

TOWN OF BARRINGTON

Housing Chapter



Pending Adoption

DRAFT

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Executive Summary + Introduction

Barrington is a key community in the Greater Seacoast, possessing a reputation for green spaces, excellent schools, and proximity to employment centers throughout southern New Hampshire. Barrington saw growth beginning in the 1970s and continuing today, expected to reach a population of just over 10,000 by 2030. With skyrocketing housing costs, particularly since the Covid-19 pandemic, this presents Barrington and other Seacoast communities with opportunities and challenges. Much of the feedback garnered through the process of updating this Housing chapter illustrates a fine needle to be threaded: a desire to maintain a charming, village-like, “first name-basis” atmosphere, with an assurance that the community’s housing options will sustain the Town’s multigenerational nature.

Outreach

To help inform this chapter, extensive outreach was conducted amongst the residents and stakeholders of Barrington. This included a community wide survey, which was open late summer 2023 and received a total of 491 responses, a community workshop held at the Barrington Early Childhood Learning Center on September 30th, 2023, and various meetings and workshops held throughout the development of this chapter with the Planning Board and Housing Subcommittee (comprised of citizens, Planning Board members, Select Board members, and Town staff). A summary of the survey results can be found in the Appendix.



Community Housing Workshop, 2023

Data

The data found in this plan is from a variety of sources. Demographic data is largely sourced from the American Community Survey of the US Census Bureau. Much of the housing-specific data, such as price points and sales are derived from the New Hampshire Housing Finance Authority and local and state realtors’ associations.

Funding

In 2022, the InvestNH initiative was created in an effort to address housing development in the state. A portion of these funds were allocated as grants for municipalities to analyze and update their land use regulations to help communities meet their specific housing needs, known as Housing Opportunity (HOP) grants. In 2023, the Town of Barrington applied for and was granted a HOP grant, which was used to develop this chapter.

Existing Conditions

PEOPLE

Population

Population trends and estimates are used to better understand the current and future needs for housing. The population in Barrington has been increasing and projections show that this upward trend is expected to continue (**Figure 1**). By 2050, Barrington is expected to have over 10,600 residents, an increase of 14% over a 30-year period (compared to the population in 2020).

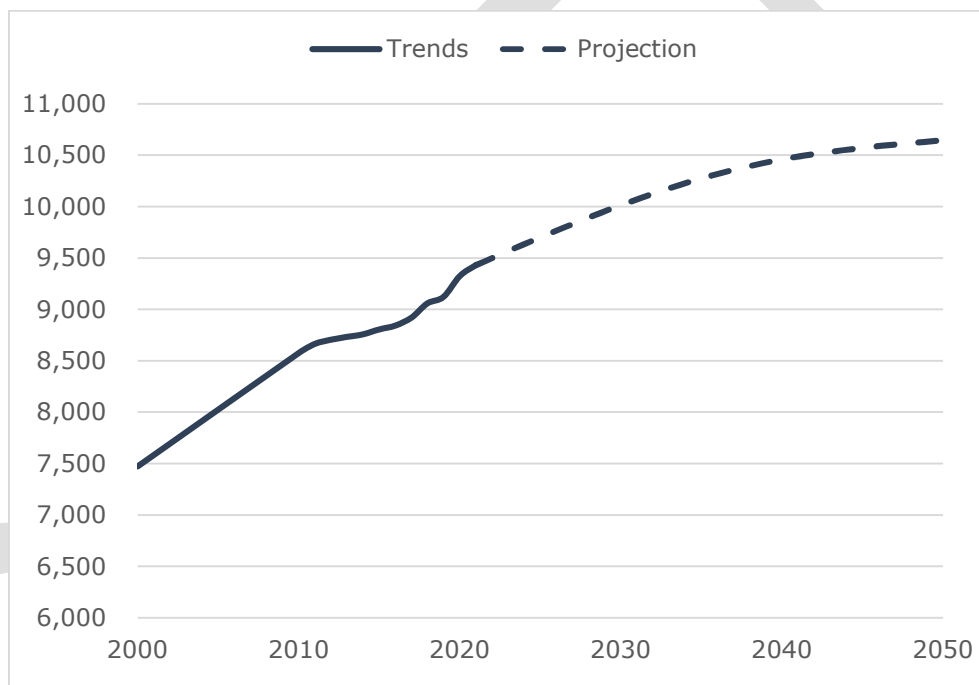


Figure 1: Population Trends and Projections. Source: Decennial Census, NH OPD

Net Migration

From 2010 to 2019, the population of Barrington increased by 750. This increase was 51% natural population growth (more births than deaths) and 49% migration (people moving into town).

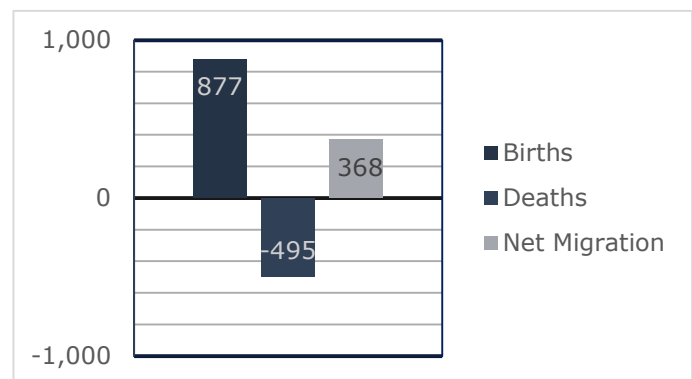


Figure 2: Sources of Population Change from 2010-2019, Barrington. Source: Decennial Census

Age

Based on data from the American Community Survey, the median age of Barrington residents is young relative to New Hampshire (**Figure 3**). When taking a deeper look at population change by age groups from 2011 to 2021, notable trends include a significant (over 50%) increase in those 55 and older. The rise in the number of older adults resembles a trend also seen across the state, which signals to an increased demand for age-friendly housing (such as one-level homes), as well the need for supportive services for older adults, such as healthcare and alternative transportation options.

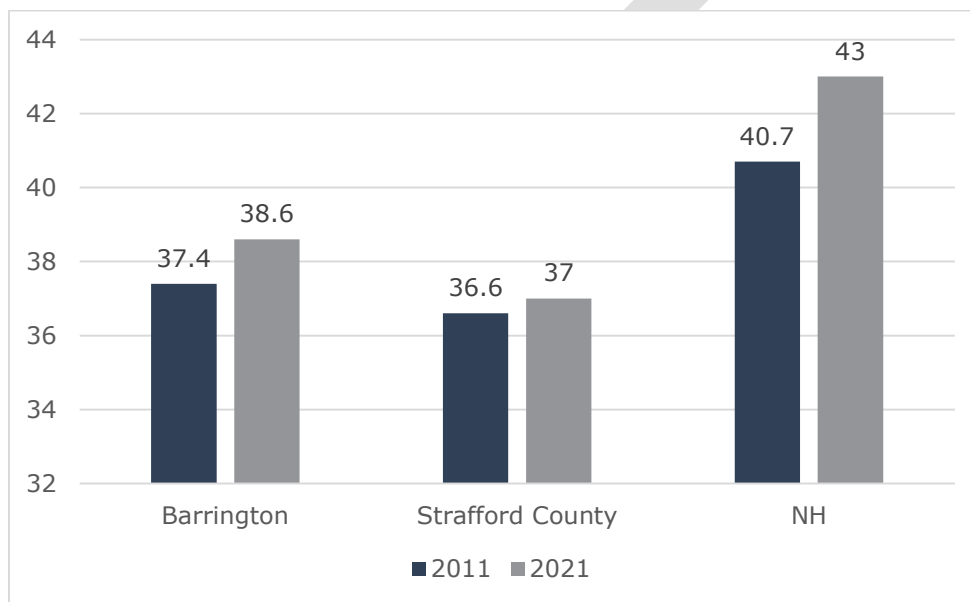


Figure 3: Median Age. Source: American Community Survey

While not indicative of the whole town, responses from the 2023 Housing Survey can provide some insight into the age and longevity of Barrington residents.

Lived in Barrington...	Less than 1 year	15				
	1 to 5 years	0	89			
	6 to 10 years	3	2	60		
	11 to 20 years	1	5	7	54	
	20+ years	1	11	12	11	130
		Less than 1 year	1 to 5 years	6 to 10 years	11 to 20 years	20+ years
...and Lived in Current Home...						

Snapshot of Survey Responses

Education

Access to good education is one of the many reasons families are drawn to Barrington. While it has its own elementary and middle schools, the town is known for its bedroom community status which has attracted families for decades, and Town staff have indicated that the opportunity for families to choose from Dover, Oyster River, or Coe-Brown high schools in particular is a “pull” factor. However, enrollment has plateaued or even declined in recent years (Figure 4), which could be related to the cost and availability of housing for young families. The recent construction of more housing in town may have an impact on future enrollment.

IN RATING MOST VALUED CHARACTERISTICS WHEN CHOOSING WHERE TO LIVE, RESIDENTS SAID SAFETY, AFFORDABILITY, LOCATION, AND SCHOOL SYSTEM WERE HIGHLY IMPORTANT FACTORS. Source: Barrington Housing Survey, 2023.

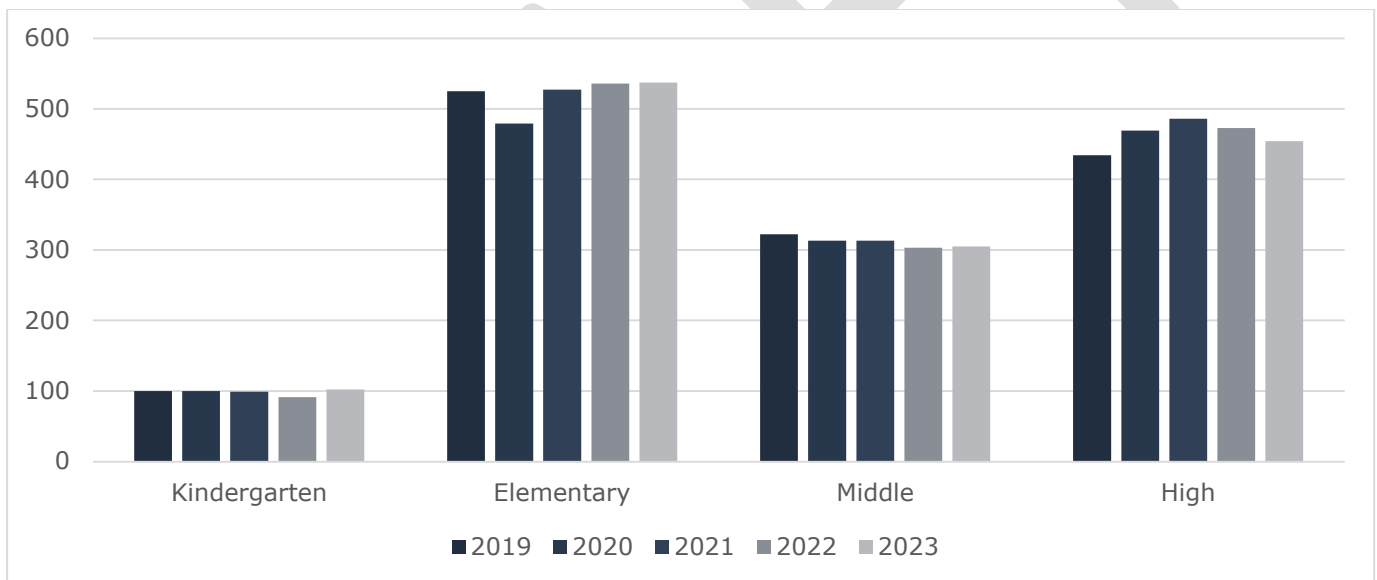


Figure 4: October School Enrollment. Source: NH Department of Education

Disability

2021 American Community Survey data shows that 13% of the population in Barrington reported having a disability. Similarly, in the 2023 Housing Survey, 13.8% of survey respondents indicated having one or more disabilities, the most common being ambulatory difficulty, followed by hearing difficulty.

Income

Barrington's median income for all households in 2021 was \$102,512, 23% higher than New Hampshire's (\$83,449) and 34% higher than Strafford County's (\$76,560). When broken down by household type (owner vs. renter), the median household income for owner households (\$105,317) is closer to the county's (\$97,580) and state's (\$101,686). **Figure 5** shows a breakdown of the percentage of households by income in Barrington.

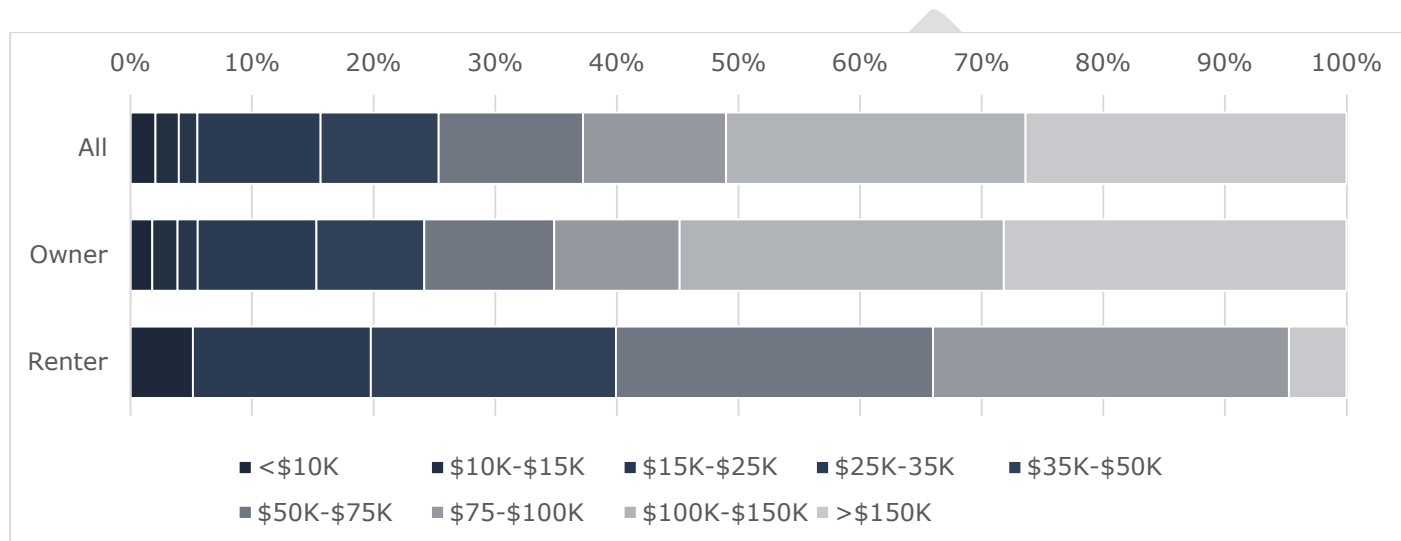


Figure 5: Percentage of Households by Income, Barrington. Source: American Community Survey (2021)

Commuting Patterns

The town's labor force data, shown in **Figure 6**, indicates that over two thirds of the labor force live in Barrington work elsewhere, and about one fourth work here but live elsewhere. Few people both live and work in Barrington. Based on survey responses, those who live and work elsewhere mentioned they commute to other parts of NH, MA, or ME, work remotely (full time or hybrid). Other respondents included retirees, stay at home parents, and volunteers.

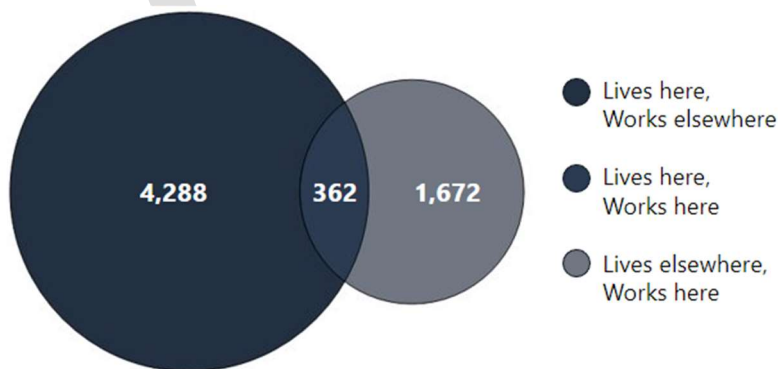


Figure 6: Labor Force Efficiency, Barrington. Source: US Census Bureau LEHD (2020)

HOUSING

Existing Housing Stock

Housing in Barrington can be analyzed by the types and age of homes found in town. For much of Barrington (nearly 95%), this is single-family homes. Many of the new multi-family structures found in Barrington were permitted after 2020 (**Figure 8: Building Permits**). Barrington has a somewhat diverse range of ages of homes, reflective of its history as one of the oldest communities in New England coupled with growth. Notably, as seen in **Figure 7**, nearly 50% of homes in the northern half of town (north of Route 9, Census tract 1 in the chart) were constructed before 1940 and almost all residential growth in the southern half (Census tract 2 in the chart) took place later than 1940.

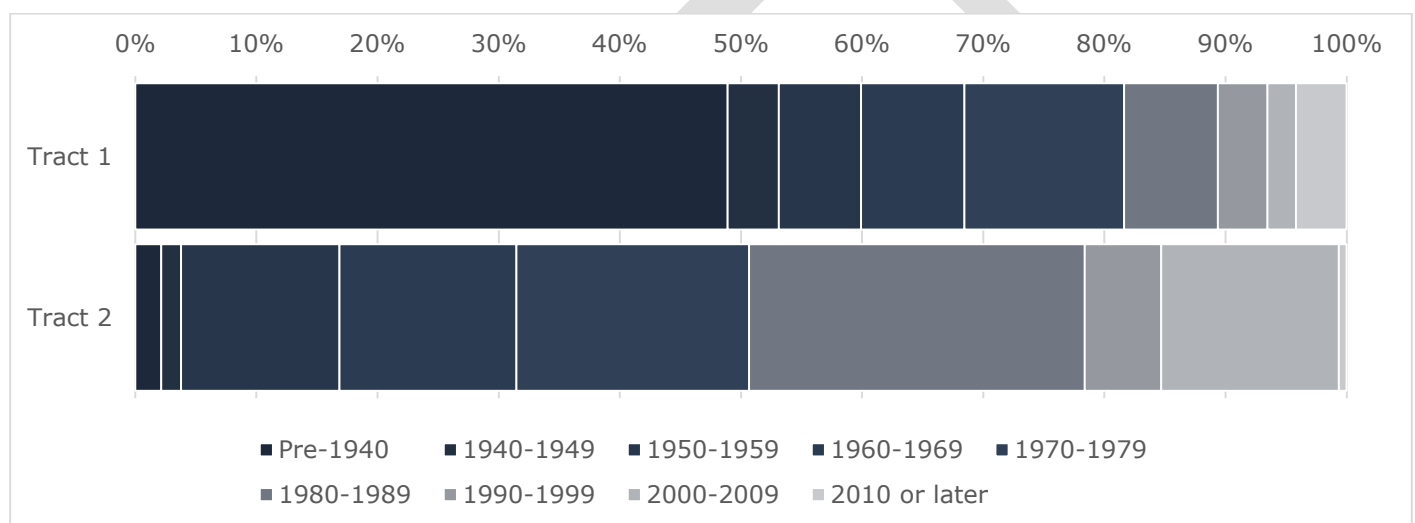


Figure 7: Age of Existing Housing Stock, Barrington. Source: American Community Survey (2021)

Manufactured homes have a significant presence in Barrington, comprising of about 17% of its housing stock, and these estimated 600 homes rank the town tenth in New Hampshire for municipalities with the greatest number of manufactured homes.

A growing interest in Accessory Dwelling Units (ADUs, also known as in-law units/apartments), has surfaced statewide. While few survey respondents reported residing in or having such a unit on their property, many indicated a desire to reside in or construct an ADU on their property in the future.

Building Permits

Figure 8 shows the number of residential units added to Barrington, sourced from Building Permit and Planning Board records reported by the Town. The graph indicates a noticeable difference in home construction between 2000 to 2009 and 2010 to 2019, a trend felt state and nationwide in the wake of

the 2008 recession. This, however, has changed in recent years, as shown in the data since 2020. It is important to note that the number of building permits extended is not indicative of projects built.

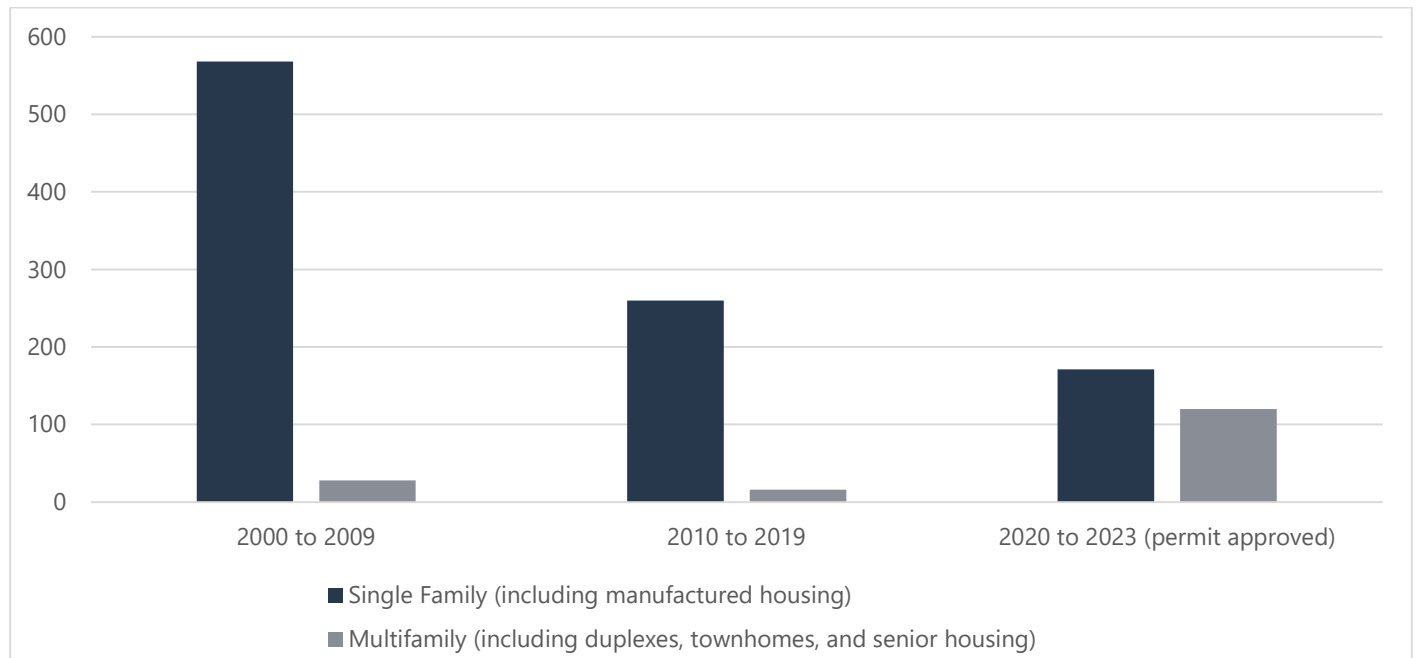


Figure 8: Building Permits Approved by Planning Board in Barrington (net residential units) Sources: New Hampshire Office of Planning & Development (2000-2019); SRPC (2020-2021); Town of Barrington (2022-2023)

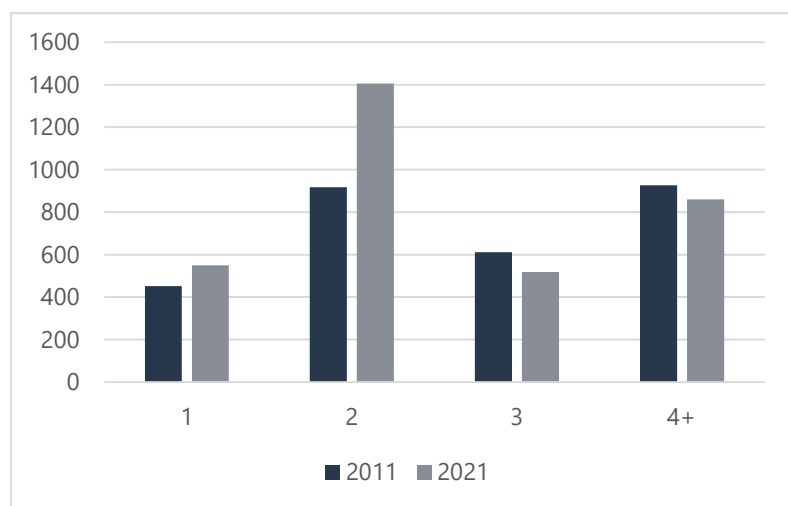
Barrington has notably added more diversity to its housing stock, with developments that range from Conservation Subdivisions to mixed-used development projects. A few projects to highlight include:

- The recently completed Drew Pond development, which added 40 new townhouse units.
- StoneArch at Green Hill, a Conservation Subdivision that will add 58 new single-family homes.
- StoneArch at Green Hill (Phase I), which includes 16 new condos in a mixed-use development.
- The Crossings (Phase I), which will add 64 multi-family units (where each structure will be comprised of 4 units).
- Bending Brook Conservation Subdivision, which will add 17 single-family homes.



Household Composition

There are a handful of factors at play in the households that reside in Barrington. While the average household size in Barrington was 2.78 people in 2021 (a slight decrease from 2011), **Figure 9** shows that



households of 1 and 2 have increased, while households of 3 or more have decreased. Similar to patterns seen across the state, the number of households with children has also decreased by 6.4% over the past decade (2011 – 2021).ⁱ This may be related to the following trends.

- The population in northern New England is aging and the region has often attracted retirees. Spouses of older adults may pass away, leaving a widow or widower living alone (see **Figure 10**).

Figure 9: Household Size in Barrington. Source: ACS

- The boom in housing through the 1990s and 2000s attracted families to Barrington. The 2021 figure is reflective of the children of this cohort moving out of their childhood homes.
- This drop in households of 3 or more may also be indicative of new families being priced out of Barrington or the Seacoast real estate market as a whole. This is also indicated by the change in the number of children under 18 in the same period of time, a drop of as much 22% for children under 5.

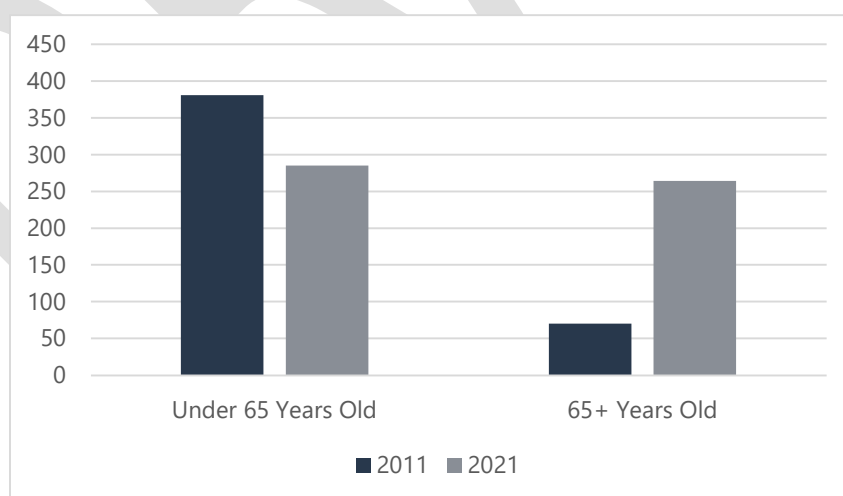


Figure 10: People Living Alone in Barrington. Source: American Community Survey

Barrington is mostly comprised of homeowners, with just over 8% of its residents identified as renters (Figure 11). Of note, the number of renters has dropped by about half from 2011 to 2021. The desire to own a home is evident in the Housing Survey, where 98% of respondents indicated their preference to own a home over renting.

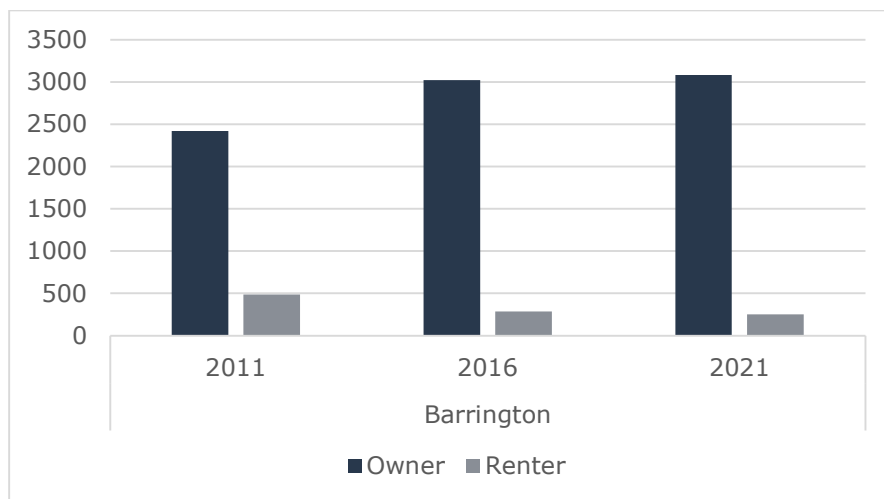


Figure 11: Barrington Households by Tenure. Source: American Community Survey

Cost

Homes purchased in Barrington have historically been 20% more expensive than Strafford County as a whole (Figure 12). Furthermore, prices have increased more drastically in the past few years than compared to the prior decade. Between 2010 and 2019, the median purchase price for homes in Barrington increased by 32.6%. From 2019 to 2022, they rose by 39.3%. In addition to high purchase and rental costs that result from a tight supply of moderately priced homes, the cost of housing is further influenced by rising interest rates, utility costs, construction costs, and increased taxes linked to higher property values. In 2023, NH experienced a rise of as much as 64% in utility costs compared to the previous yearⁱⁱ, and the average interest rate for a 30-year mortgage in 2022 was 7.5% (compared to 3.11% in 2020).ⁱⁱⁱ

SURVEY RESPONDENTS IDENTIFIED THE
COST OF HOUSING AS THE NUMBER
ONE HOUSING-RELATED CHALLENGE
FACING BARRINGTON.

Source: Barrington Housing Survey, 2023.

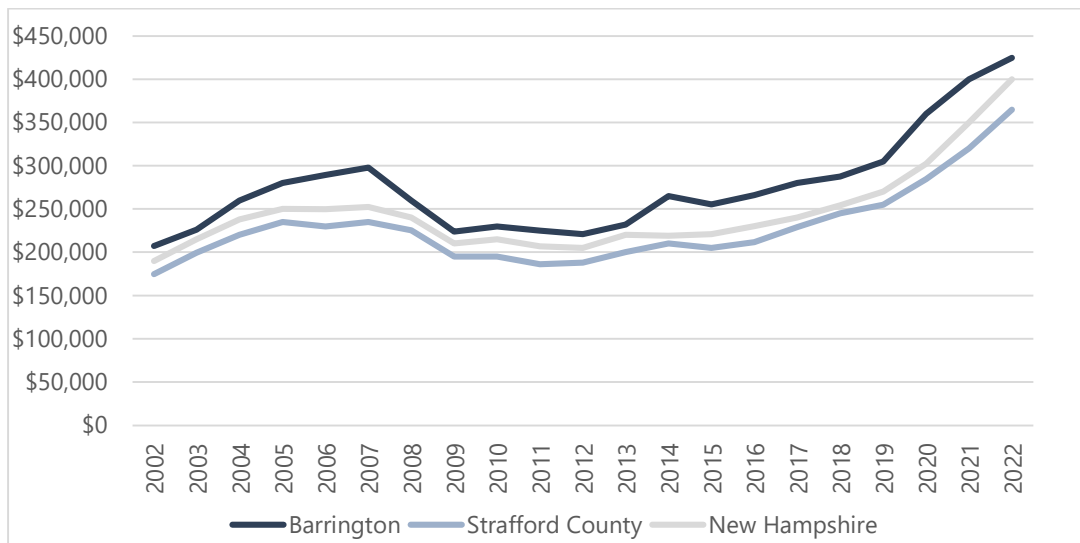


Figure 12: Median Purchase Price. Source: New Hampshire Housing Finance Authority

With historically fewer rental units, it is difficult to make inferences about Barrington's rental cost history with the limited samples available. This may change with the increase of approved multifamily units in town as they get built in the coming years. However, the data available at this time shows that rents in Barrington have seen a significant increase, particularly in the past few years. From 2020 to 2022, the median rent for all unit types in Barrington rose by 43.5%, from \$1,085 to \$1,557. Moreover, at \$1,557, the 2022 median rent for 2-bedroom units in Barrington was higher than the Fair Market Rent (FMR) for the Portsmouth-Rochester metropolitan area, which was \$1,399.

While the cost of housing has increased drastically, wages have not kept pace, as shown in Figure 13.

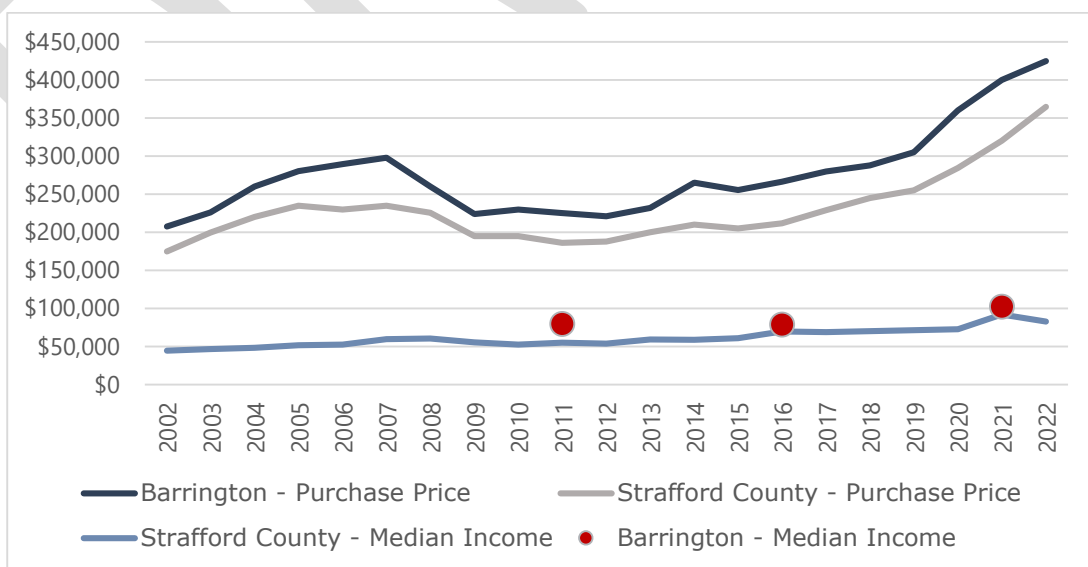


Figure 13: Purchase Price, 2002 – 2022 (Source: NHHFA) vs. Median Income (American Community Survey, 2021)

Housing Needs Analysis

New Hampshire RSA 36:47 (II) requires that each Regional Planning Commission (RPC) compile an assessment of each municipality's housing needs by evaluating data and projecting future demand of residents of all income levels based on anticipated population growth and employment forecasts. The Fair Share Housing Production model, prepared as part of SRPC's Regional Housing Needs Assessment in 2023, projects the number of housing units needed over a twenty-year horizon, from 2020 to 2040. Based on population projections and employment growth in Barrington, it is estimated that 559 new housing units (368 owner occupied and 191 renter occupied) are needed by 2040 (**Figure 14**), or an average of 27.9 units per year. It is important to note that with these models, there is always a series of variables that can't be modeled. In the case of Barrington, for example, there may be increased demand because of highly attractive good school districts (aka higher access to opportunity). If higher demand is there, it is important to plan in a way that doesn't further sacrifice affordability.

Between single and multi-family units, a total of 291 permits (net units) have been approved in Barrington from 2020 to 2023, an average of 72.75 permits a year. At the current pace, housing development in Barrington is keeping up with the number of units determined to be needed based on population projections and employment growth, an indication that the focus should be on *affordability, location*, and the *type of housing* needed based on income data and feedback from residents.

The production model further breaks down the type of housing needed (owner vs. renter) and uses the Area Median Income (**AMI** - the midpoint of an area's income distribution) to help determine the number of units needed that are affordable to those making a certain income. The results are presented for all owners, and for owners below and above 100% **AMI** for a 4-person household; and for all renters and renters below and above 60% **AMI** for a 3-person household (categories determined by the Workforce Housing Statute).^{iv} For the Strafford region, 4-person owner occupied households making 100% of the **AMI** would have a household income of **\$102,114**, and 3-person renter-occupied households making 60% of the **AMI** would have a household income of

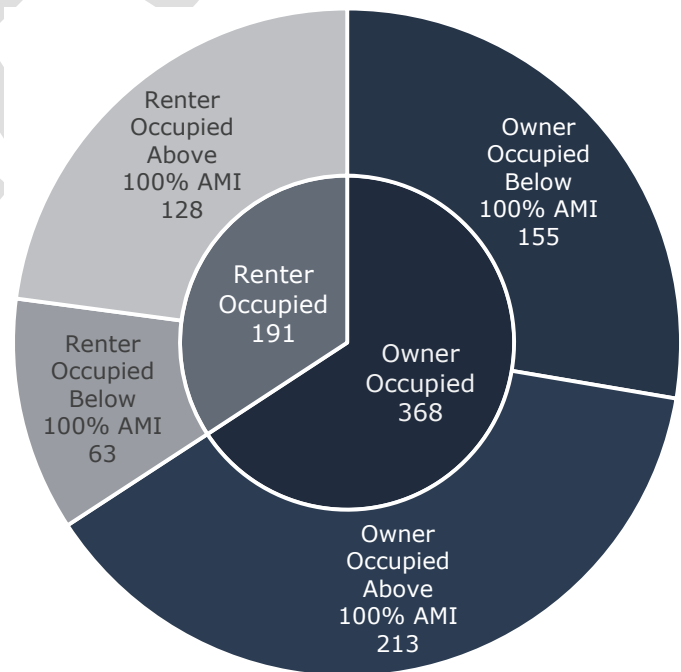


Figure 14: New Units Needed by 2040, Barrington. Source: SRPC's 2023 Regional Housing Needs Assessment.

\$54,900.^v More detailed information on the housing production methodology can be found in SRPC's 2023 RHNA.

(Note: **AMI** for a four-person owner-occupied household = **\$102,114**; and **AMI** for a three-person renter-occupied household is **\$91,569** for the Strafford Region).

Further analysis was done to better understand what is considered "affordable" for those looking to purchase or rent a home (where affordable is defined as housing costs, including utilities and combined mortgage loan debt, property taxes, and required insurance, that do not exceed 30% of a household's gross annual income).

The affordable purchase price range for those making 100% of the owner **AMI**, or **\$102,114**, with a 10% downpayment and a 5.34% interest rate for a 30-year mortgage, would be \$350,500. For renters, the affordable price for those making 60% of the renter **AMI**, or **\$54,900**, would be \$1,372.5 a month. In summary, of the 559 new units needed in Barrington by 2040:

368 new units are needed for sale, of which:

- 213 units are needed at a price point of \$350,500 or more*
- 155 units are needed at a price point of \$350,500 or less*

*Assuming a 10% downpayment and interest rate of 5.34% for a 30-year mortgage.

191 new units are needed for rent, of which:

- 128 units are needed at a price point of \$1,372.5 or more
- 63 units are needed at a price point of \$1,372.5 or less

Workforce Housing Defined

Workforce Housing is defined by RSA 674:58, IV as:

Ownership housing: affordable to households with income equal to or less than 100% of the Area Median Income (**AMI**) for a 4-person household, as published by the U.S. Department of Housing and Urban Development (HUD) for the MSA or county in which the jurisdiction is located.

Renter housing: affordable to households with income equal to or less than 60% of the Area Median Income (**AMI**) for a 3-person household, as published by HUD for the MSA or county in which the jurisdiction is located.

Buildout Analysis

A buildout analysis was conducted by the Strafford Regional Planning Commission to model where future development could occur in the Town of Barrington under existing conditions by the year 2035. A buildout analysis is used to estimate the locations and the number of future developments that could occur in a given area under a given set of land use regulations. Buildout analyses can be a useful way to visually represent how zoning, development ordinances, and other regulations will affect future development. In order to model these scenarios, data such as locations of existing buildings, minimum lot sizes, density requirements, set-back requirements, and zoning type allowances is used. Constraints to development such as water bodies, wetlands, steep slopes, cemeteries, and conservation land are excluded from the map such that no development would take place there, and lands currently under development are adjusted for as well. Additionally, data from SRPC's Regional Housing Needs Assessment was used to calculate the existing growth rate of developments and to model the future growth of development year by year. Further details on the methodology used for the buildout analysis can be found in the Appendix.

Base Scenario (Existing Conditions)

The "Base Scenario" (**Figure 15**) represents the results of the buildout analysis through the year 2035 under the town's existing conditions, including current zoning and land use regulations. Current minimum lot sizes were used and are listed on the map.

Alternative Scenarios

To help show what development could look like under different conditions, the inputs of a buildout analysis can be modified. This tool can assist a community with envisioning how regulations can be used to shape development around town in alternative ways to meet the needs and wants of the community. Two alternative partial buildout scenarios were created as examples. Under these alternative scenarios, only minimum lot sizes were modified. The results can be seen in **Figure 17** and **Figure 19**.

Non-Conforming Lots

It is important to note that changing the minimum lot sizes would result in changes in the number of non-conforming lots. Each Buildout Analysis map (Base Scenario, Scenario 1, Scenario 2) below is followed by a map that shows the presence of non-conforming lots based on each of these above scenarios. For clarification, these non-conforming lot maps are based only on minimum lot sizes, and do not take into account other requirements that might make a lot non-conforming, such as setbacks, road frontages, etc. Therefore, the number of non-conforming lots could be more when taking those additional factors into account.

Base Scenario: Buildout through the year 2035 under the Town's existing conditions, including current zoning and land use regulations.

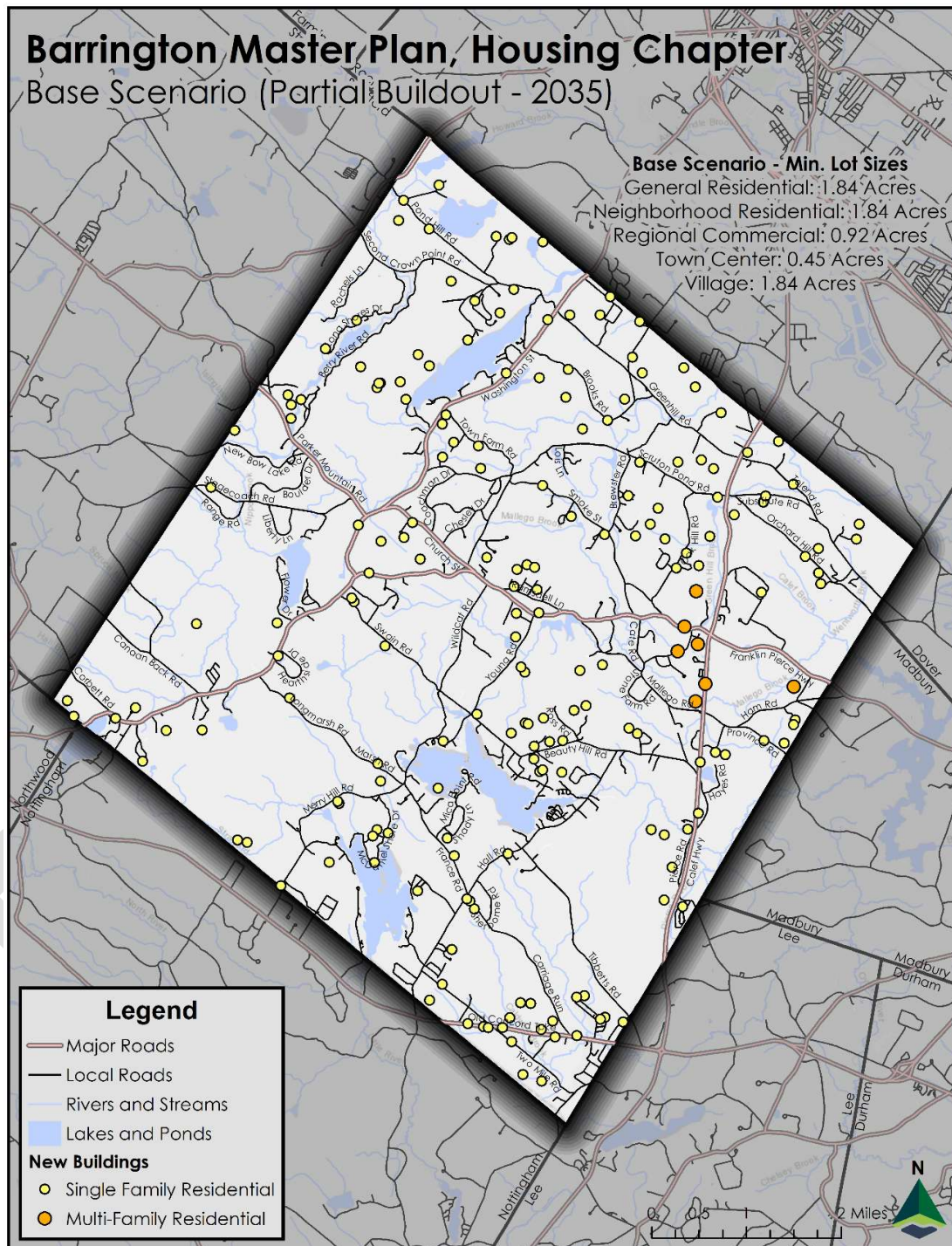


Figure 15: Base Scenario (Existing Conditions), Partial Buildout through 2035, under an assumed growth rate of 13 units per year. Source: SRPC (2023)

Base Scenario Non-Conforming Lots: Based on the Town's existing minimum lot sizes, 48% of lots are non-conforming.

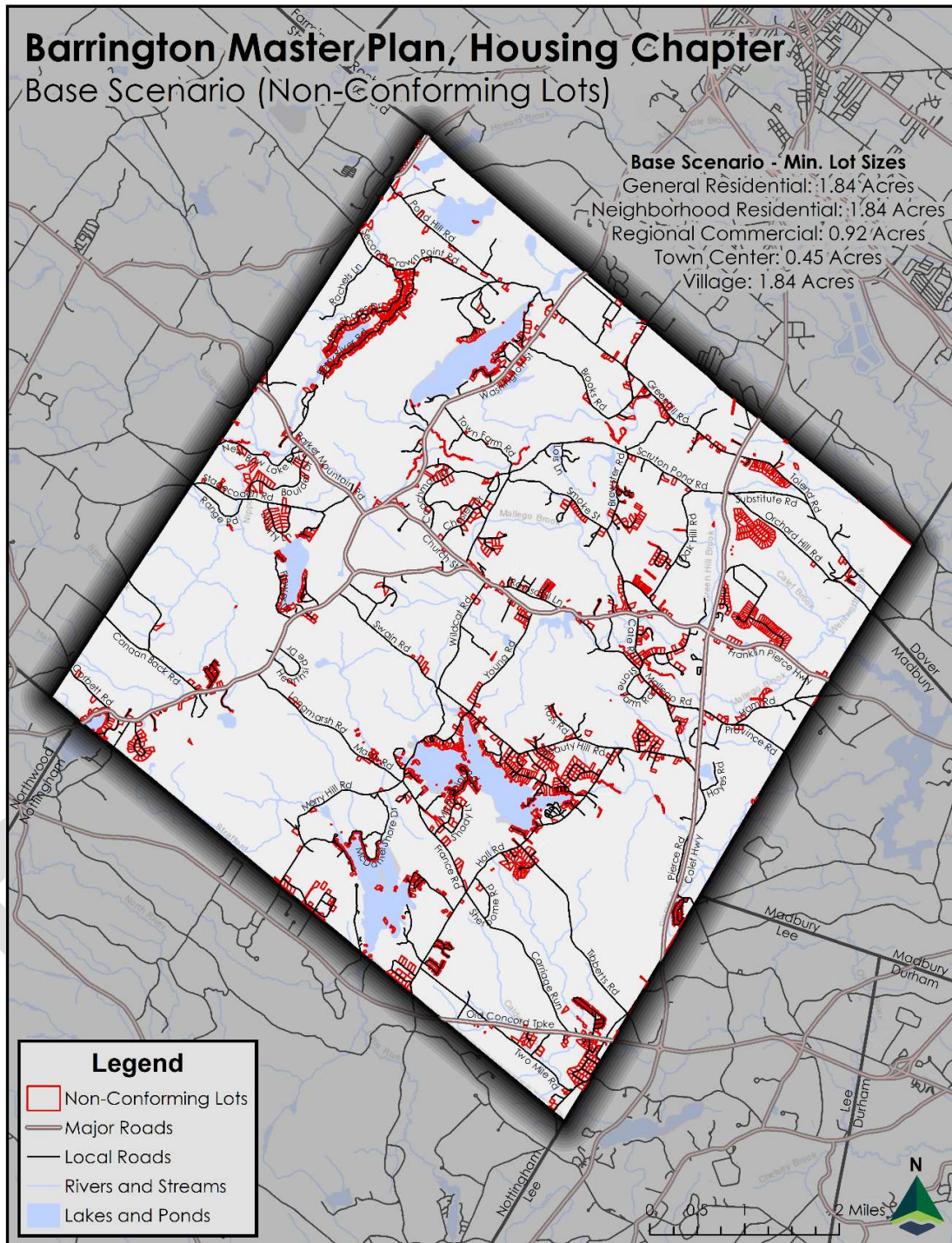


Figure 16: Base Scenario Non-Conforming Lots. Source: SRPC (2023)

Scenario 1: Minimum lot sizes were changed to 3 acres for all zoning districts, as shown in Figure 17. This scenario would maintain the town's rural character, however, there are considerations that should be accounted for such as higher land and home prices, less housing diversity, and an increase in the number of non-conforming lots (this scenario would generate the greatest number of non-conforming lots).

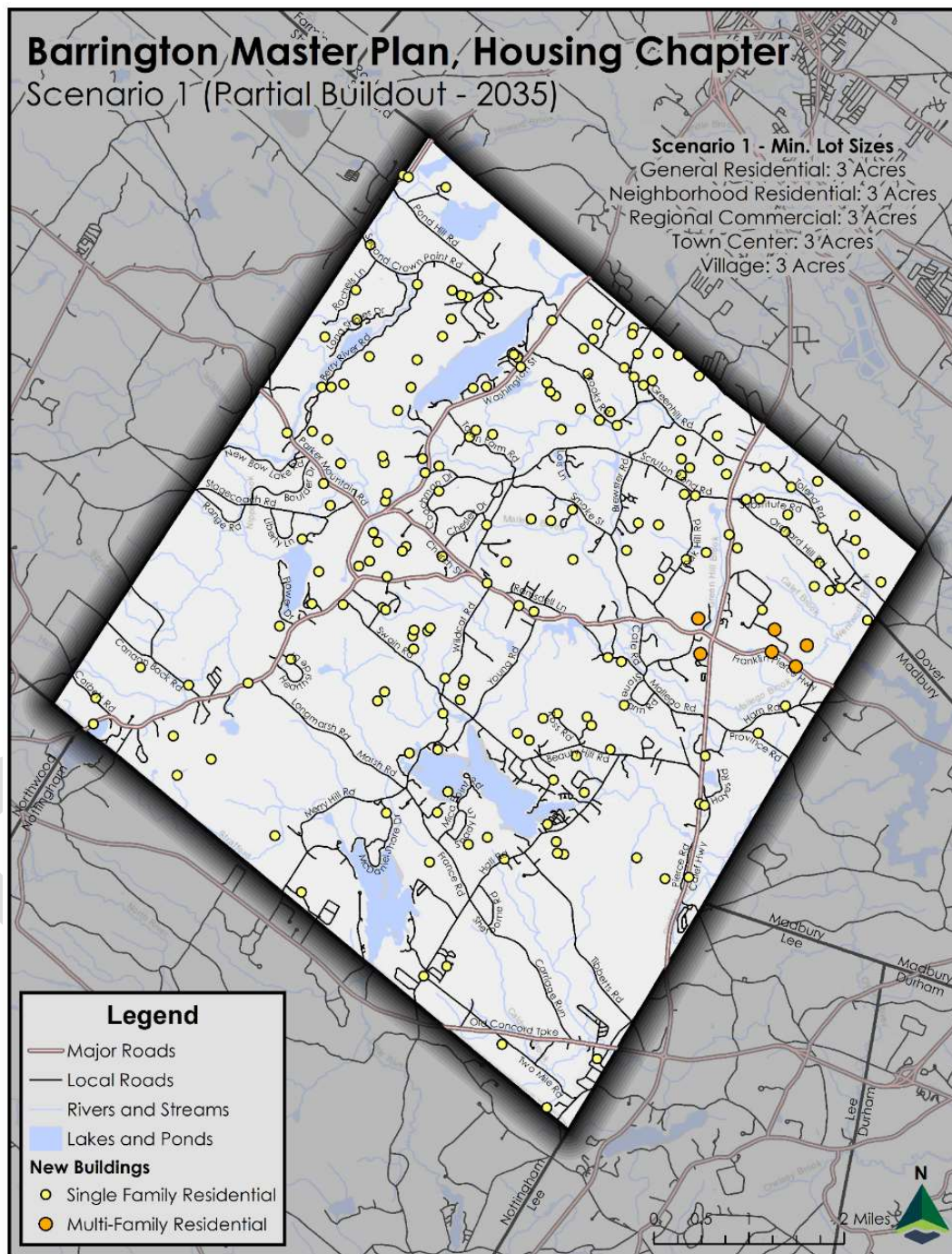


Figure 17: Scenario 1, Partial Buildout through 2035. The growth rate remains the same as in the Base Scenario. Source: SRPC (2023)

Scenario 1 Non-Conforming Lots: Under Scenario 1 (increasing minimum lot sizes for all zoning districts to 3 acres), 71% of lots would be non-conforming.

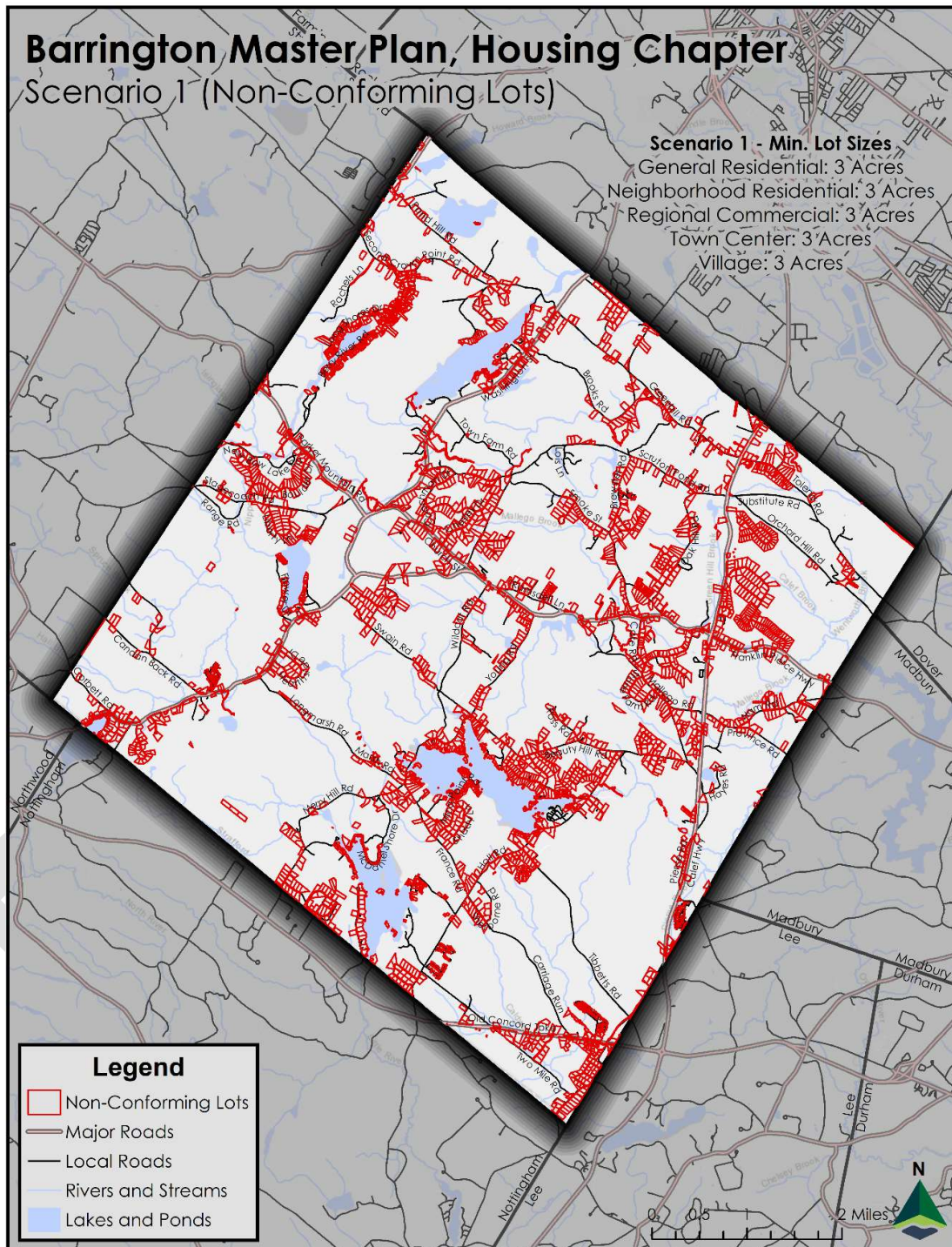


Figure 18: Scenario 1 Non-Conforming Lots. Source: SRPC (2023)

Scenario 2: Minimum lot sizes were changed to reflect a mix of housing densities, where larger lot sizes are located in areas further away from the village and town center, while higher density areas are closer (Figure 19). This scenario could help maintain the town’s rural character, while allowing the opportunity for more diverse and affordable housing types.

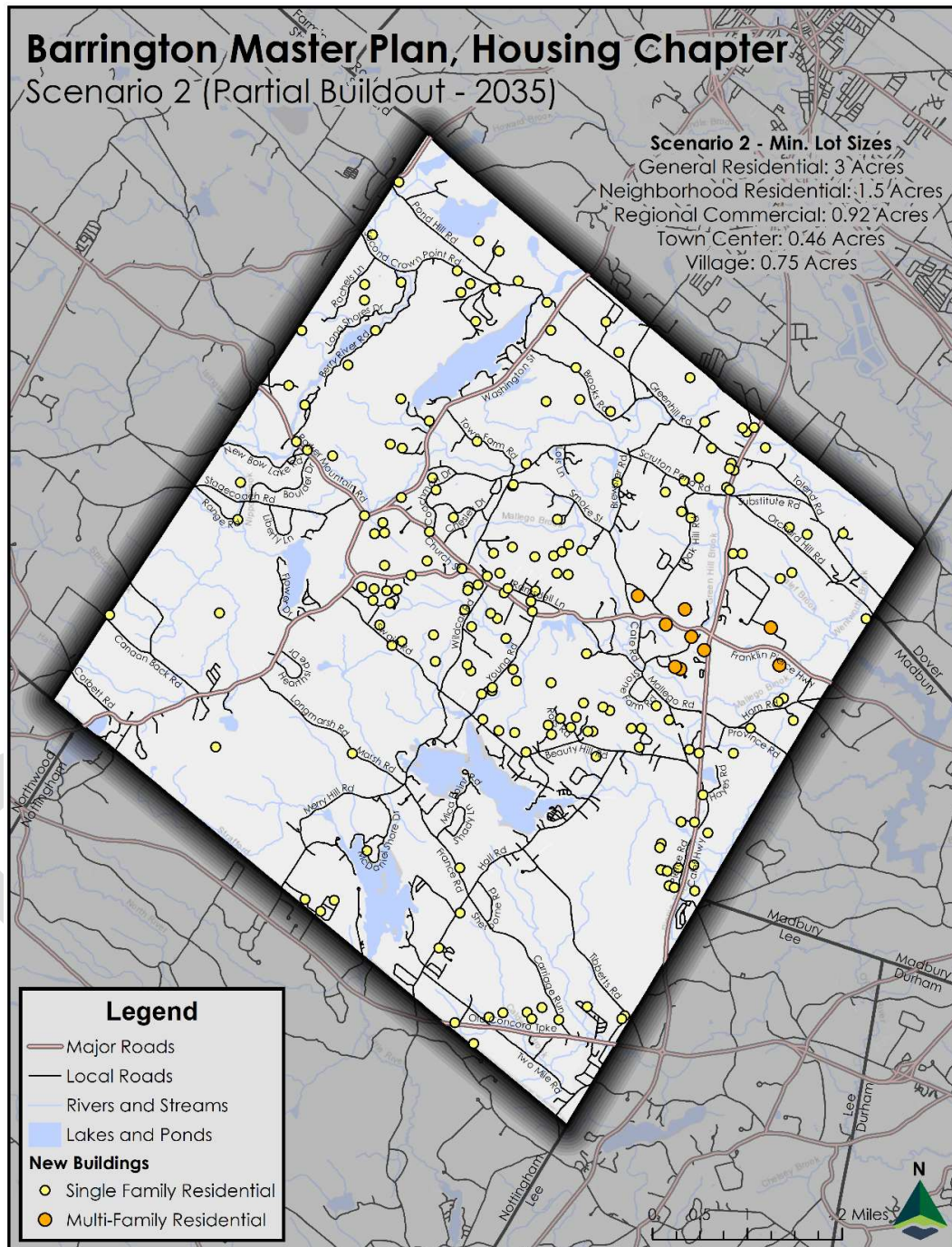


Figure 19: Scenario 2, Partial Buildout through 2035. The growth rate remains the same as in the Base Scenario. Source: SRPC (2023)

Scenario 2 Non-Conforming Lots: Under Scenario 2, 59% of lots would be non-conforming.

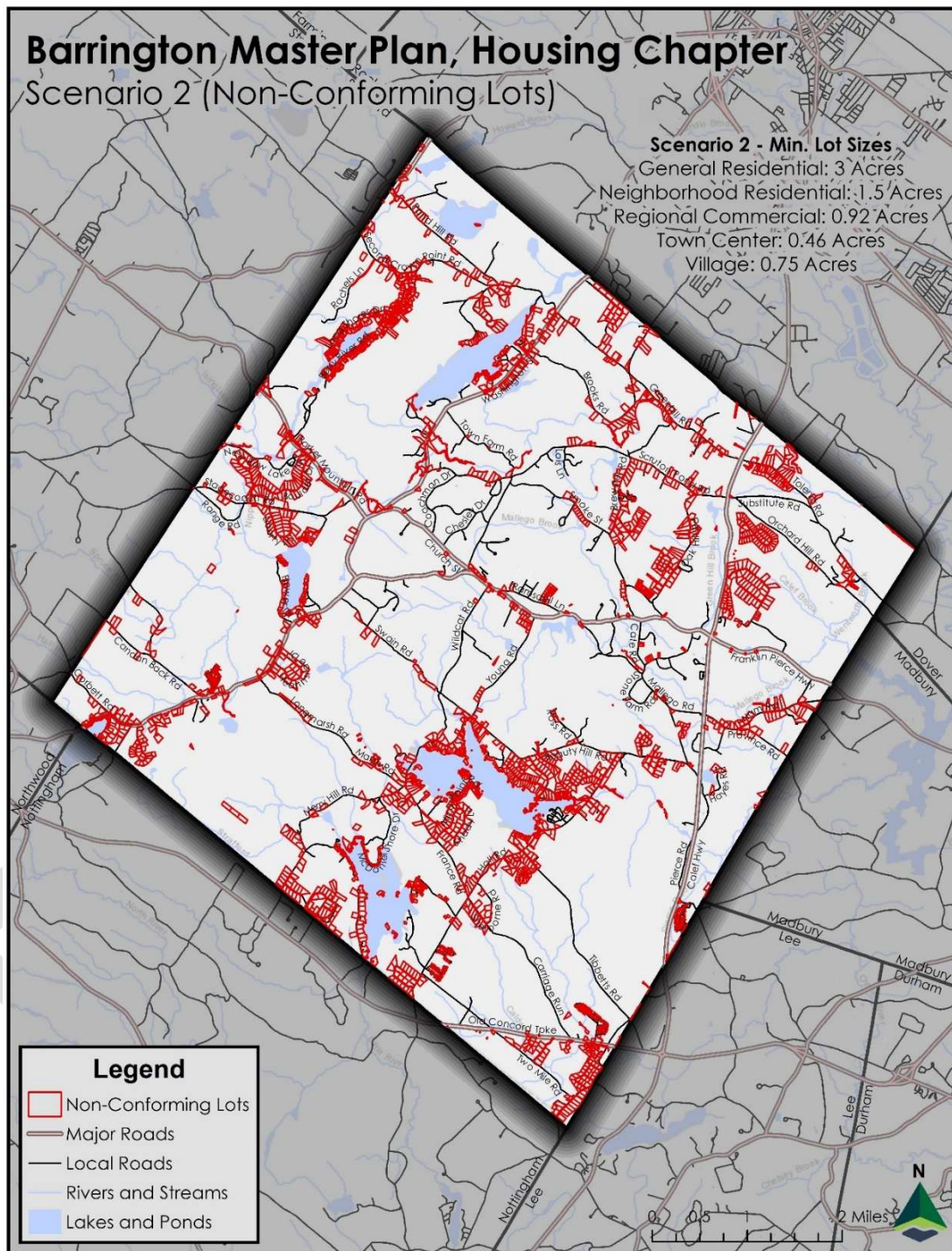


Figure 20: Scenario 2 Non-Conforming Lots. Source: SRPC (2023)

Housing Trends

Below are the key trends that make up Barrington's unique housing landscape. These trends are informed by and have been developed based on the observed housing and population data presented above, as well as public input, including the 2023 Community Housing Survey, workshop, and Town staff and Housing Subcommittee meetings.

Housing costs do not meet local needs.

While 91% of survey respondents indicated preferring to live in a single-family home if affordability wasn't a concern, the cost of housing makes this prohibitive for many. **Figure 21** compares the affordable purchase price for workers in Strafford County's top occupations with the median price of housing in 2022 (\$365,000 for Strafford County) and shows that only one category of workers (Healthcare Practitioners) is able to afford it. Not shown on this graph is the median purchase price for homes in Barrington in 2022 (\$425,000), which is over 16% higher than in Strafford County.^{vi}

48% OF SURVEY RESPONDENTS SPEND MORE THAN 30% OF THEIR HOUSEHOLD INCOME ON HOUSING COSTS.

Source: Barrington Housing Survey, 2023.

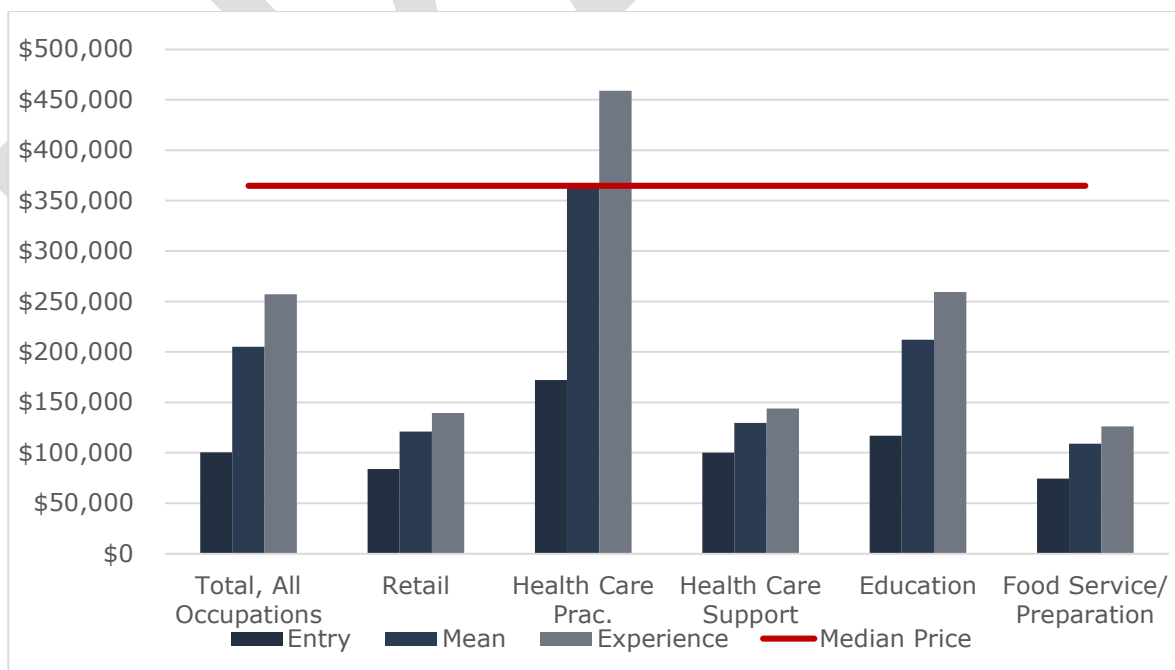


Figure 21: Max Mortgage Affordable by Occupation and Experience. Source: SRPC's RHNA (2023)

When thinking about housing in Barrington, 69% of the Housing Survey respondents believe that moderate income housing (homes in the range of \$171,500-\$599,999) is most needed, followed by senior housing and housing for people with physical disabilities. Furthermore, respondents disagree that more high-end housing (over \$515,000) is needed.

When asked about the things that would impact people's ability to stay in Barrington, the primary reasons cited were cost and supply of housing, while others also mentioned rising property taxes playing a role, especially for those on a fixed income.

"Will probably need to leave Barrington and current home [due to] cost of rising property taxes whether [due to] property tax rate or the continuous rise in property assessment which, of course, leads to higher property taxes. Will probably not be able to afford our home on fixed retirement income when we once thought it would not be a problem." Source: Barrington Housing Survey, 2023.

"...I don't think I'll have kids if housing remains this unaffordable (Does NH want to attract 20-somethings or not?)" Source: Barrington Housing Survey, 2023.

There is a growing demand for flexible and adaptable age-friendly housing.

With the decrease in overall household sizes and number of households with children, and an increase in the number of older residents, there is a need for multi-generational housing that meets the needs of an evolving population. Examples of this include:

- Retirees or older residents downsizing by moving to smaller homes, or by retrofitting their existing homes to allow them to age in place.
- Improving accessibility in a home to meet the needs of older adults or those with physical disabilities that can allow them to live independently.
- Building an Accessory Dwelling Unit or in-law apartment that allows families to be able to live near one another, provides a place for senior family members to live while saving money on elder care, or allows a homeowner to have an extra source of income if used as a rental property.

With the current supply and cost of housing, a retiree wishing to downsize would likely have to leave Barrington. Furthermore, if retirees are unable to downsize from their current 3+ bedroom homes on large lots for a single-story home or a condominium closer to supportive services, this limits the inventory available for young, growing families who are looking for a home with these characteristics. The ability for families to move to Barrington, and seniors to downsize while staying in their community, is largely dependent on the cost and availability of housing that meets their needs, as well as proximity to services and amenities.

"Barrington should continue to value open spaces and public land for recreational use and for wildlife. There should be a master plan for continuing to thoughtfully build a downtown area that is suitable for a beautiful small town. Zoning should prohibit the building of box stores, and instead cater to local businesses that would want to move here such as cafés, breweries restaurants, and the like. Strict zoning that regulates where corporations can build, should also be widely enforced and considered." Source: Barrington Housing Survey, 2023.

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Goals and Recommendations

Goal: Ensure that the opportunity for development and redevelopment within the Town of Barrington allows for moderate priced housing and maintaining rural character.

Recommendations:

- Encourage developers to work with residents living in neighborhoods adjacent to potential projects to understand the community's concerns prior to formalizing development plans.
- Provide adequate setback buffers between multi-unit housing developments, residential areas, and Class V roads.
- Conduct a comprehensive regulatory audit to ensure zoning and land use regulations encourage housing stock that maintains rural character and moderate priced housing.
- Explore architectural façade standards along Route 125 commercial district.

Goal: Ensure the opportunity for development and redevelopment that allows for aging in place.

Recommendations:

- Encourage development that incorporates principles of universal design that facilitates multi-generational housing interest.
- Continue to annually evaluate the current tax exemption standards for senior homeowners on their ability to remain in Barrington.
- Encourage the development of elderly housing in appropriate areas of the community served by existing infrastructure, services, and amenities.
- Explore creating or adjusting "special use regulations" to encourage 62+ rental housing opportunities.

Goal: Ensure that housing development and redevelopment projects incorporate principles of resiliency.

Recommendations:

- Seek energy-efficient design of new housing units during the review and approval process.
- Promote energy efficiency construction practices during redevelopment projects through retrofitting.
- Promote linkages and integration between neighborhoods, community facilities, and places of employment.

Appendices

APPENDIX A: BARRINGTON 2023 HOUSING SURVEY RESULTS

Core Questions

- Most current Barrington residents own their home. Few respondents rent or live with family, partner, or other.
- The majority of respondents (almost 70%) indicated they do NOT travel more than 30 minutes to work, childcare, or other daily needs. About 27% indicated they do travel more than 30 minutes, and the remainder of respondents indicated it is a mix (e.g., some work from the office part time).
- Most respondents live in single family homes (over 90%). About 4% indicated they live in a manufactured home, and a few even indicated they live in an ADU or in a single-family home that also has an ADU.
- About half of the respondents have lived in Barrington for 11 years or more, and the other half has lived in Barrington for 0 to 10 years.
- If affordability wasn't a consideration, almost all respondents indicated that they would prefer to live in a single-family home (91%). The remainder indicated preferring to live in multi-family housing (such as apartments or condos), ADUs, a home with assisted living services, senior housing, manufactured home, or other.
- When asked to rate characteristics they value the most when choosing a location to live, most people indicated that safety, affordability, location in a remote area with few neighbors, and the school system were rated as highly important (in that respective order).
- Almost all respondents indicated wanting to own a home over renting.
- 50% of respondents said they spend less than 30% of their income on all household expenses (including mortgage/rent, utilities, insurance, and property taxes), and just over 40% spend between 30-50% of their income. The remainder either spend more than 50% of their income on housing (about 6%), and a few indicated that they do not pay for housing.
- Most respondents believe that moderate income housing (\$171,500 - \$515,000) is the most needed in their community, followed by senior housing, and housing for people with physical disabilities. On the contrary, more than half of the respondents indicated that high end housing (over \$515,000) was the least needed in the community, followed by low-income housing (under \$171,500), rental units, and housing with supportive services.
- The top housing-related challenge in Barrington identified by respondents was the cost of housing (for purchase or rent), followed by availability of different housing types, and the cost of repairs. Most people disagreed that housing discrimination or homelessness were an issue in their community.

- The cost of available housing, followed by supply, were cited as factors that have a significant impact on people's ability to stay in Barrington. Closely behind were those who indicated that they don't feel they have the choice to move due to lack of housing options and/or moving costs. In the write-in responses, many indicated that high property taxes also played a significant role.
- The majority of respondents indicated that their current housing meets their needs today, and many agree that it also meets their anticipated needs for the next 10 years. Few indicated that their current housing is in need of major improvements in order for it to remain livable.
- Three in four respondents agree that household income, cost of construction, and property taxes, and interest rates significantly impact people's ability to stay or move into town. On the flip side, respondents indicated that availability of utilities and infrastructure, level of local government investment, and availability of land suitable for development were factors that do not have a significant impact.

Demographics

- Almost 70% of respondents were between the ages of 35-64, 21% were 65 and older, 9% were between 25-34 years old, and there were less than 1% of respondents 24 and under.
- Almost 72% of respondents were employed at the time of the survey (full time, part time, or self-employed), while close to 25% were retired. Various respondents also indicated being full-time stay at home parents.
- About 1/3 live and work in Barrington. Other major work locations for those who live in Barrington but work elsewhere include Portsmouth, Dover, Durham, and remote or hybrid workers.
- About two thirds of respondents indicated their annual household income was \$90,000 or more, and the remainder indicated it was below \$90,000.
- Over 70% of respondents live in two-person (adult) households.
- Over 55% indicated having no dependents under 18, and the remainder indicated having one or more dependents under the age of 18 in their household.
- Roughly 13% of respondents indicated having some sort of disability (ambulatory, hearing, vision, being the most common).

Deeper Dive Questions

Q: What desires/goals do you have for housing in the future? (ex. downsize, move to warmer location, buy a house on a lake, etc.)

Many respondents mentioned wanting to downsize at some point when asked about what desires/goals people had for the future. Others expressed interested in:

- Doing repairs, improvements, additions, or modifications to current their home to meet future needs.
- Adapting or finishing spaces (such as attics, basements, and garages).
- Being able to build add in-law apartments or ADUs.

- Having improved walkability and connectivity (have areas in town that they can people can safely walk on without having to navigate walking on busy roads), having roads with less traffic.
- Buying a lake home or a second home for vacation or as a rental property.
- Acquiring more land for privacy and other activities such as homesteading and gardening.
- Having proximity to services as people age.
- Moving to or purchasing a larger home, or a home with more land.
- Maintaining a small town, rural feel.
- Having access to affordable housing.

Quotes:

"Own literally any home... I'm 25, there are zero options for my generation."

"Move into a one level home, in a community with access to public services: trash removal, plowing, mail delivery."

"We will stay in our current home for as long as possible. However, our son would love to move back to Barrington but the cost of land, property taxes and current home prices prohibit that..."

"We would like the ability to build a home in a quiet neighborhood with easier access to the downtown area..."

"Addition to house for taking care of older family members... Adding additions for sustainable living and environmentally friendly solutions eg.: solar panels."

"If possible, I'd love to stay where I am for a number of years... perhaps 10. But I want Barrington to retain a small-town quality... I know it isn't "rural" anymore, but a small, safe town is important."

"Have options to stay in the town I call home as I age. Need transportation and medical services. All this at a very limited SENIOR income. We should appreciate our senior citizens and not push them out of town by high housing costs or lack of availability of much needed services..."

"Downsize to a smaller home after the kids are grown, move to a walkable neighborhood."

"I would like to remain independent in my own home. Otherwise, I would like to live in a separate accommodation on a daughter's property."

"Transition to continuing care housing as I age."

"Building onto my house to create multi-generational housing"

"I hope to stay in our home long term and age in place with a few modifications."

Q: What types of housing are missing in Barrington and where should they be built?

More affordable single-family homes, one story housing for seniors, and/or assisted living facilities that are located close to services. Others would like to see little or no new development, and would like to keep open land, as well as the rural, small-town feel. There is some desire for smaller scale multi-family and rental options.

Q: Are there any housing types that would NOT work well in Barrington?

A common response was that that large scale multi-family (apartment buildings, condos) would not work well. Others mention that housing that would not work well for Barrington includes low-income housing, expensive homes or "mac mansions", renter occupied homes, and mobile/manufactured housing.

Q: What factors have drawn you to live in Barrington?

Most people mentioned being attracted to the rural character of the town, open spaces, land, privacy, and small-town feel. Other mentions include its affordability by comparison to other Seacoast towns with similar characteristics, family ties, safety, and location (close to Seacoast and other areas).

Quotes:

"Small town feel, not a city atmosphere. Safety. I moved to Barrington knowing full well what services and amenities there are here. I don't mind driving down the road for some extras to keep the small town feel off Barrington."

Q: What do you like about housing in Barrington?

Respondents mentioned liking that it is quiet, spaced out, close to lakes and nature, there is privacy, unique homes (not "cookie cutter"), and that it's affordable (by comparison to other communities).

Quotes:

"I like that homes are not built close together in the countryside of Barrington. I also like that there are environmental regulations that prohibit building on wetlands or boundary water areas."

"I like the amount of semi-private properties while still feeling like I have neighbors"

"We appreciate well-built, quality homes. Ones with character and uniqueness."

Q: In general, what changes (anything) would you like to see in Barrington?

Increase walkability and improve pedestrian safety (sidewalks, connectivity). Most people also mentioned wanting a walkable village or town center with amenities and places for people to gather, more small businesses, including restaurants, cafes, and shops (not chains though!), and slower development, particularly of large, expensive homes and large multifamily development.

Quotes:

"There is a general lack of community and safe ways to travel between homes without a car. As our kids grow it would be nice to see more sidewalks, bike lanes and a more extensive downtown to give them ways to visit friends and move around town before they are old enough to drive..."

"More local shopping in the town center would be great, more restaurants, not chains."

APPENDIX B: COMMUNITYVIZ BUILDOUT ANALYSIS

METHODOLOGY

Base Scenario

Inputs used for the Buildout Analysis:

- Zoning Districts GIS data
- Various data points from the Town's Zoning Ordinance
- Efficiency Factor – 100%
- Existing Buildings GIS data
- Constraints to Development
 - Water bodies
 - Wetlands
 - Steep Slopes
 - Cemeteries
 - Conservation Lands
 - Lands Under Development
- Minimum Lot Sizes as follows:

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	80,000	1.84
Neighborhood Residential	80,000	1.84
Regional Commercial	40,000	0.92
Town Center	20,000	0.46
Village	80,000	1.84

Inputs used for the Time Scope Analysis:

- Start Year – 2020
- End Year – 2035
- Linear Growth Rate:
 - 13 new developments per year from 2020 to 2035. This smaller growth rate is being used to accommodate for currently under construction and approved new developments.

Scenario 1

Inputs used for the Buildout Analysis:

- All were the same as the Base Scenario with the exception of minimum lot sizes, which were changed as follows:

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	130,680	3
Neighborhood Residential	130,680	3
Regional Commercial	130,680	3
Town Center	130,680	3
Village	130,680	3

Inputs used for the Time Scope Analysis:

- All were the same as the Base Scenario

Scenario 2

Inputs used for the Buildout Analysis:

- All were the same as the Base Scenario with the exception of minimum lot sizes, which were changed as follows:

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	130,680	3
Neighborhood Residential	65,340	1.5
Regional Commercial	40,000	0.92
Town Center	20,000	0.46
Village	32,670	0.75

Inputs used for the Time Scope Analysis:

- All were the same as the Base Scenario

ⁱ American Community Survey, 2011-2021

ⁱⁱ New Hampshire Housing Finance Authority: 2023 Residential Rental Survey Report, <https://www.nhhfa.org/wp-content/uploads/2023/07/NHH-2023-Res-Rental-Survey-Report.pdf>

ⁱⁱⁱ Freddie Mac, <https://www.freddiemac.com/>

^{iv} New Hampshire Housing Finance Authority, 2022 <https://www.nhhfa.org/wp-content/uploads/2019/06/NH-Workforce-Housing-Law-Summary.pdf>

^v U.S. Department of Housing and Urban Development, 2020, https://www.huduser.gov/portal/datasets/il.html#data_2020

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