



Age-Friendly Community Assessment: Town of Candia



Photo: SNHPC Staff

August 2017

Town of Candia

Age-Friendly Community Assessment

Prepared by the Southern New Hampshire Planning Commission



Introduction

The community assessment process—part of the larger Becoming Age-Friendly program—began in early 2017. The SNHPC team visited all 14 communities in its region, engaging town staff, board members, citizens, and other stakeholders. Staff led conversations on issues that affect seniors and millennials among the following topic areas:

- Transportation & Connections
- Recreation & Engagement
- Housing
- Business & Economic Development

While attendance was robust in most towns—despite SNHPC’s efforts to engage diverse age groups—it should be noted that results from these conversations may not necessarily reflect overall town demographics. For instance, some towns’ attendees were primarily seniors; therefore, responses may naturally be more senior-oriented. Feedback gleaned from community conversations has been supplemented with sample data from a community survey that was widely distributed, and which saw 641 responses from across the region.

These two sources of information dovetailed to create this document: a 12-page summary of age-friendliness in each municipality, most of which came from townspeople themselves. The hope is for these documents to become a valuable resource to assess current age-friendliness, as well as to constructively evaluate what improvements might lead municipalities toward a more age-friendly future.



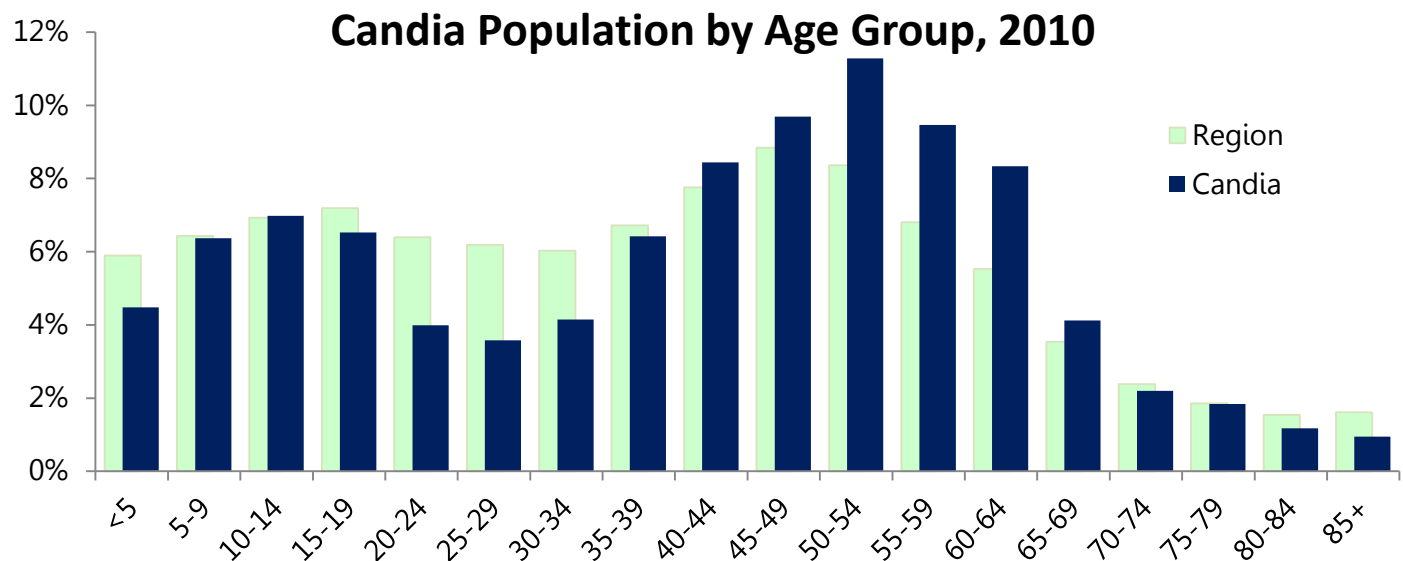
Photo: SNHPC Staff



Community Snapshot

Candia, NH is located in Rockingham County and abuts the towns of Hooksett, Deerfield, Raymond, Chester, and Auburn. According to the State Office of Energy & Planning, Candia’s 2010 population has not changed since 2000, and is now declining; family households with children under 19 years have declined 25.9% since 2000; Candia’s young adult population (ages 20-34) has declined by 23.8% since 2000; however, the number of seniors (aged 55 and over) has grown by 106% since 2000.

Candia is part of SAU 15; students attend Henry W. Moore School for kindergarten to 8th grade and Pinkerton Academy in Derry for High School (formerly Manchester Central High School). As seen below, Candia’s age demographics are quite varied from that of the region. There are many less residents of the ages 20-24 when compared to the entire region. Similarly, Candia sees many more residents of the ages 50-69 compared to the region. While Candia can be looked at as an extreme cohort compared to the region, it could serve as a case study for how rural towns lack the amenities needed for a growing millennial population.



The ratio of youth and seniors in Candia among all residents is comparable to the SNHPC region as a whole. However, there are nearly half as many millennial residents in Candia as the regional average, and a much greater share of residents aged 45 to 64.

Community Assessment: March 29, 2017

[10 in attendance, including reps from Town Clerk Office, Candia Conservation Commission, Candia Youth Athletic Association, Smyth Public Library, Town Selectman, Local Business Owner, and Local Residents]



What is the community doing well?

- Smyth Public Library provides many different multi-generational social and educational programs and events, including an award-winning volunteer program.
- Candia Youth Athletic Association provides multi-generational athletic programs and leagues for youth, teens, adults, and seniors.
- Candia Master Plan process included a charrette that encouraged widespread community participation among residents of all ages.



Where is there room for improvement?

- Many areas of the town are too dangerous to walk or bike.
- Lack of transportation services leave residents to rely on family and friends to get around.
- There is a need for more diverse housing.
- Creating more commercial and industrial opportunities for residents to work and shop locally.



Transportation & Connections

Highlights:

- Candia is located conveniently off Exit 3 on NH 101, enabling residents to access the Manchester regional area and I-93.
- There are no transportation services in town, leaving residents to heavily rely on their personal vehicles
- Lack of sidewalks and bicycle infrastructure leaves little room for non-vehicle movement throughout town.
- Approximately 82% of Candia’s workforce drives to work alone.

Assets:

- Exit 3 on NH 101
- Access to major state routes: NH 101, NH 27, NH 43
- Lamprey Healthcare Senior Transportation offers transportation for senior and disabled Candia residents every Tuesday and is offered for medical appointments, shopping trips or a monthly recreational trip
- The Town is currently mapping existing trails and developing a trails plan for the community

Barriers/Opportunities:

- There are few if any sidewalks in town
- Very difficult to get around town without a car
- There is an opportunity to update the town’s subdivision regulations to accommodate pedestrians and bicyclists for future developments

Basic Data:



Access to Internet:

- WiFi available at town offices library, CYAA, and school
- Good broadband connectivity





Housing

Highlights

- In the last five years, mostly single-family dwellings have been built in Candia
- Minimum lot size requirement can negatively impact diverse housing developments
- Lack of developable land in town

Assets:

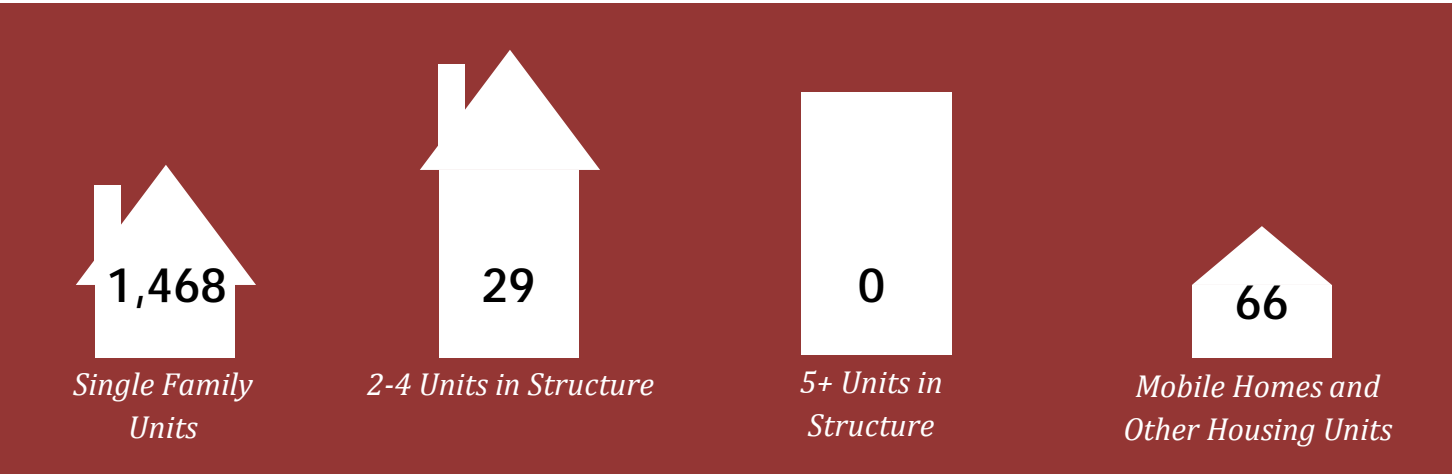
- Zoning allows for mixed use in certain areas, which could attract desirable development
- Local housing stock reflects the rural NH character, which local residents prefer



“We don’t see many young, first-time homebuyers come into Candia to purchase a home”
–Candia resident

Barriers/Opportunities:

- Lack of sewer and water infrastructure can be a barrier to developing more diverse housing options.
- Affordable housing is needed in Candia for first-time homebuyers, single parents, younger families, and seniors wanting to downsize.
- No housing services offered to residents (i.e. weatherization assistance)
- Disabled/universal design considerations have yet come forward.
- Three-acre minimum lot zoning is a barrier to developing more diverse housing.





Recreation & Engagement

Highlights:

- Smyth Public Library has a wide variety of multi-generational activities, programs, and events
- Candia Youth Athletic Association (CYAA) provides recreational activities and programs for youth, teens, adults, and seniors
- Trails, parks, and town forest offers residents recreational opportunities

Assets (in no particular order):

- Smyth Public Library has an extensive list of events, programs, and other multi-generational recreational opportunities; some include
 - “Volunteer Your World” where residents can find listings of local volunteer opportunities
 - Summer Concerts
 - Public meeting room
 - Educational speakers
 - Reading and writing groups
 - Various art events
 - Teen summer programs
 - Monthly e-newsletter
- CYAA hosts youth and adult athletic programs such as baseball, basketball, soccer, and softball; CYAA makes effort to be connected with the community
- Rail trails, hiking trails, Town Forest, Moore Park, and Bear Brook State Park offer residents spaces to be active in nature
- Many historic places in town can attract regional tourists
- Congressional church hosts a local Wilderness Group
- Candia Community Women’s Club
- Candia Garden Club



Barriers/Opportunities:

- There is an opportunity for the town and library to work with the CYAA to utilize facility space when scheduled programs aren’t in session
- There are more opportunities for public and private partnerships in town



Business & Economic Development

Highlights:

- The lack of gas lines, sewer and water inhibits development possibilities.
- Lack of commercial businesses results in residents finding work and shopping in other communities.
- The town allows for mixed-use development in some places.
- 79% of residents commute to another town to work.
- There are very limited options of places to shop in Candia.

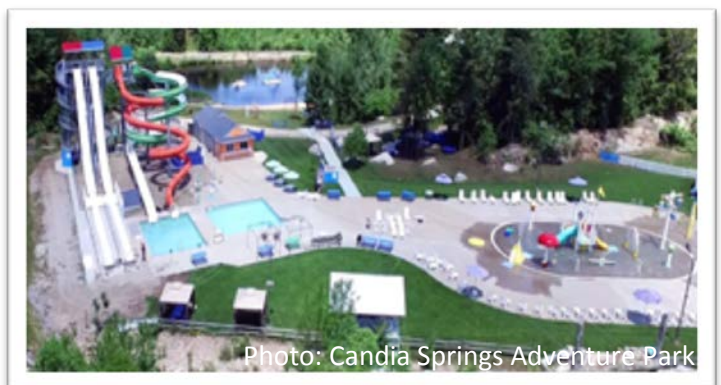
Assets:

- Severino Trucking
- Candia Springs Adventure Park
- Candia Woods Golf Course
- Farmer's Wife Farm Market
- Action Equipment
- High Speed Technologies
- CoPart's
- Swain Plumbing & Heating
- Precision Auto Body
- Centrally located, Candia's Birchwood Plaza is home to a quilt shop, karate facility, physical therapy office, a tanning salon, and a brick oven pizzeria.
- Irving off Exit 3 on NH 101
- Candia Vineyards



Barriers/Opportunities:

- Lack of sewer/water infrastructure
- Residents spend more for products out of town than local businesses can capture.
- Almost \$120 million of potential retail sales opportunity within 10 minutes of Irving Station of Exit 3 on NH 101 (Source: Candia Retail Analysis, Buxton 2016)
- It's been suggested that Candia would benefit from a corridor study to better plan for development off NH 101 Exit 3 along NH 43.

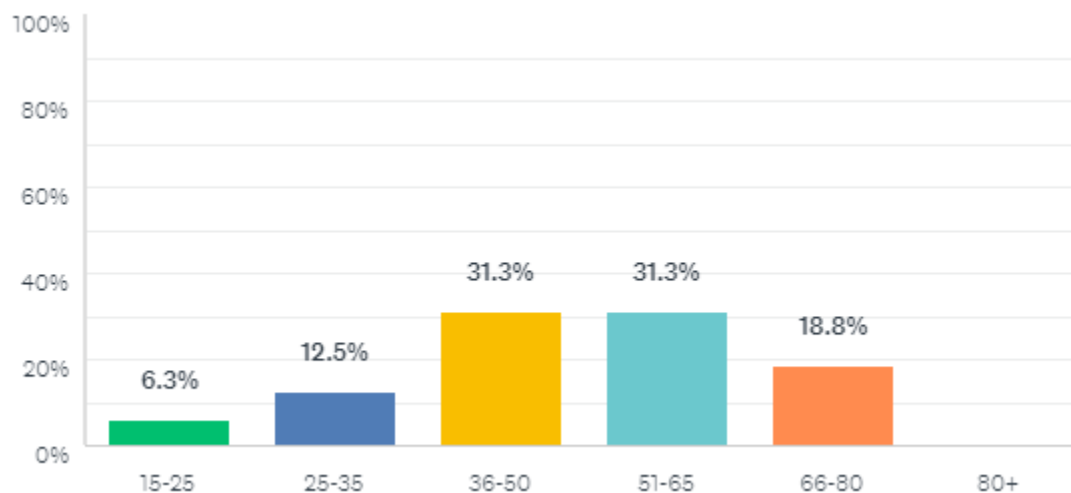




Survey Says...

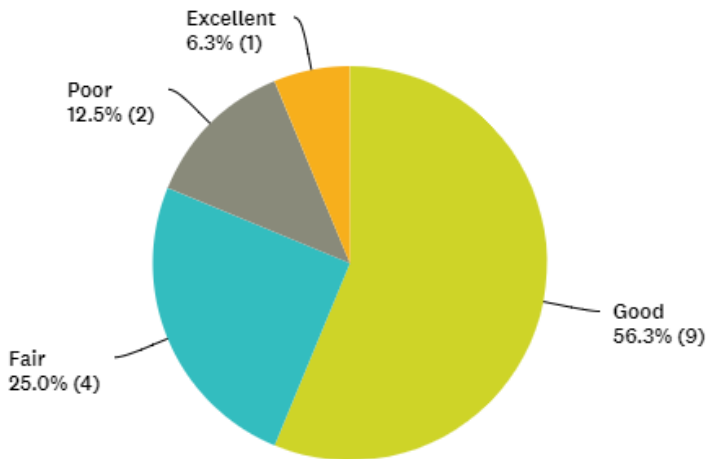
From February through April of 2017, The Southern New Hampshire Planning Commission (SNHPC) embarked on a “Becoming Age-Friendly” program. A resident survey was hosted by SNHPC and sponsored by AARP, Tufts Health Plan Foundation, and the City of Manchester to gather ordinary citizens’ input on topics including recreation, transportation, housing, and beyond. A total of 641 responses were received, including 16 from Candia. The following is but a sample; full results are available upon request.

What is your age?



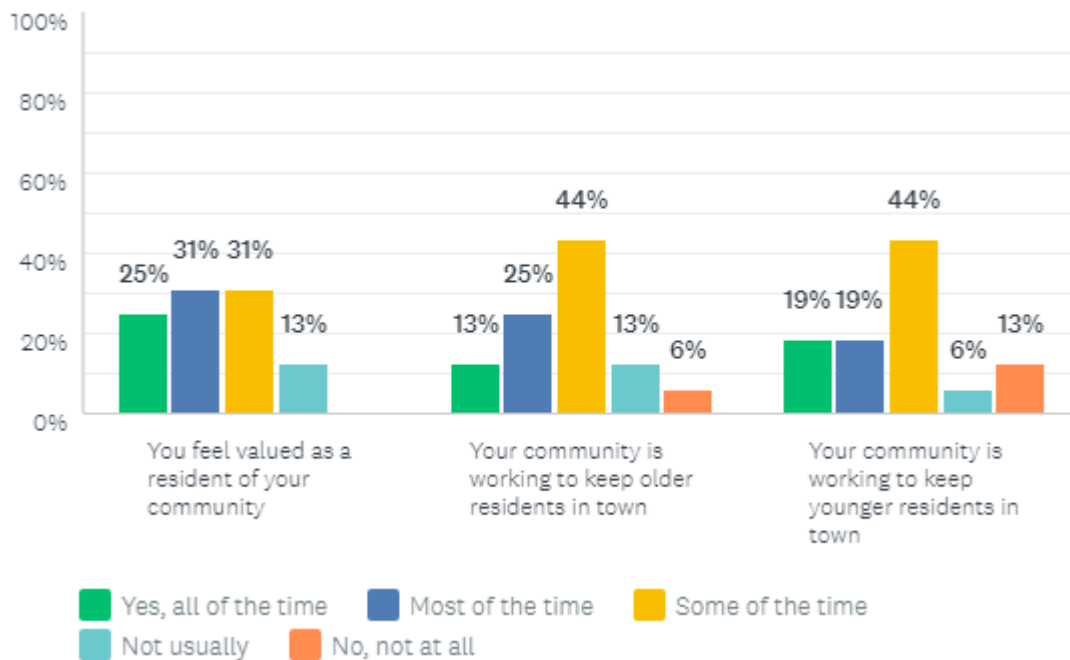
The majority of respondents were of the ages 36-65. The sample size from Candia was relatively smaller than other communities; the results shown here don't necessarily reflect the town as a whole.

How would you rate your community as a place for people to live as they age?



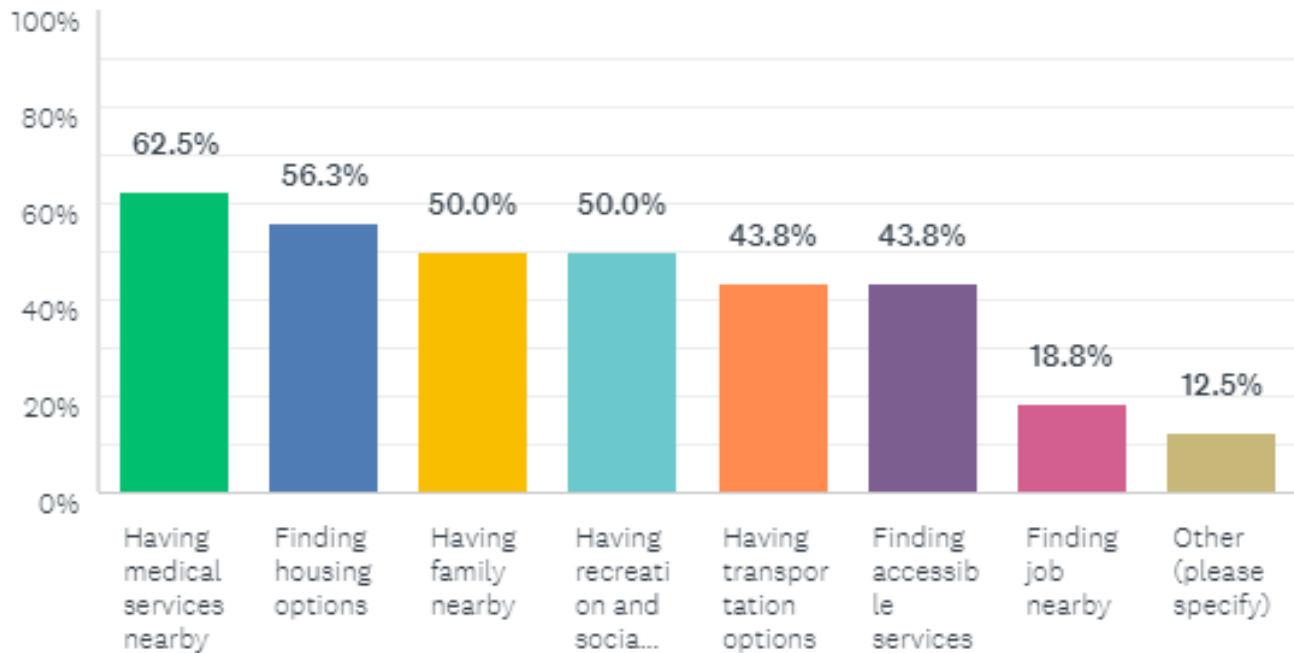
About 56.3% of respondents stated that Candia is a “good” place for people to live as they age. 12.5% rated Candia as “poor”.

Community Value



56% of respondents feel valued as a resident of Candia most or all of the time, only 38% felt that the community was working to keep younger residents in town most or all of the time. 19% responded “not usually” or “not at all” to this question.

What concerns you the most about aging in your community?



Residents of Candia are most concerned with having having medical services nearby their community as they age. Additionally, respondents were concerned about finding housing options that will suit them to meet their needs as they age. Compared to other towns, Candia respondents did not find that having transportation options were as important as medical services, housing, family and friend support or recreational opportunities. However, during the March 29th Community Assessment, participants stated that having access to transportation options was a major issue for the town.

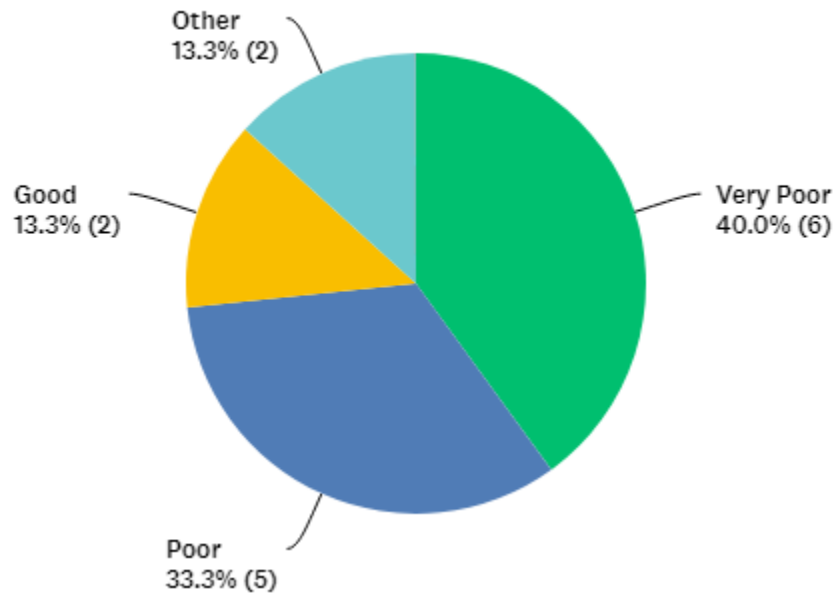
What is the single most important change that would enable you to stay in your home/community?

Options Retail Housing

Respondents stated having housing options in town would enable them to stay in their community. In the 2016 Candia Master Plan, the town describes the need for more affordable housing in town.

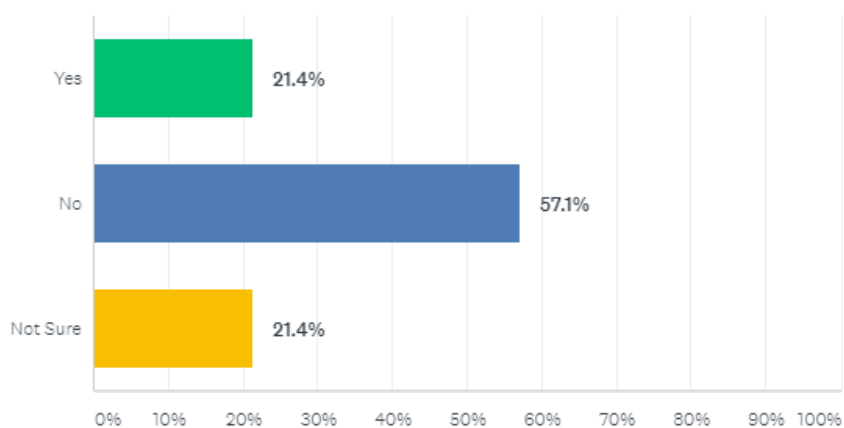
Additionally, respondents mentioned that having local stores and retail shops would enable them to stay in town.

How would you rate your community's transportation options if you were unable to drive?



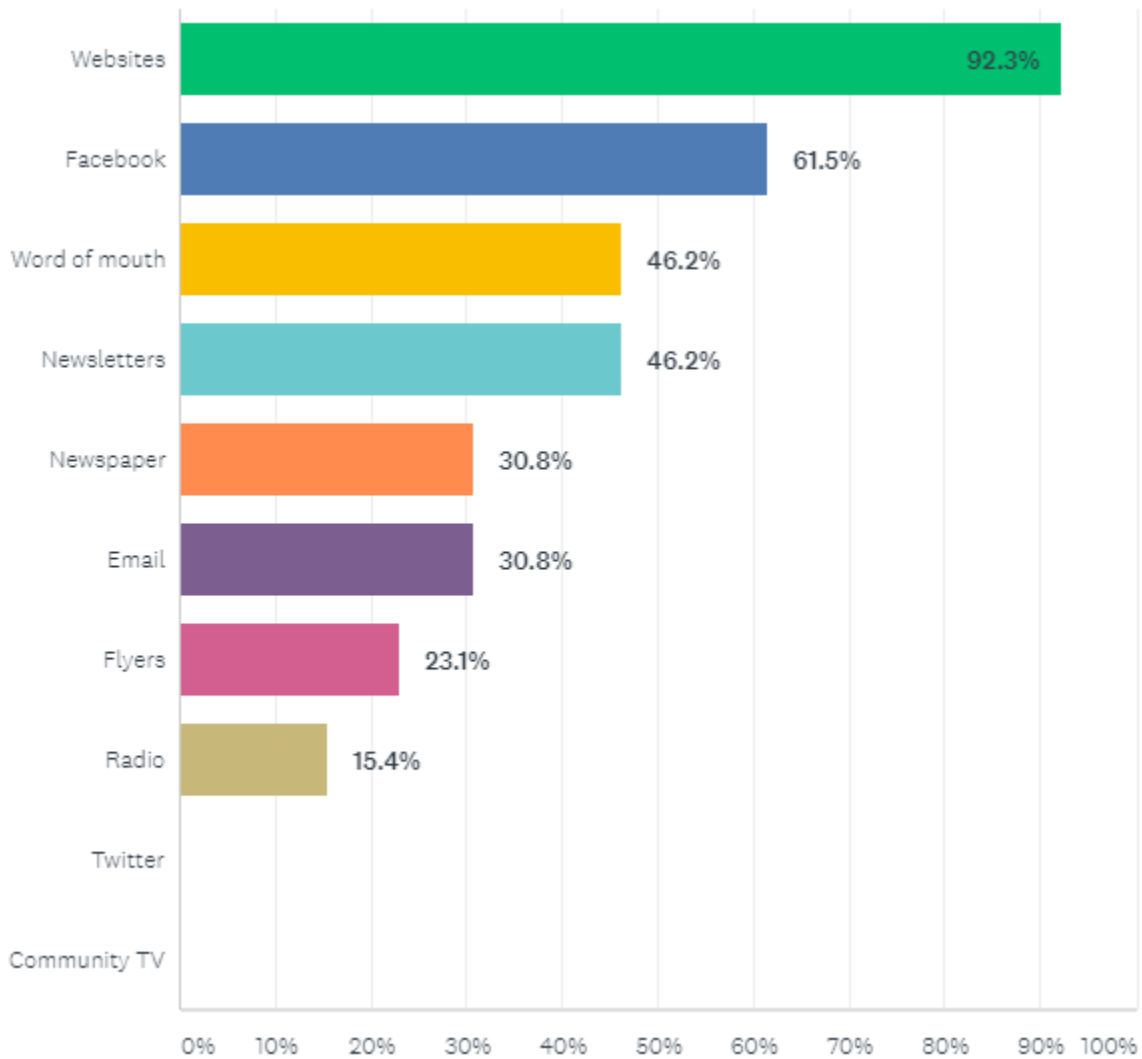
In terms of transportation options, 40% responded "very poor", and 33.3% responded "poor". The town has very limited bicycle and pedestrian infrastructure and roads are largely disconnected. If a resident were unable to drive, they would have to rely on family and friends, or a private transportation service like Lamprey (for medical purposes) or ride-share services like Uber or Lyft.

Whether you wanted to move into your first home/unit or move into a smaller home/unit, does your community offer appealing alternatives?



Only 21.4% of respondents thought the community offers appealing alternatives if one wanted to move into his/her first unit or a smaller home.

How do you find information about community services and events?



Respondents stated that they receive most of their information from various websites, Facebook, word of mouth, and through newsletters.

Many Candia residents get their information from The Forum, a local online newspaper covering the towns of Candia, Deerfield, Northwood, and Nottingham. Similarly, residents have access to the Smyth Public Library monthly newsletter which lists local events as well as programs offered by the library.



Acknowledgements

The Becoming Age-Friendly program was administered by the *Southern New Hampshire Planning Commission (SNHPC)*, and funded by a grant from the *Tufts Health Plan Foundation*. The program received funding and resource support from *AARP NH* and *City of Manchester Health Department*.

Becoming Age-Friendly received regional support from many stakeholders across the Greater Manchester region, including members from the following organizations:

- | | |
|---|---|
| Access Portsmouth | Manchester Young Professionals Network |
| Alliance for Healthy Aging | NH Builders Association |
| Bike Manchester | NH Department of Health & Human Services |
| Community Caregivers | NH Endowment of Health |
| Easterseals | NH Osher Lifelong Learning Institute (OLLI) |
| EngAGING NH | NH Institute of Art |
| Granite YMCA | NH Institute of Politics |
| Grantmakers in Aging | NH State Committee on Aging |
| Greater Derry Londonderry Chamber of Commerce | Plan NH |
| Infinity Realty Group | Regional Trails Coordinating Council |
| InTown Manchester | Saint Anselm College |
| JSA, Inc. | Service Link |
| Manchester-Boston Regional Airport | Southern New Hampshire University |
| Manchester Chamber of Commerce | Stay. Work. Play. |
| Manchester Community College | Transport NH |
| Manchester Public TV | Union Leader |
| Manchester Regional Area Committee on Aging | UNH Institute on Disability |
| Manchester Transit Authority | UNH Manchester |

The Town of Candia featured dozens of participants between the community assessment and the resident survey. The program’s Community Representatives from Candia included:

- | | |
|------------------|-----------|
| Christine Dupere | Al Hall |
| Richard Snow | Sue Young |

This town report was prepared by the Becoming Age-Friendly team and staff from SNHPC:

- | | |
|------------------------------------|---------------------|
| Sylvia von Aulock, Project Manager | Cameron Prolman |
| Adam Hlasny | Derek Shooster |
| Nate Miller | Amy Kizak |
| David Preece | Linda Moore-O’Brien |

The preparation of this document has been financed in part through grant funding from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 [or Metropolitan Planning Program, Section 104(f)] of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation or New Hampshire Department of Transportation.