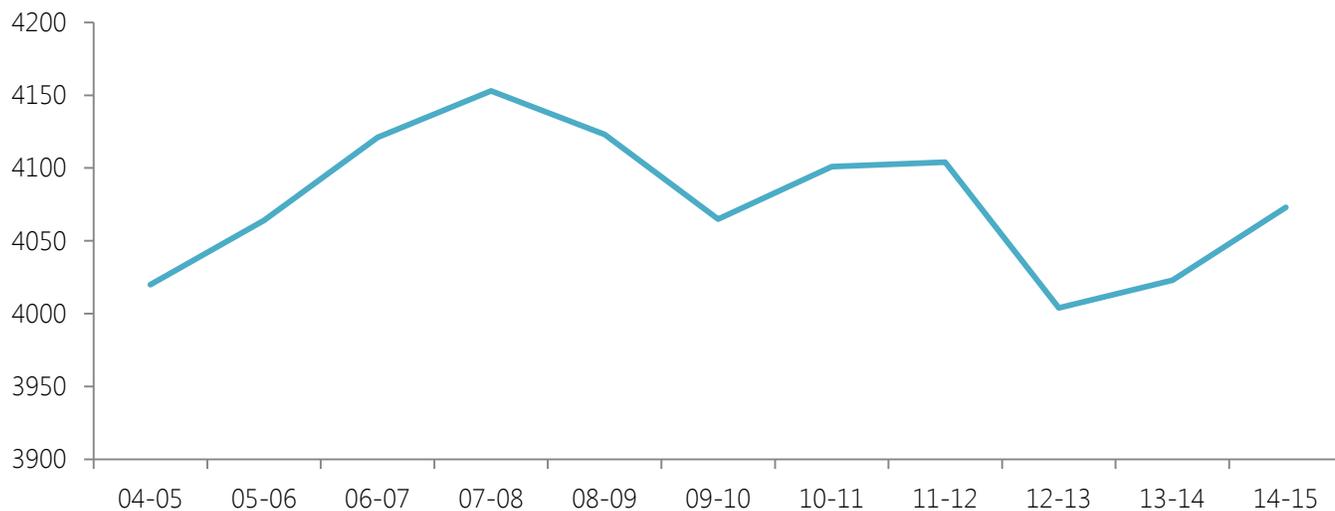
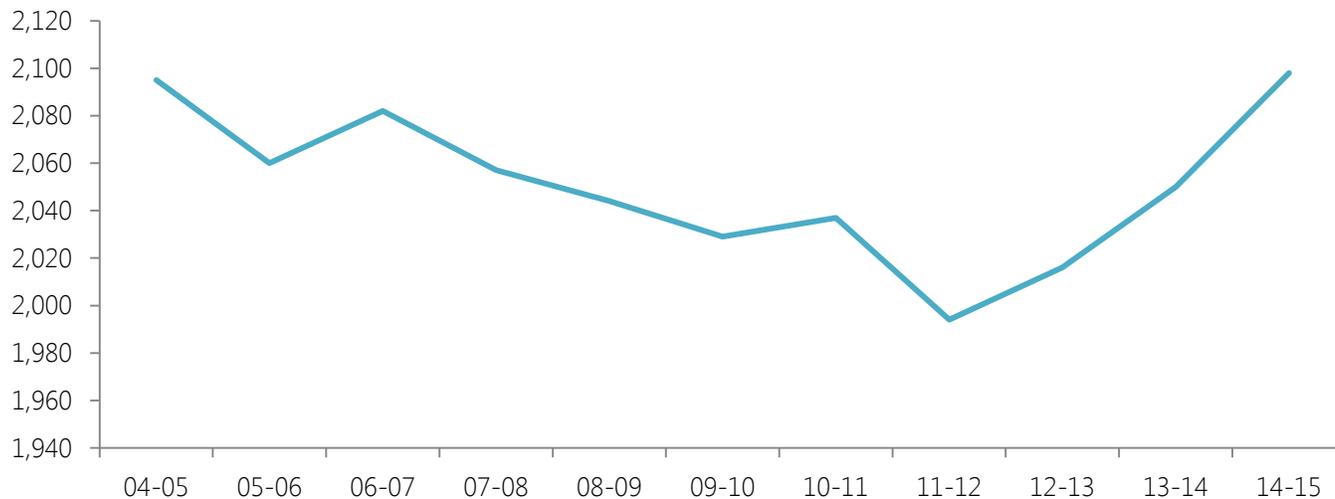


Figure 8: Oyster River School District Enrollment 2004-2014

Source: New Hampshire Department of Education



## HOUSING TYPE

Housing stock occupancy figures from the US Census Bureau indicate that owner-occupied units in the town have increased over the past two decades while renter-occupied units decreased. Vacancy rates in the community have remained relatively stable during the study period, and have actually decreased from 1990 counts.

Of the vacant units present within the community, approximately 70% are for seasonal, recreational, or occasional use. Other significant vacancy types include units that are either for rent or for sale.

**Table 2: Housing Unit Type**

	1990 Total	1990 Share	2000 Total	2000 Share	2010 Total	2010 Share
<b>Total Housing Units</b>	2,640	-	3,147	-	3,661	-
Owner-Occupied Housing Units	1,911	72%	2,349	75%	2,813	77%
Renter-Occupied Housing Units	306	12%	407	13%	416	11%
Vacant Housing Units	423	16%	391	12%	432	12%
<b>Vacant Units by Type</b>	423	-	391	-	432	-
For Sale	44	10%	18	5%	63	15%
For Rent	59	14%	9	2%	35	8%
Rented or sold, not occupied	13	3%	11	3%	7	2%
For seasonal, recreational, or occasional use	280	66%	310	79%	286	66%
For migrant workers	0	0%	0	0%	0	0%
Other vacant	27	6%	43	11%	41	9%

Source: US Census Bureau

## HOUSEHOLD CHARACTERISTICS

Housing characteristic data from the American Community Survey indicate the following about Barrington's Household composition:

- Barrington's household size is larger than other comparison geographies at 2.75 persons, although declining
- The town's households are largely family-households (77%)
- The town has high family-household composition, greater than all other comparison geographies
- More than 1 in 3 households have children under the age of 18
- Only 5% of Barrington's households are headed by a single-parent
- Barrington has fewer non-family households, individuals living alone, and seniors living alone than surrounding communities

**Table 3: Household Composition in Portsmouth and the Region**

	Total Households	Average Household Size	Families Households	With Children under 18	Single parent families (with own children under 18)	Non-Family Households	Individuals Living Alone	Seniors Living Alone
New Hampshire	518,245	2.47	67%	28%	8%	33%	26%	9%
Rockingham County	116,262	2.53	70%	70%	6%	30%	23%	9%
Strafford County	46,968	2.47	65%	28%	9%	35%	25%	9%
Portsmouth	10,157	2.02	47%	22%	5%	53%	41%	12%
Dover	12,435	2.35	59%	28%	10%	41%	29%	10%
Durham	3,166	2.63	58%	26%	4%	43%	23%	8%
Rochester	12,808	2.31	60%	24%	12%	40%	29%	11%
Lee	1,744	2.48	69%	28%	2%	31%	23%	7%
<b>Barrington</b>	<b>3,154</b>	<b>2.75</b>	<b>77%</b>	<b>34%</b>	<b>5%</b>	<b>23%</b>	<b>18%</b>	<b>3%</b>

Source: American Community Survey 2008-2013

Table 4 below details several key household characteristics and their change between the 2000 and 2010 decennial censuses. Key findings from these data include:

- The town has seen stronger growth from non-family households than family households
- Barrington has experienced limited growth in traditional 4-person households with moderate growth in all other household types
- There has been a decrease in school age children per household, average household size (both renters and owners), and average family size
- Like many communities, Barrington saw a decrease in younger age householders and increase in senior householders

**Table 4: Household Characteristics in Barrington, 2000 and 2010**

	2000	2010	Total Change 2000-2010	Percent Change 2000-2010
<b>Total households</b>	2,756	3,229	473	17.16%
Homeowners	2,349	2,813	464	19.75%
Renters	407	416	9	2.21%
<b>Ownership/Rental Tenure %</b>	85%/15%	88%/12%	-	-3%
<b>Family households</b>	2,076	2,382	306	14.74%
Families - With own children under 18	1,069	1,071	2	0.19%
<b>Non-family households</b>	680	847	167	24.56%
1-person household	465	586	121	26.02%
2-person household	997	1,209	212	21.26%
3-person household	521	607	86	16.51%
4-person household	519	528	9	1.73%
5+ person household	254	299	45	17.72%
<b>School Age Children (5-17) per household</b>	0.62	0.53	-	-
<b>Average household size</b>	2.71	2.66	-0.05	-
<b>Average family size</b>	3.07	3.02	-0.05	-
<b>Average household size of homeowners</b>	2.77	2.71	-0.06	-
<b>Average household size of renters</b>	2.34	2.26	-0.08	-
Householder 15 to 24 years	62	70	8	12.90%
Householder 25 to 34 years	448	388	-60	-13.39%
Householder 35 to 44 years	863	708	-155	-17.96%
Householder 45 to 54 years	661	921	260	39.33%
Householder 55 to 64 years	403	638	235	58.31%
Householder 65 to 74 years	191	329	138	72.25%
Householder 75+ years	128	175	47	36.72%
<b>Total Population Age 65+</b>	525	819	294	56.00%
Percent of total population	7.02%	9.55%	0	35.97%
<b>Households headed by persons 65+</b>	319	504	185	57.99%
Percent of total households	11.57%	15.61%	0	34.85%
Homeowners Age 65+	287	456	169	58.89%
Renters Age 65+	32	48	16	50.00%
<b>(Senior ownership/total households) / (Senior rental tenure/total households)</b>	90% / 10%	90%/10%	0	-

Source: US Census 2000, 2010

# BARRINGTON ASSESSING DATABASE ANALYSIS

Barrington’s assessing database provides detailed information about the housing stock type, value, and parcel size. Unfortunately, the Town’s assessing dataset is not directly comparable to data sources used in other sections of this chapter, such as the US Census Bureau or New Hampshire Housing Finance Authority.

As indicated in Table 6 below at right, the average lot size for all single family homes is 3.63 acres. However, this average is skewed by several very large lots, as evidenced by a median lot acreage of 1.84 acres. The median parcel assessment is \$228,550, slightly greater than the average assessment value shown at right. Many of the homes built in Barrington were constructed in the mid-1980’s, with 1986 being the median construction year.

**Table 5: Barrington Condominium Assessing Summary Statistics**

Median Condo Value (Total Parcel)	\$167,950
Average Condo Value (Total Parcel)	\$171,085
Pre-2000 Construction Year Total Assessment	\$150,822
Post-2000 Construction Year Average Total Assessment	\$181,812

Source: 2015 Barrington Assessing Data

Condominium units in Barrington have significantly lower assessment values with an average of \$171,085. Post-2000 construction year condominium units have a \$30,000 higher average assessed value than those constructed earlier.

**Table 6: Barrington Single-Family Home Assessing Summary Statistics**

Average Parcel Assessment	\$221,038
Median Parcel Assessment	\$228,550
Median Construction Year	1986
Average Lot Acreage	3.63
Median Lot Acreage	1.84

Source: 2015 Barrington Assessing Data

Table 7 below details attributes of structures by construction year. Significant observations include:

- The majority of single-homes in Barrington were constructed after 1970
- Average lot sizes have been variable by construction period with the exception of structures built before 1900 with an average lot size of 14.1 acres
- Structure square footage has remained relatively consistent, though homes constructed both before 1900 and after 1990 are larger in size
- Historic and new structures exhibit the highest total assessed values
- Barrington assessing data indicate that 25% of single family homes were built between 2000 and 2015. Only 20% of all homes were constructed prior to 1970, with the remaining 80% constructed between 1970 and 2015. These figures support the rapid population growth shown in the Historic Population section of this chapter.

**Table 7: Assessing Data Summary Table by Construction Year**

	Number of Units	Average Lot Size (Acres)	Average Building Effective Area	Average Total Parcel Value (USD)	Average Building-Only Value (USD)	Value Per Square Foot (Total Structure Value/ Total Square Footage) (USD)
<b>Single Family Homes</b>						
Construction Year Pre-1900	158	14.1	2,566	\$247,922	\$144,827	\$56.44
1900-1939	92	4.5	1,486	\$189,768	\$90,283	\$60.76
1940-1949	77	2.2	1,651	\$231,913	\$104,752	\$63.45
1950-1959	147	2.2	1,326	\$199,516	\$90,658	\$68.37
1960-1969	302	1.9	1,424	\$191,958	\$90,286	\$63.40
1970-1979	710	2.5	1,760	\$189,727	\$116,558	\$66.23
1980-1989	696	3.9	2,129	\$228,283	\$147,250	\$69.16
1990-1999	601	4.6	2,535	\$255,161	\$171,415	\$67.62
2000-2015	945	3.4	2,763	\$311,030	\$225,902	\$81.76
<b>Condominiums</b>						
Construction Year Pre-2000	9	N/A	N/A	\$150,822		\$66.91
Post 2000	17	N/A	N/A	\$181,812		\$81.79

Source: 2015 Barrington Assessing Database

# MEDIAN HOME VALUES

In the context of Strafford planning region communities, Barrington's median home values are higher than average at \$244,800. Strafford County and New Hampshire exhibit lower values than Barrington.

**Table 8: Median Home Values**

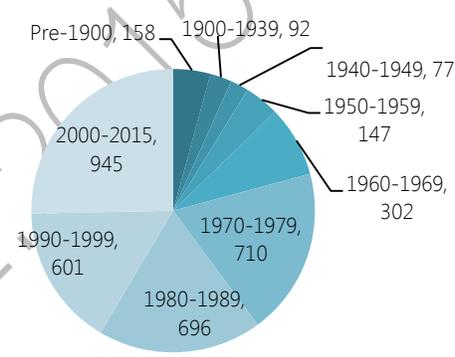
Farmington	\$161,300	<b>New Hampshire</b>	<b>\$239,900</b>
Rochester	\$173,900	Dover	\$241,600
Middleton	\$182,900	Brookfield	\$254,400
Milton	\$198,100	<b>Barrington</b>	<b>\$255,800</b>
Wakefield	\$207,200	Strafford	\$267,500
Somersworth	\$212,400	Newmarket	\$271,400
New Durham	\$215,500	Lee	\$272,400
<b>Strafford County</b>	<b>\$220,600</b>	Nottingham	\$273,500
Northwood	\$239,000	Durham	\$339,200
Rollinsford	\$238,200		

# BUILDING PERMITS

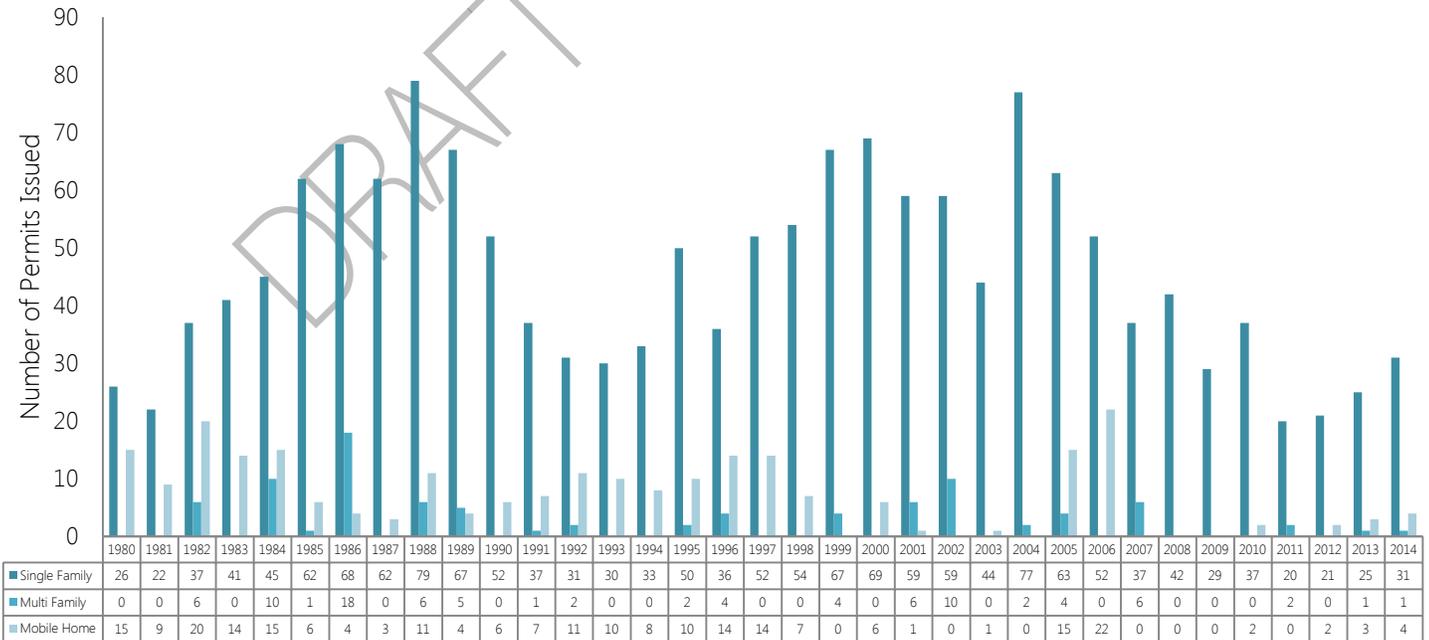
Over the past 31 years, Barrington has seen variable residential construction. The town has experienced the effects of the recessions in the mid-to-late 2000's and the early 1990's. The recovery of the market has been slow in many communities like Barrington. In the 5 years of recorded data since 2006, single-family building levels have not reached pre-recession levels a single time. Because Barrington is home to limited mobile-home and multi-family housing stock, construction permitting has been intermittent in the past decade. However, in the period between 1980 and 1998, mobile home construction was relatively stable at 10 units annually.

**Figure 9: Housing Units by Construction Period**

Source: Barrington Assessing Data  
Source: American Community Survey 2013



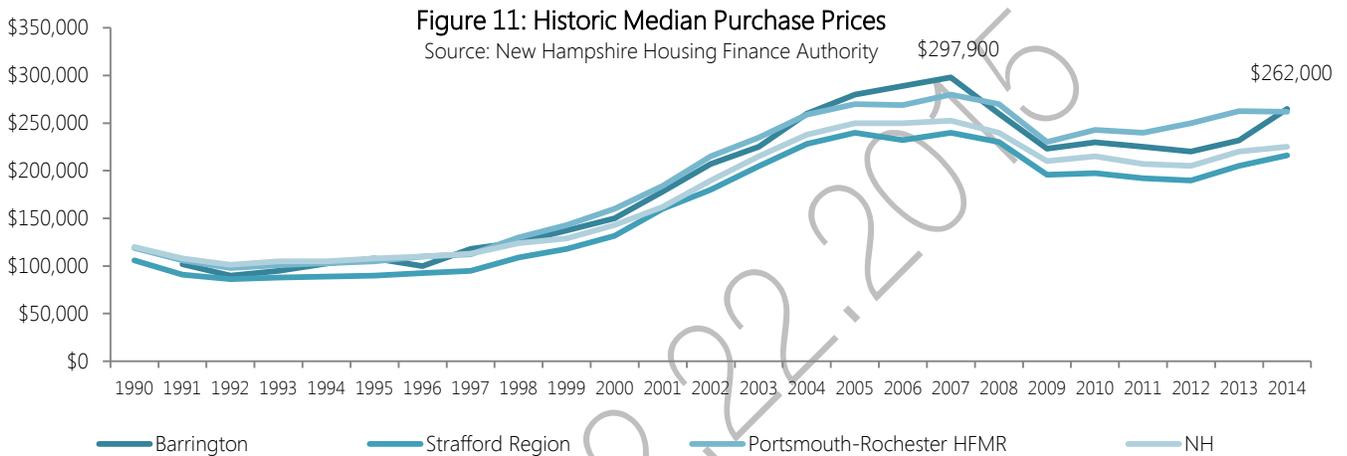
**Figure 10: Barrington Building Permits**  
Source: Barrington Assessing Data



# HOME PURCHASE PRICES

The local assessing data analyzed in the previous section cannot be used to compare and contrast Barrington’s home values to state, regional, and housing areas. The New Hampshire Housing Finance Authority (NHHFA) compiles data that allow for such an analysis.

Over the past two decades of New Hampshire Housing Finance Authority data, Barrington median purchase prices have been variable in the context of the State of New Hampshire and Portsmouth-Rochester HFMR. However, the town has been consistently higher than the median purchase prices for the Strafford region. Prices peaked in 2007 (prior to the recession) at \$297,900, dropped, and then recovered to a 2014 value of approximately \$262,000 (comparable to the Portsmouth-Rochester HFMR).



# PURCHASE PRICE FREQUENCY

New Hampshire Housing Finance Authority also collects data on home purchases/sales of single-family homes and condominium units within each municipality. These data provide a window for a snapshot-in-time analysis of the existing housing market. In the year 2014, 56 total purchases ranged from a minimum of \$100,000 to a maximum of \$480,000. The highest purchase price frequency was \$210,000, while purchases were concentrated generally between \$210,000 and \$290,000.

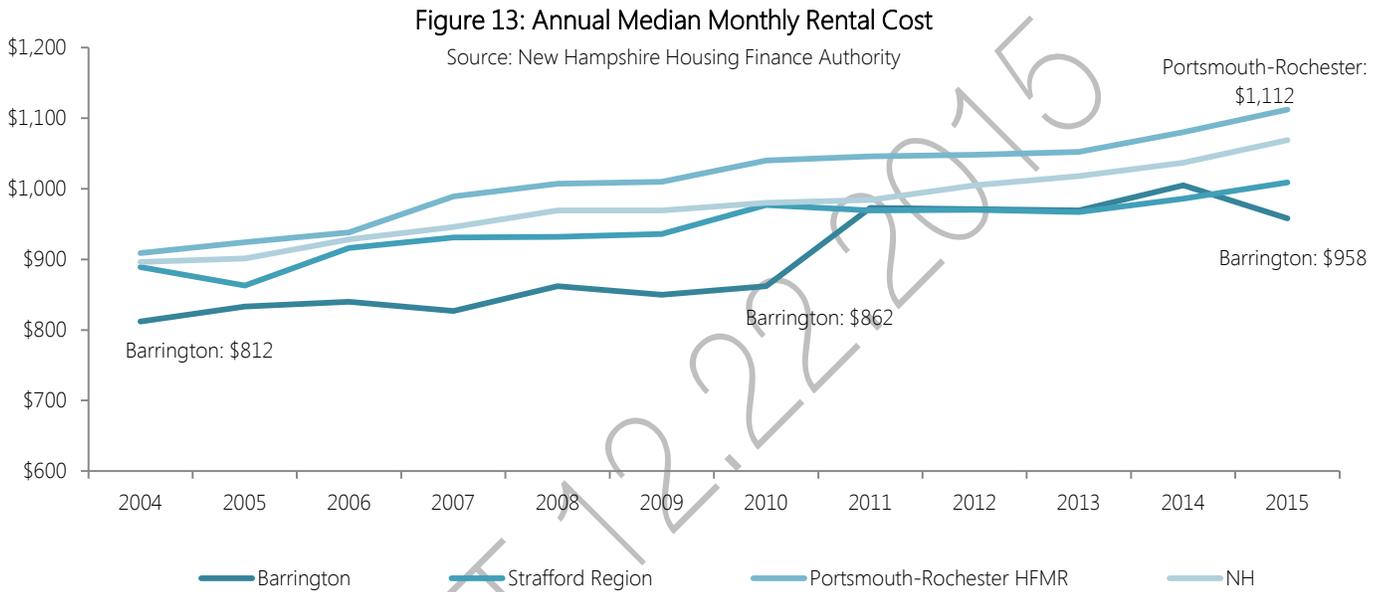
**Figure 12: 2014 Purchase Price Frequency**  
 Source: New Hampshire Housing Finance Authority



# RENTAL COST

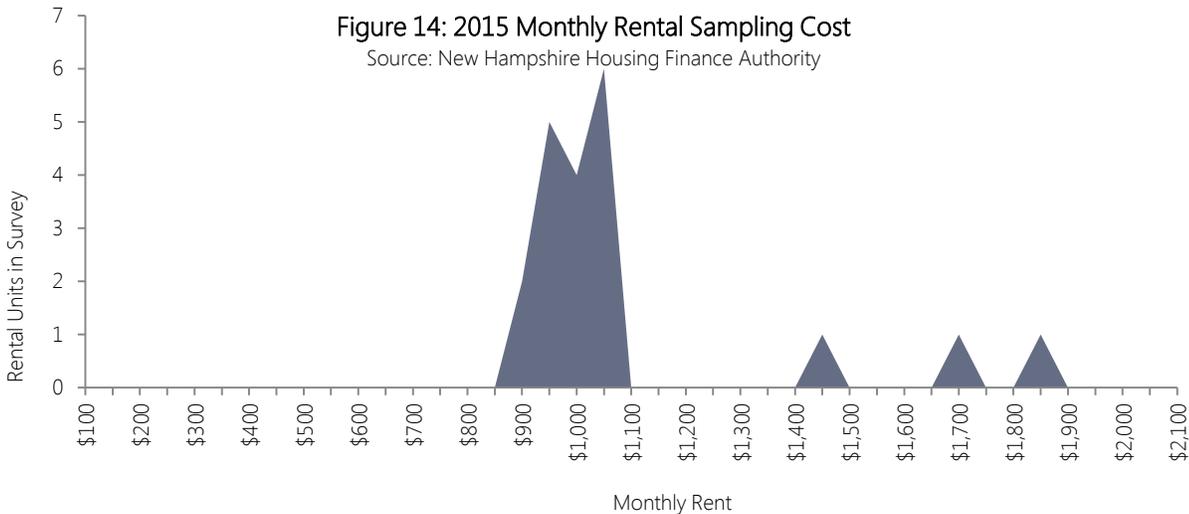
New Hampshire Housing Finance Authority (NHHFA) also compiles rental cost data as part of its annual rental cost survey. Survey data are collected from property landlords and attempt to exclude seasonal and student housing rentals, which have impacts in adjacent communities such as Dover.

NHHFA data indicate that Barrington’s median monthly rental costs have been below the three comparison geographies shown below in Figure 13. As of 2015, Barrington’s median monthly cost is \$958 per month while the Portsmouth-Rochester HFMR is \$1,112.



# RENTAL COST FREQUENCY

Rental cost frequency details rental survey information collected by New Hampshire Housing Finance Authority. A concentration is clear at the \$1,050 per month value for both all rental units and all other units in 2015. Few units sampled are below \$850 or above \$1,050 dollars per month.



## SEVERE HOUSING PROBLEMS

Comprehensive Housing Affordability Strategy (CHAS) data is provided by the US Department of Housing and Urban Development in order to relay the necessity for housing assistance. These data examine severe housing problems as grouped into four categories: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room (not bedroom), and a cost burden greater than 50%. Cost burden is the ratio of housing costs to household income. This differs for renters and owners. For renters, housing costs includes gross rent, which is contract rent plus utilities. For owners, housing costs include mortgage payment, utilities, association fees, insurance, and real estate taxes. Barrington exhibits low prevalence of severe housing problems, suggesting that homes are adequately sized for occupants, in generally good condition, and are affordable for many residents.

Table 9: Percentage of Households with 1 of 4 Severe Housing Problems

	Owner	Renter
<b>Barrington</b>	<b>6%</b>	<b>4%</b>
Dover	6%	10%
Durham	8%	23%
Madbury	10%	7%
Newmarket	7%	10%
Northwood	9%	1%
Rochester	6%	10%
Rollinsford	9%	9%

Source: CHAS, HUD 2006-2010

## HOUSING COST BURDEN

As defined above, cost burden is the ratio of housing costs to household income and is dependent on different factors for renting versus owning (see diagram above). HUD considers housing cost to be a 'problem' if housing payments are between 30% and 50% of the respective household's income. If payments are greater than 50% of household income, the cost burden is viewed as a 'severe problem'. Table 10 below at right illustrates the percentage of households whose cost burden is considered a housing problem (30 to 50% cost burden) or a severe housing problem (cost burden of 50% or more) for owner and renter occupied housing.

Though few residents are paying greater than 50% in housing costs, a far higher percentage (17%) of home owners are paying greater than 30%, but less than 50% of their incomes towards the factors indicated in Table 10 below at right.

Figure 15: Housing Cost Factors

### Renters:

- Rent
- Utilities

### Home Owners:

- Mortgage Payment
- Utilities
- Association Fees
- Insurance and Real Estates Taxes

Table 10: Housing Cost Burden

	<i>Between 30% and 50% of</i>		<i>Greater than 50% of</i>	
	Owner	Renter	Owner	Renter
<b>Barrington</b>	<b>17%</b>	<b>3%</b>	<b>5%</b>	<b>3%</b>
Dover	13%	12%	6%	9%
Durham	7%	7%	8%	18%
Madbury	19%	5%	6%	7%
Newmarket	11%	8%	7%	9%
Northwood	20%	1%	8%	1%
Rochester	16%	8%	6%	8%
Rollinsford	16%	1%	9%	9%

Source: CHAS, HUD 2006-2010

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## HOUSING AFFORDABILITY IN NEW HAMPSHIRE

In an effort to address issues related to the provision of affordable housing for workers in the State, the New Hampshire Legislature enacted legislation in 2008 requiring all communities to support the creation of housing through their land use regulations. New Hampshire Revised Statutes Annotated (RSA) 674:59, Workforce Housing Opportunities, states the following:

*"...ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including multifamily housing. In order to provide such opportunities, lot size and overall density requirements for workforce housing shall be reasonable. A municipality that adopts land use ordinances and regulations shall allow workforce housing to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality."*

In New Hampshire, affordable is defined as when housing expenses for a unit (utilities and rent, or mortgage payments including utilities and insurance) are below 30% of the unit's median household income. Further, in RSA 674:58, workforce housing is defined as housing for sale or rent, where homes for purchase are "affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located" and rentals are "affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located". The median incomes for 3 and 4-person respectively are defined by HUD Fair Market Rent (HFMR) areas, or metropolitan and non-metropolitan counties set by the United States Department of Housing and Urban Development (HUD).

# SINGLE-FAMILY HOUSING UNIT AFFORDABILITY ANALYSIS

To qualify as workforce housing, owner-occupied units must be “affordable to a household with an income of no more than one hundred (100%) percent of the median income for a four person household” (RSA 674:58.IV). Affordable is further defined as housing units that do not exceed 30% of a household’s gross annual income in combined mortgage loan debt services, property taxes and required insurance (RSA 674:58.I).

The US Department of Housing and Urban Development (HUD) specifies the income threshold for a four person household in the Portsmouth-Rochester HFMR, which includes Barrington and the following communities: Brentwood, Durham, East Kingston, Epping, Exeter, Greenland, Hampton, Hampton Falls, Kensington, New Castle, Newfields, Newington, Newmarket, North Hampton, Portsmouth, Rye, Stratham, Dover, Farmington, Lee, Madbury, Middleton, Milton, New Durham, Rochester, Rollinsford, Somersworth, and Strafford.

**Table 11: Portsmouth-Rochester HFMR Median Income Values**

Percent of Median Household Income	Income Value
100%	\$86,100
80%	\$65,800
60%	\$52,500

Source: New Hampshire Housing Finance Authority

In real terms, the purchase price of a house must be affordable to a household earning no more than \$86,100. To better understand the cost of owner-occupied housing in Barrington, an analysis was done which for a 4-person household assesses units affordable to households with incomes of 80% (\$65,800) and 60% (\$52,500) of the above stated HUD median.

In order to determine what homes values would be affordable for households making between \$52,860 and \$84,300 the NHHFA’s Affordability Calculator was used. The calculator for a home purchase was set to include: a 2.575% tax rate (Barrington’s 2014 rate), \$10,000 cash on hand, a 5% interest rate on a 30 year loan, and; a 0.5% home insurance rate. The Calculator produced a home value of \$245,745 for Barrington.

**Table 12: Barrington Affordable Purchase Price for Single Family Housing Units**

Percent of Median Household Income (4-Person Owner Occupied)	Affordable Purchase Price
100%	\$245,795
80%	\$189,459
60%	\$152,593

Source: NHHFA Affordability Calculator

Next, the NHHFA Affordability Calculator’s purchase price of \$245,745 or less was compared with the total value of each owner-occupied unit in the Barrington Assessor’s database. Table 13 below details the number and percentage of affordable single-family housing units within the Town of Barrington.

Of the 3,531 single-family housing units in the Barrington assessing database, 59% (2,073) of properties would be affordable to a household earning the median household income for a 4-Person owner-occupied unit.

**Table 13: Barrington Affordable Housing Units (Non-Condominium)**

Percent of Median Household Income (4-Person Owner Occupied)	Affordable Purchase Price Range	Number of Affordable Housing Units	Percentage Affordable Housing
100% (\$84,300)	\$0-\$245,795	2,073	59%
80% (\$63,900)	\$0-\$189,459	1,152	33%
60% (\$52,860)	\$0-\$152,593	801	23%

Source: Barrington Assessing Database

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## RENTAL COST AFFORDABILITY ANALYSIS

According to 2010 Census figures, Barrington is home to just 400 renter-occupied housing units. The rental cost affordability analysis attempts to measure the affordability of renting a housing unit, including utilities, in Barrington in comparison with the SRPC planning region. Like many New Hampshire communities, the Town of Barrington is unable to maintain a local comprehensive rental database. However, New Hampshire Housing Finance Authority (NHHFA) completes an annual Residential Rental Cost Survey throughout New Hampshire's communities which provides specific rental data on the municipal level.

NHHFA attempts to avoid sampling of seasonal, part-time, or student housing units in its survey efforts. However, some margin of error likely exists. Table 14 below at left shows median monthly rental costs for the year 2015 for all rental units.

According to New Hampshire state statute, in order for rental units to be considered "affordable" by definition they must be cost-effective to a household with an income of no more than sixty (60%) percent of the median income for a three-person household" (RSA 674:58.IV). New Hampshire defines affordable rentals as units which, in combination with utility costs, do not exceed thirty (30%) percent of a household's gross annual income (RSA 674:58.I). The HUD specified income threshold for a three-person household in the Portsmouth-Rochester HFMR for 2013 was \$47,580. To be considered a rental unit affordable by definition in Barrington, the median annual costs would have to be less than \$14,274 (\$1,189.50 per month).

As shown in Table 15 below at right, Barrington's median annual rental cost of \$11,496 is below the \$14,274 cost threshold defined by the RSA's, indicating that the town's rental housing stock is largely affordable.

**Table 14: 2015 Median Gross Monthly Rental Costs**

	All Units
<b>Barrington</b>	<b>\$958</b>
Region	\$1,009
County	\$992
State	\$1,069

Source: New Hampshire Housing Finance Authority

**Table 15: 2015 Median Annual Gross Rental Costs**

	All Units
<b>Barrington</b>	<b>\$11,496</b>
Region	\$12,108
County	\$11,904
State	\$12,828

Source: New Hampshire Housing Finance Authority

## HOUSING UNIT PROJECTIONS

Barrington is projected to grow by an average of 465 residents per decade through 2040. Between 2010 and 2040, this will result in an overall population growth of 16.3%, nearly twice the projected rate for the state of New Hampshire. Population growth typically results in a natural increase in demand for housing supply. SRPC conducts basic housing unit projections that estimate future demands for total, vacant, renter-occupied, and owner-occupied housing units.

As of the 2010 Census, Barrington's average household size for all units was 2.75 persons. Assuming that this household size and ratio of owner-occupancy and renter-occupancy remains constant out to year 2040, and the population grows by the projected 1,395 individuals, SRPC estimates that Barrington will need approximately 507 new housing units over 30 years between 2010 and 2040 (169 per decade). SRPC projects that this will necessitate the creation (through new construction, redevelopment, or renovation) of 390 new owner-occupied housing units and 56 new renter-occupied units (assuming the current 11% vacancy rate). As with any projection, consideration of these figures should be done carefully as not all population growth is likely to be new development.

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# TRENDS AND SOLUTIONS

The Trends and Solutions component of the 2015 Barrington Housing and Demographics Master Plan chapter is a discussion of observed and anticipated trends in housing development in Barrington, the SRPC region, and State of New Hampshire. These trends include: housing preference changes, accessory dwelling unit solutions, tax assistance for seniors and disabled, and Route 9/Route 125 development potential.

## **Age-Based Housing Trends**

Along with the State of New Hampshire, and much of New England, Barrington is witnessing a shift in population demographics. This change is driving a shift in housing preferences among both older and younger generations, which may result in a misalignment between housing supply and demand in the coming decades. Between 1960 and 2010, New Hampshire's housing market was largely controlled by the high rate of in-migration of Baby Boom-age individuals to the state. Now, population projections indicate slowing growth and rapidly aging demographics, a trend that communities must plan and prepare for. This chapter acknowledges that the following trends are emerging:

### **Home ownership is declining.**

Declining in-migration, a slow-recovering housing market, and difficulty in securing financing have each contributed to a declining attractiveness of owning a home. In particular, seniors are experiencing liquidity challenges as they attempt to downsize and relocate. At the same time, student-debt burden and wage quality make home ownership by younger people problematic.

### **Housing Preferences are evolving.**

Housing preferences of young people have shifted from ownership towards more flexible housing arrangements such as renting. Older populations, with average household sizes of approximately 1.5 persons, are down-sizing from large 3+ bedroom homes to 1 and 2 bedroom units closer to community centers. Together, these shifts significantly reduce the demand for larger, more rural homes and are creating a supply shortage for smaller, more flexible spaces.

### **Existing housing stock is not flexible.**

It is expected that construction rates will decline with slowing population growth in New Hampshire's communities. Competition among older and younger generations for single-family homes and rental units in or adjacent to community center areas will create excessive demand on a limited supply of housing in these areas. One solution is the repurposing of existing living space using the principles of universal design (detailed later in this chapter). This means that communities must take proactive steps to ensure that local ordinances and regulations allow for innovative repurposing, rehabilitation, and expansion of spaces.

### **Senior housing is a concern.**

The aging of the Baby Boom generation is expected to result in the doubling of New Hampshire's senior population by 2030. In parallel, housing unit occupancy by seniors will double, requiring consideration of how to design and retrofit housing for seniors with and without disabilities. Though a high percentage of seniors are interested in 'aging in place', this choice could become strained by increasing taxes and real estate costs, increased prevalence of disability combined with a decrease in the 'caregiver' population, and a decrease in median household income. Statewide figures estimate that median incomes for seniors are just over half that of all households.

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### Seniors choosing to 'age in place'.

Despite anecdotal evidence suggesting that seniors migrate to southern, warmer climates, only 3% of New Hampshire's seniors move annually. A 2010 AARP survey of the 45 and older population indicated that 86% of respondents would "like to stay in their current residence as long as possible". However, the ability of seniors to remain in their community is directly related to factors such as income, healthcare, housing stock, and housing cost burden. Nearly 45% of the State's senior population classify themselves as having one disability. Of those, 18% report that their disability makes independent living challenging. Historically, social agencies have played a key role in ensuring that seniors are able to remain independent, though predicted funding shortages could lead to widespread cuts in these services. As indicated above, although seniors often have more assets, they tend to make one-half of the state's median income, and they pay more than 30% of that income towards housing costs. More than 75% of the state's senior population lives in suburban or rural areas; these areas typically lack access to key services and amenities such as healthcare and food. As a result, down-sizing seniors are searching for housing in locations with close proximity to these vital services. Unfortunately, much of the existing community-center housing stock is older and not 'senior-friendly'.

### Assisted living demand will rise.

NHHFA's Senior Housing Perspectives report estimates demand for nursing home beds will increase by more than 50% by 2025 (state nursing homes are currently at 100% capacity). In parallel, demand for assisted living units is expected to grow from 4,400 to 7,400 in the next 15 year period, a 68% increase.

## UNIVERSAL DESIGN

The traditional housing model defines a gradient of housing based on 'life-stage' progression, with individuals moving from smaller, more affordable rental units, to larger, more expensive ownership experiences. However, housing's new model is a more age-universal one focused on the provision of housing that is attractive and affordable to multiple generations of owners and renters.

Housing developers and real estate markets have historically attempted to target specific homeownership stock to specific demographic groups, i.e. "first-time buyer", "empty nester", etc.. Similarly, labels such as "family" and "elderly" have been applied to multi-family rental developments that are not significantly different from one another. The concept of universal design removes such labels, and instead promotes designs that facilitate more flexibility for those in sometimes very different "life stages" or physical conditions.

Universal design concepts include:

- Decreased reliance on the use of stairs to enter, exit, and move through the home
  - No step entrances and door openings wide enough to accommodate a wheel chair
  - At least one bedroom and an accessible bathroom on the first floor
  - An open floor plan for good interior circulation
  - Bathrooms with adequate maneuvering space and an accessible toilet and sink
  - Kitchens with clear knee space under the sink, countertops and cook tops, thereby making them accessible for persons in wheelchairs
  - Hardware such as lever door handles, push plates, and loop handles (instead of knobs) on drawers and cabinet doors
- [Source: tjpcdc.org]

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## ACCESSORY DWELLING UNITS

It is impractical to assume that every elderly homeowner will be willing or able to move from their single family home to an apartment, condominium, or cooperative unit specially designed for their needs. One reason is that there is a preference to remain in one's home. A second reason is that there are few alternatives available for seniors to purchase a different type of home without incurring new mortgage debt, or to rent a unit at a reasonable cost. A third issue could emerge from the demographic projections by age group over the next 20 years. If a large number of senior homeowners want to sell their homes in order to downsize or relocate, there may not be a sufficient pool of younger households with the interest or financial capability to buy them.

One approach is to make the single family home more versatile by incorporating accessory units into new single family construction, and to provide opportunities to create additional units through the conversion of existing homes to more than one unit. Such provisions provide valuable housing options for young workers as well as seniors. Though typically created in connection with a pre-existing single family use, consideration should be given to regulations that would allow for accessory units to be constructed within new housing units as well. While the use of "in-law" apartments is one response, restrictions that limit their occupancy to persons related to the owner introduces yet another constraint on the flexibility of the housing created.

The creation of an accessory unit may be regulated by reasonable limits on floor area and number of bedrooms. These smaller units can serve emerging market needs by enabling various types of household transitions. First, an accessory unit could be added by a senior household renting out that unit for extra income while providing housing for another smaller household (related or not related). An accessory unit might be added by a young family to provide a separate unit for an elderly relative or other small household of 1-2 persons. Another situation might involve a senior homeowner moving into the accessory apartment, then renting the principal unit to a household that needs the larger space. In all cases the flexibility of the housing site is enabled so that it can be used by more than one household, or can serve intergenerational needs. Local zoning regulations, however, may not currently permit such flexibility.

In some cases, any conversion or modification that creates a second unit or the subdivision of the house into multiple units would be bound by regulations that essentially recognize any additional unit as equivalent to adding another single family home. To add even a small dwelling unit under some zoning regulations may require a doubling of land area, increased frontage, more septic capacity, parking, or other features all to accommodate the impact of another one or two persons on the site. Alternatives should be sought which permit these small increments in living area and occupancy in recognition of the marginal demands of small apartments.

[Source: SRPC Regional Housing Needs Assessment 2015]

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## CONDOS AND COOPERATIVES

More opportunities are needed to accommodate today's smaller households as well as to allow a growing senior population to move to downsized housing products. A common approach to senior housing in New Hampshire is the creation of "55-and-over" age restricted communities (many of which are large single family home subdivisions or attached housing) or rental housing for the elderly (age 55+ or age 62+). There are fewer multifamily condominium units designed for this age group, and very little experience with senior cooperatives with the exception of manufactured housing parks.

Condos and coops offer households, particularly seniors, the opportunity of preserving the assets gained from the buildup of home equity, and apply them to the purchase of smaller, more accessible and manageable homes. Sufficiently affordable units would allow the household to preserve its equity position as it makes a transition without incurring new mortgage debt. Products that are priced to allow households to buy a unit purchased with the proceeds from the sale of their larger single family home are needed, with prices that are comparable to the resale value the average homeowner can expect to receive. Creation of such units may require participation of a non-profit developer to achieve pricing goals and the preservation of affordability through covenants.

If the condo or coop unit is priced as a luxury product, it may instead attract a more affluent market.

[Source: SRPC Regional Housing Needs Assessment 2015]

## MANUFACTURED HOUSING COOPERATIVES

Through cooperative ownership of the site, residents are placed in control of common areas, water and waste disposal infrastructure, internal roads and related costs. The move to cooperatives is a departure from the older "mobile home park" model with individually owned units located on rented sites that offered residents no control over increasing in pad rents imposed by the land owner. Resident ownership of the site enables more attentive maintenance of infrastructure assets and neighborhood quality.

Table 16: Manufactured Housing Cooperatives

Name of Cooperative	Location	Number of Homes
Pepperidge Woods Cooperative	Barrington	44
Emerald Acres Cooperative	Barrington	100
Barrington Oaks Cooperative	Barrington	49

Source: SRPC Regional Housing Needs Assessment 2015

## PROPERTY TAX POLICIES

New Hampshire municipalities are required to allow exemptions for Elderly Homeowners (RSA 72-39: a.), ages 65 or older, via the opportunity to exempt a certain portion of the assessed valuation of their homes from property taxation.

The amount of valuation that may be exempted increases by the age of the recipient. However, the criteria and exemption amounts vary based on the policy of each community. The intent is to reduce the total property tax expense for elderly homeowners of limited means which in turn helps seniors “age in place” by reducing their ownership carrying costs. Participating homeowners must have a household income as well as assets that are below stated maximums adopted by the locality.

The use of these exemptions results in shifting some of the local tax burden away from low income elderly homeowners, and to other taxpayers (which includes non-elderly homeowners of limited means).

Municipalities will be dealing with an increasing number of exemption applications and the related tax shifts that will be involved. The exemption amount per participant is likely to rise as the population ages and more households fall within age groups that qualify for higher valuation exemptions.

Additionally, exemptions can be provided for improvements to Assist Persons with Disabilities (RSA 72: 37-a). Assessed valuation of property that is attributable to components of the structure including wheelchair ramps, extra wide doorways, elevators or other eligible improvements may be exempt from property taxation.

[Source: SRPC Regional Housing Needs Assessment 2015]

Table 17: Property Tax Exemptions by Community

	Exemptions in Force 2013				Total Exemptions and Taxes Lost & Savings Per Homeowner			
	2013 Participants by Age Group				Total Exemptions Granted	Average Exemption Amount	Property Taxes Lost Due to Exemptions	Average Tax Savings Per Homeowner
	65-74	75-79	80+	Total				
<b>Barrington</b>	44	25	31	100	\$9,188,862	\$91,889	\$206,382	\$2,064
<b>Lee</b>	29	11	27	67	\$9,284,186	\$138,570	\$266,919	\$3,984
<b>Strafford</b>	5	2	7	14	\$565,000	\$40,357	\$12,814	\$915
<b>Dover</b>	84	59	127	270	\$41,022,500	\$151,935	\$1,065,432	\$3,946
<b>Durham</b>	8	0	11	19	\$3,362,500	\$176,974	\$102,254	\$5,382

Source: SRPC Regional Housing Needs Assessment 2015

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## EXPANSION OF OWNERSHIP OPPORTUNITIES

The following are a selection of methods that may create more affordable ownership opportunities for those of varying means.

### **New Construction of Homes**

Both private developers and non-profits have developed opportunities for people with middle incomes to purchase their own homes. Most of these approaches are geared toward helping first time buyers (renters) enter the homeownership market. These approaches often involve public-private partnerships, a mix of financing sources, and cooperation from host communities with regulatory incentives, and resale controls to preserve affordability to future buyers. New developments incorporating middle income units range from small cottage-style developments to condominium units. In some communities, there has been municipal and non-profit participation in development and/or the use of municipal funds and Community Development Block Grant funds to reduce development costs.

### **Purchase of Existing Homes**

The existing housing inventory is a less expensive approach to providing affordable units than subsidizing the construction of new homes. Lower prices in a slower economy can represent a buying opportunity for organizations that have the capacity to purchase, improve and resell the properties to qualifying buyers.

Qualified first time buyers may benefit from the lower interest and reduced down payment requirements of New Hampshire Housing Finance Authority (NHHFA) mortgage programs. Under these programs, purchases can include owner-occupancy of properties of up to four units. This might be advantageous in the older urban areas in the region with this inventory. Typically, a portion of net rental income is credited to the buyer when underwriting a purchase mortgage, improving the buyer's effective income to support the loan.

Programs that have been developed by various non-profit housing organizations, housing authorities, employers, and local governments also include buyer assistance including deferred second mortgage loans, down payment and closing cost assistance, and lease/buy agreements.

[Source: SRPC Regional Housing Needs Assessment 2015]

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# GOALS AND RECOMMENDATIONS

Serving as the implementation section of the Housing and Demographics component of the Barrington Master Plan, this section presents goals and recommendations based on the data and trends presented in the preceding sections of this document. These goals and recommendations are intended to form the foundation for future land use regulation or general procedural change. In a broader sense, they should provide direction to the town's future housing and community development decisions. It is important to note that these goals and recommendations are not prioritized and may not fall into the purview of the Planning Board alone.

## GOAL: ENSURE THAT EXISTING AND NEW HOUSING STOCK THAT ALLOWS FOR 'AGING-IN-PLACE' AND 'AGING-IN-COMMUNITY'

### RECOMMENDATIONS:

- Ensure that Town departments are considering and planning for the services needed to allow residents to remain in their homes as Barrington's population continues to age, particularly in rural areas of the community
- Encourage the development of elderly housing in appropriate areas of the community served by existing infrastructure, services, and amenities
- Explore zoning changes that allow for compatible density and size for the development of assisted living, housing 'co-ops', and continuing care retirement communities to facilitate transitional housing opportunities in multi-generational neighborhoods
- Continue to monitor affordability in the context of the Workforce Housing Law as defined by NH RSA 674: 58-61
- Consider an incentive-based zoning ordinance provision that allows increased density for development reserved for seniors

## GOAL: ENSURE THAT RESIDENTS ARE EDUCATED ON PROPERTY TAX POLICIES THAT ALLOW ELDERLY AND DISABLED INDIVIDUALS TO REMAIN IN THE COMMUNITY

### RECOMMENDATIONS:

- Educate residents about elderly tax exemptions under RSA 72-39 as a method to 'age-in-place' or 'age-in-community'
- Review existing local property tax exemption standards for senior homeowners and evaluate impact on their ability to remain in Barrington
- Through tax collection process, ensure that residents are aware property tax exemption programs for home improvements intended to improve handicapped and disabled resident accessibility

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GOAL: ENSURE THAT HOUSING REDEVELOPMENT AND DEVELOPMENT PROJECTS ARE PLANNED INTELLIGENTLY AND INCORPORATE PRINCIPLES OF RESILIENCY

RECOMMENDATIONS:

- Ensure the resilience of housing developments in areas that are vulnerable to severe flooding events and other natural disasters
- Seek energy-efficient design of new housing units during the review and approval process
- Promote energy efficiency construction practices during redevelopment projects through retrofitting
- Encourage redevelopment in the community center area through zoning ordinance modifications that allow for increased density
- Encourage new development that reduces the need for new roads, services, and facilities and maximizes the use of existing infrastructure
- Promote linkages and integration between neighborhoods, community facilities, and places of employment
- Encourage infill development within established neighborhoods that is compatible with the existing current density and land uses, compatible in scale with surrounding areas, and is serviced existing transportation system
- Plan for continued population growth and associated housing unit development in a manner that protects the environmental and fiscal health of the community
- Continue to ensure the environmental compatibility of new construction projects during site plan review and planning board approval process
- Apply intelligent planning principles when siting future housing developments within the community by increasing density in the community center
- Provide adequate buffers between multi-unit housing and other residential areas
- Explore solutions that mitigate the deterioration of historic properties
- Encourage developers to work with residents living in neighborhoods adjacent to potential projects to understand the community's concerns prior to formalizing development plans.

GOAL: ENCOURAGE DEVELOPMENT AND REDEVELOPMENT EFFORTS THAT INCORPORATE PRINCIPLES OF UNIVERSAL DESIGN THAT FACILITATE MULTI-GENERATIONAL HOUSING INTEREST

RECOMMENDATIONS:

- Increase use of universal design principles that create multi-generation housing stock
- Decrease reliance on or promotion of "life stage" housing market concepts such as first-time buyer, empty nester, etc.
- Provide mixed-use developments that create housing in close proximity to commercial areas and accompanying services
- Expand supply of multi-family, condominium, and single-family housing stock with one-grade level entry

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GOAL: ENSURE THAT THE TOWN ENCOURAGES ACCESSORY APARTMENTS AND DWELLING UNITS AS A HOUSING OPPORTUNITY FOR MULTIPLE GENERATIONS

RECOMMENDATIONS:

- Expand the current zoning ordinance definition of accessory dwelling unit beyond: "A dwelling unit located above the first floor of the same building containing a commercial use(s) on the ground floor."
- Consider allowance of accessory dwelling units outside of mixed-use structures only
- Consider revisions to the zoning ordinance that provide opportunity for detached accessory dwelling units
- Consider allowance of exterior alterations, enlargements, or extensions of the single family unit or accessory unit in order to accommodate the accessory unit
- Explore the addition of language stating that the construction of any access ways into the house and/or detached garage which are required for access to the accessory unit shall be located to the side or rear of the building whenever possible

GOAL: ENCOURAGE THE DEVELOPMENT OF PROJECTS THAT CREATE ATTRACTIVE OWNER AND RENTER HOUSING STOCK

RECOMMENDATIONS:

- Explore incentives that create owner-occupied housing stock that is attractive to the next generation of Barrington residents
- Encourage current residents to leverage accessory units as a viable option for downsizing seniors and young families
- Encourage housing developments that create 'starter-home' opportunities for younger middle income individuals and families
- Through the Planning Department, work to encourage high-quality local employment opportunities through business development that provide wages necessary to live in Barrington
- Ensure that the Zoning Ordinance and other regulations provide opportunities for business development in the downtown and commercial core as well as in peripheral community areas
- Conduct a comprehensive regulatory audit to ensure that zoning regulations encourage housing stock that is community-compatible