

HOUSING

1.0 HOUSING IN KINGSTON

An Overview

The development mosaic in Kingston can be best described as residential beyond the Route 125 corridor, with scattered commercial enterprises interspersed throughout the rest of Town. As a result of limited commercial and industrial developments throughout Town, Kingston has become a predominantly bedroom community in recent years and its population and housing history confirm this trend. Kingston's population has grown at a rate significantly lower than that of the region and the State of NH, with an average annual growth rate of population increase from 1990-2000 of .5% compared to 1.1% for the State, and 1.1% for the region.

Table H-1 Population

Town	1980	1990	2000	Average Annual % Change 1980-1990	Average Annual % Change 1990-2000
Atkinson	4397	5188	6178	1.7%	1.8%
Brentwood	2004	3590	3197	2.6%	2.1%
Danville	1318	2534	4023	6.8%	4.7%
E. Kingston	1135	1352	1784	1.8%	2.8%
Epping	3460	5162	5476	4.1%	0.6%
Exeter	11024	12481	14058	1.2%	1.2%
Fremont	1333	2576	3510	6.8%	3.1%
Greenland	2129	2768	3208	2.7%	1.5%
Hampstead	3785	6732	8297	5.9%	2.1%
Hampton	10493	12278	14937	1.6%	2.0%
Hampton Falls	1372	1503	1880	0.9%	2.3%
Kensington	1322	1631	1893	2.1%	1.5%
Kingston	4111	5591	5862	3.1%	.5%
New Castle	936	840	1010	-1.1%	1.9%
Newfields	817	888	1551	0.8%	5.7%
Newington	716	990	775	3.3%	-2.4%
Newton	3068	3473	4289	1.2%	2.1%
N. Hampton	3425	3637	4259	0.6%	1.6%
Plaistow	5609	7316	7747	2.7%	0.6%
Portsmouth	26254	25925	20784	-0.1%	-2.2%
Rye	4508	4612	5182	0.2%	1.2%
S. Hampton	660	740	844	1.2%	1.3%
Salem	24124	25746	28112	0.7%	0.9%
Sandown	2057	4060	5143	7.0%	2.4%
Seabrook	5917	6503	7934	0.9%	2.0%
Stratham	2507	4955	6355	7.1%	2.5%
Windham	5664	9000	10709	4.7%	1.8%
REGION	124145	161071	178,997	2.6%	1.1%
STATE OF NH	920475	1109117	1235786	1.9%	1.1%

Source: U.S. Census

The Town Clerk for Kingston very closely monitors the population in Town and these figures have proven to be substantially different from those maintained by the State of New Hampshire. Because the difference is significant, the Town Clerk’s census information is included in Table H-1A below.

**Table H 1-A
Population as monitored by the Office of the Town Clerk**

YEAR	POPULA-TION	YEAR	POPULA-TION	YEAR	POPULA-TION	YEAR	POPULA-TION
1970	2865	1980	4289	1990	6121	2000	7107
1971	3301	1981	4142	1991	6206	2001	7227
1972	3492	1982	4314	1992	6360	2002	7288
1973	3602	1983	4825	1993	6481	2003	7322
1974	3818	1984	4894	1994	6511	2004	7396
1975	3841	1985	4971	1995	6566	2005	7447
1976	3826	1986	5354	1996	6667	2006	
1977	3931	1987	5516	1997	6809	2007	
1978	3803	1988	5757	1998	6876	2008	
1979	3939	1989	5966	1999	7030	2009	

Kingston’s slight population increase from 1990-2000 resulted in a similar increase in new housing units during the same period. From 1990-2000, 150 housing units were constructed in Kingston, providing housing for the 271 new residents that came to Town during the decade. Table H-2 provides housing information for Kingston and its surrounding communities for the same period.

**Table H-2
Housing Units**

Town	1980	1990	2000	Average Annual Growth Rate 1990-2000
KINGSTON	1518	2115	2265	.69
Brentwood	598	778	920	1.69
Danville	439	960	1479	4.42
East Kingston	362	494	648	2.75
Exeter	4406	5346	6107	1.34
Fremont	461	920	1201	2.7
Hampstead	1319	2661	3276	2.1
Newton	1073	1251	1552	2.18
Plaistow	1827	2691	2927	.84

Source: U.S. Census

Kingston's place in the region in terms of providing housing should also be evaluated in light of interpretations provided by the Courts. The interpretation of NH Statutes by the State Courts suggest that towns are responsible for both accepting a fair share of population growth and housing, *and* providing opportunities for a variety of housing types to be built throughout Town. The Town's ability to provide housing for all of its residents can best be analyzed by examining the types of housing and the economic status of Kingston's residents.

Housing Types

While Kingston's zoning ordinance provides for a range of housing types, single family residences compose the bulk of the housing stock. Table H-3 illustrates Kingston's housing stock relative to the surrounding towns.

Table H-3 Area Housing Stock—2005

Town	Single Family Detached	Multi-Family	Mobile Home	Total
KINGSTON	1,902	397	140	2,439
Brentwood	1,069	97	55	1,221
Danville	1,212	113	337	1,662
East Kingston	670	61	64	795
Exeter	2,886	2,472	1,062	6,420
Fremont	1,146	208	76	1,430
Hampstead	2,535	664	269	3,468
Newton	1,388	217	35	1,640
Plaistow	1,846	1,127	17	2,990

Source: Current Estimates and Trends in New Hampshire's Housing Supply, 2004 Update—NH Office of Energy and Planning, November, 2005.

The table above reveals that Kingston provides a similar proportion of both manufactured homes and multi-family housing as compared with its surrounding towns.

The Town has also recently amended its zoning ordinance to allow the creation of accessory apartments. This action should go a long way in providing residents of Kingston with a different kind of affordable rental unit in a way that is non-disruptive of the neighborhood environment.

Economic Status

One test to evaluate whether Kingston’s current land use controls are actually increasing housing values is to examine the current housing values for owner-occupied housing and the rental costs of renter-occupied housing. There has been a moderate growth in median housing value in the decade between 1990 and 2000 but this is not the circumstance seen in most surrounding communities. The median value and rental costs for homes south and east of Kingston are significantly higher than those west and northwest of Kingston. The Town seems to be on a divide between higher housing values found in the Seacoast region and lower housing values found in the central section of Rockingham County.

**TABLE H-4
Kingston’s Median Housing Values and Rents**

	1990	2000
Median Household Value	148,500	156,600
Median Monthly Rental	524	644

1990 Census Data STF1.

*2000 Census Data Available Fall 2002

**TABLE H-4.1
Housing, Ownership & Occupancy**

Town	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Household Size-Owner Occupied	Household Size-Renter Occupied
Kingston	2,265	2,122	143	1,825	297	2.9	2.2
Brentwood	920	911	9	849	62	3.0	2.5
Danville	1,479	1,428	51	1,302	126	2.9	2.2
East Kingston	648	629	19	582	47	2.9	2.1
Exeter	6,107	5,898	209	3,980	1,918	2.5	1.9
Fremont	1201	1165	36	1,030	135	3.0	2.9
Hampstead	3,276	3,044	232	2,530	514	2.9	1.8
Newton	1,552	1,518	34	1,279	239	2.9	2.2
Plaistow	2,927	2,871	56	2,260	611	2.8	2.3

Source: 2000 US Census

Table H-4.1 provides additional information about Kingston and its surrounding communities regarding vacancies, the number of owner and renter occupied housing units, and the size of owner & renter occupied households. While Kingston does not exhibit any unusual traits, the number of vacant housing units appears to be slightly higher than that of the surrounding communities.

**Table H-5
Sales Information - 2005**

Town	Number of Sales 2004	Sum of Sales 2004	Average of Sales 2004
ATKINSON	137	\$47,077,190	\$343,629
BRENTWOOD	66	\$23,574,195	\$357,185
DANVILLE	102	\$23,915,358	\$234,464
E. KINGSTON	55	\$16,480,561	\$299,647
EPPING	110	\$22,716,657	\$206,515
EXETER	361	\$88,159,321	\$244,209
FREMONT	67	\$18,895,761	\$282,026
GREENLAND	45	\$19,586,316	\$435,251
HAMPSTEAD	139	\$39,912,939	\$287,143
HAMPTON	480	\$137,263,230	\$285,965
HAMPTON FALLS	59	\$22,884,431	\$387,872
KENSINGTON	28	\$11,919,865	\$425,709
KINGSTON	136	\$36,637,386	\$269,393
NEW CASTLE	37	\$23,024,400	\$622,281
NEWFIELDS	20	\$12,685,566	\$634,278
NEWINGTON	20	\$8,345,599	\$417,280
NEWTON	78	\$22,273,130	\$285,553
N. HAMPTON	85	\$35,078,294	\$412,686
PLAISTOW	189	\$46,455,285	\$245,795
PORTSMOUTH	457	\$137,574,638	\$301,039
RYE	107	\$61,956,431	\$579,032
SALEM	389	\$95,967,478	\$246,703
SANDOWN	231	\$56,272,985	\$243,606
SEABROOK	116	\$30,083,661	\$259,342
S. HAMPTON	44	\$11,892,599	\$270,286
STRATHAM	203	\$68,574,516	\$337,805
WINDHAM	311	\$113,968,090	\$366,457
Grand Total	4072	\$1,233,175,882	\$302,843

Table H-5 provides data on home sales for each community in Rockingham County through December 31, 2004. This is the last year that this data was collected by the regional planning commission and is therefore the most recent data available for this chapter. Figure H-1 and Figure H-2 on the following page display the results of this information graphically and are borrowed from a data gathering exercise completed by each planning commission around the state using funds supplied by the Community Development Finance Authority (CDFA).

As displayed in Table 5, Kingston had average sales price for residential structures of \$269,393. This figure placed Kingston in the bottom third of the twenty-seven communities in the county. Seven communities had lower average sales prices and 19 communities had a higher average sales price. Of interest to note, of the seven communities with lower average sales figures, five are located in the central to western part of the county and only two, Exeter and South Hampton

lie in the eastern half of the County. Conversely, six communities in the western half of the county have higher average sales figures than Kingston and these are the communities of Windham, Atkinson, Newton, Brentwood, Hampstead and Fremont.

These differences in sales cost between communities is more clearly displayed in Figure H-1. This figure shows community sales information by census tract with five distinct categories ranging from \$100,000 to \$723,930. As displayed, with the exception of the town of Brentwood and one census tract in Newton, Kingston and all its neighboring towns fall in the third category of \$200,000 to \$300,000. The overwhelming majority of higher value properties are found at or near the coast.

Figure H-2 on the following page displays the change in average sales prices by communities between 2003 and 2004. These sales figures show that Kingston experienced a five percent increase in residential property sales between 2003 and 2004. In this time period the communities directly abutting Kingston experienced a wide range of impacts upon average sales price. Four communities, Newton, East Kingston, Brentwood and Fremont saw sales prices grow between 11 and 22 per cent. Two abutting communities experienced a decline in average sales price; Danville’s decreased by 5 per cent and Plaistow declined by 2 per cent. The final two abutting communities, Exeter and Hampstead, saw increases much like Kingston’s of 8 and 6 per cent respectively.

Figure H-1

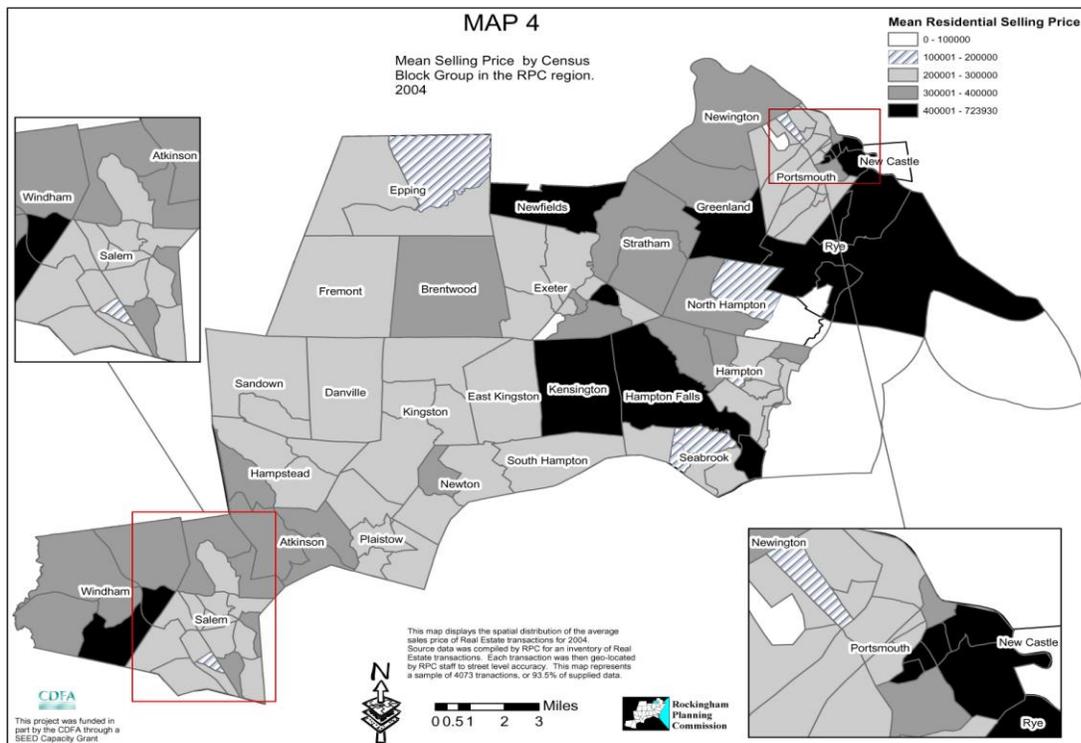
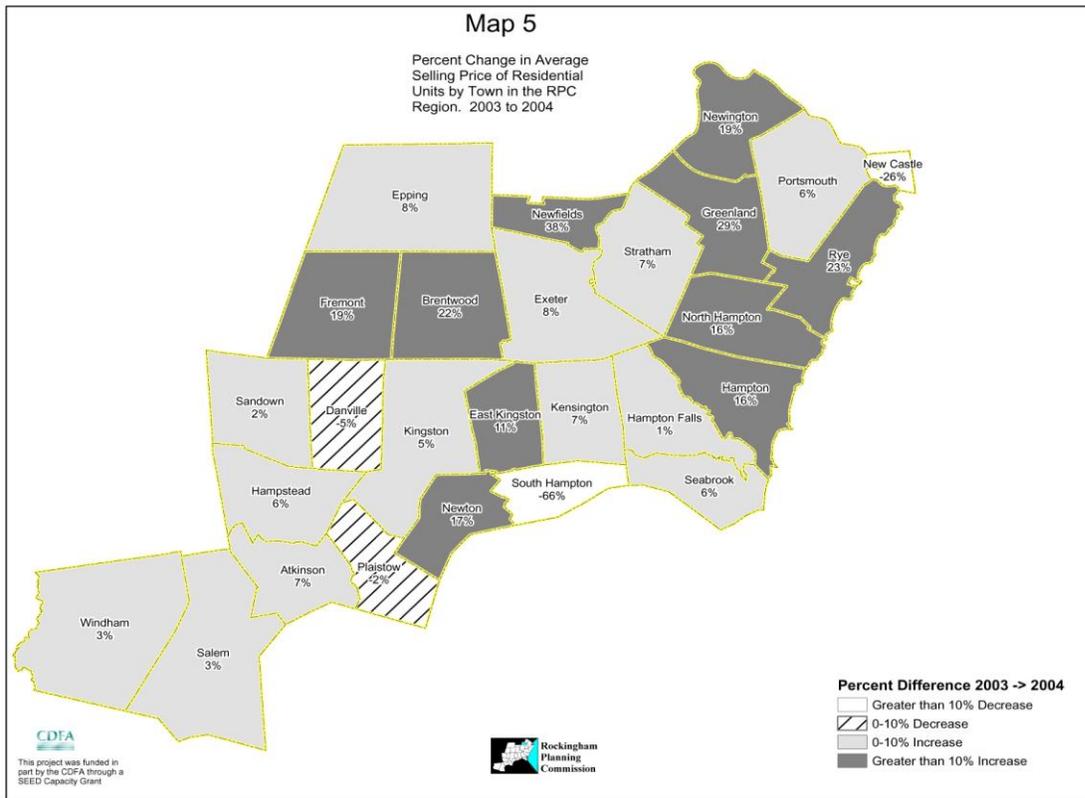


Figure H-2



Affordable Housing Needs

NHRSA §674:2 requires that all municipal Master Plans include a discussion of affordable housing based on the regional housing needs assessment performed by the regional planning commission. The following section of this Master Plan satisfies the cited statutory requirement.

The Rockingham Planning Commission has prepared a regional housing needs assessment that has not been finalized as of Spring 2006 but information from the draft document has been included below in order to provide a regional perspective with regard to housing affordability.

Figure H-3 details the breakdown for both the RPC region and the Town of Kingston with respect to tenancy. As shown the Town has a higher percentage of owner occupancy residences than renters when compared with the RPC region. This trend is not unusual at all for the smaller communities in the RPC region. Nearly all of the Town’s with populations less than 10,000 have owner occupancy rates well over 80%.

Figure H-3

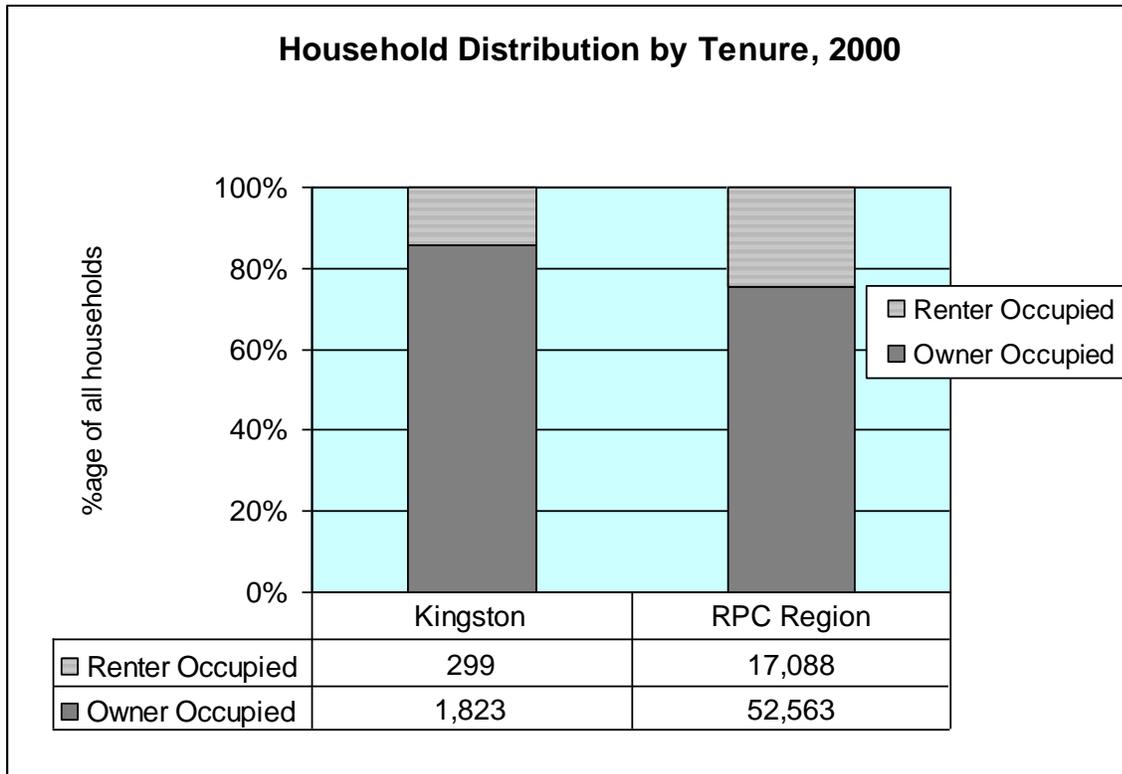


Figure H-4

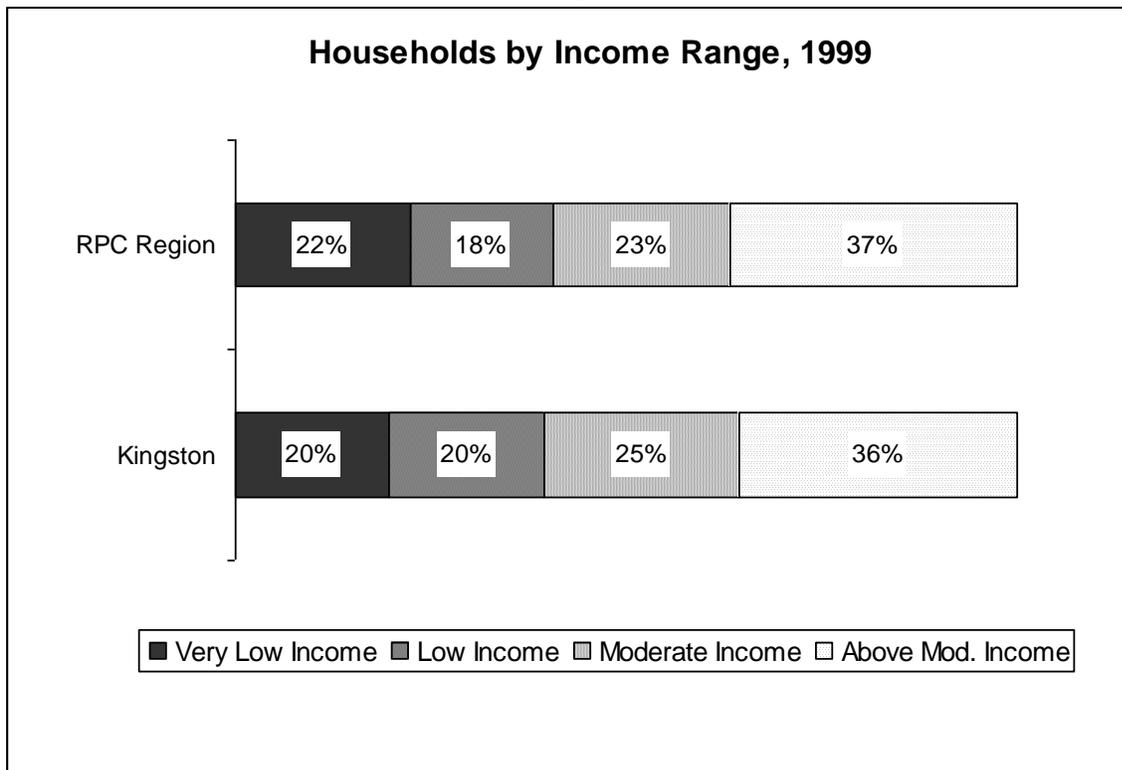


Figure H-4 shows the breakdown established by the RPC for income categories as defined by the office of Energy and Planning. As detailed the town of Kingston has an economic demographic that is very similar to that of the RPC region overall.

Figure H-5 below displays information about the age distribution in Kingston as compared to the RPC region. The Figure shows that the population of residents aged 15 to 44 are nearly identical for Kingston and the RPC region. However, Kingston has approximately five per cent more residents of the ages 45 to 64 than the RPC region; correspondingly the Town has approximately five per cent fewer resident 65 and older than the RPC region. The Town of Kingston has recently expanded the opportunity for age restricted housing by expanding the areas in Town where such uses are allowed. The Planning Board should track changes to the age distribution in Town so that they are aware of any imbalance that may occur.

Figure H-5

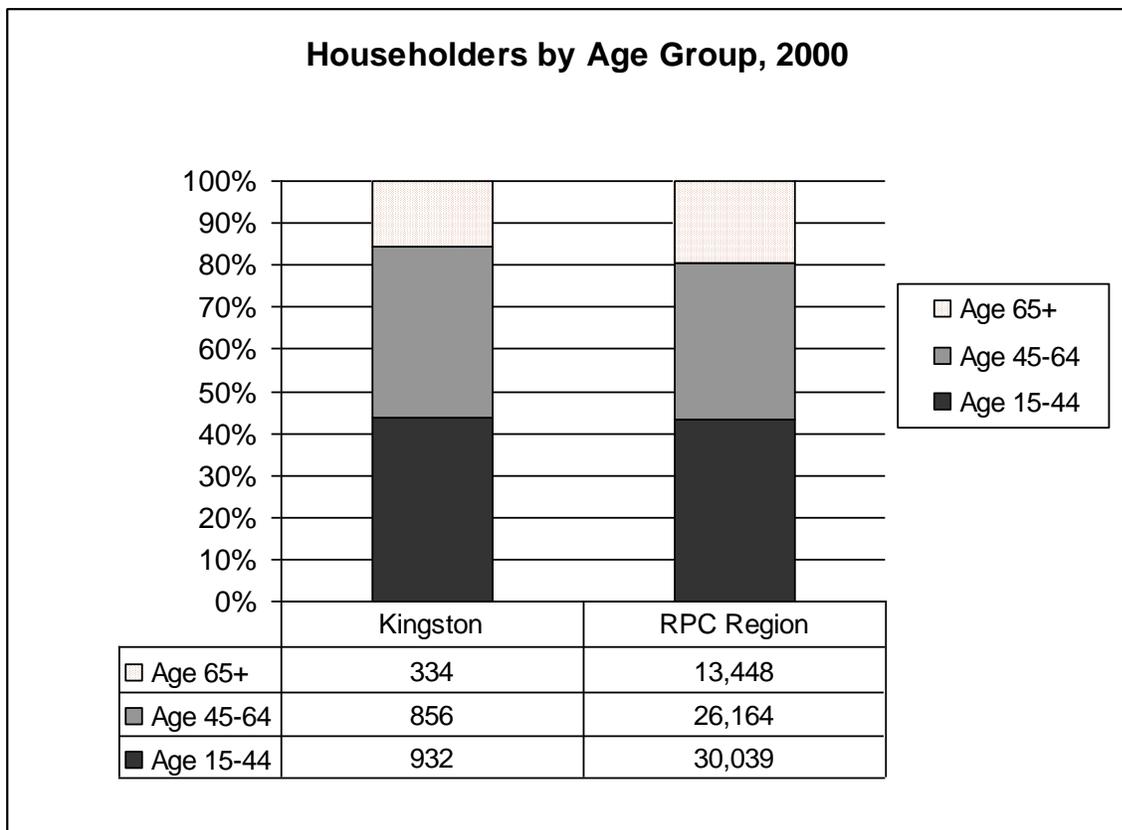
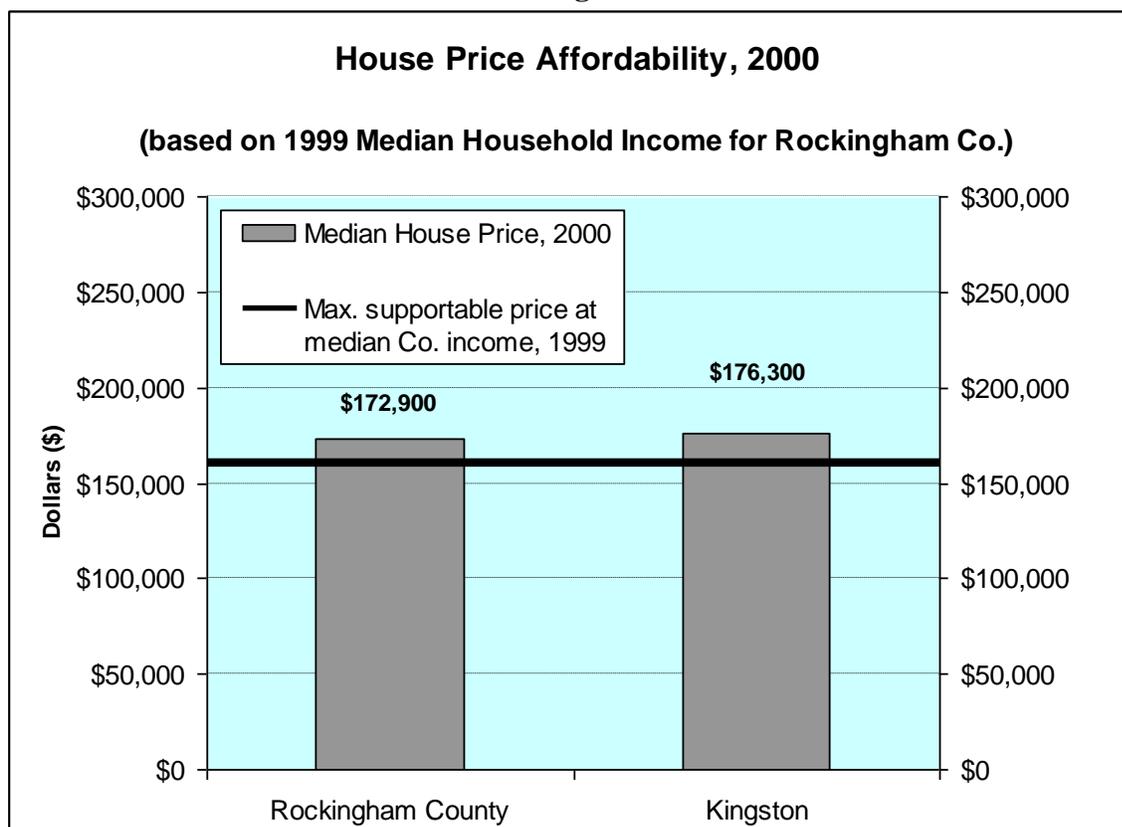


Figure H-6 is the most telling figure with respect to the issue of affordability of housing in Kingston. This figure indicates the maximum supportable price available for the median household income in Rockingham County. Under the assumptions used by the regional planning commission the maximum supportable price of a home available to an individual with the median household income for Rockingham County is \$159,900 (represented by the dark black

line on the figure. As can be seen this figure is lower than the median house price for either Rockingham County or the Town of Kingston. From the perspective of the regional planning commission report the Town of Kingston does have an issue with unmet demand with respect to affordable housing.

The larger picture however shows two factors that are important to note. First, the entire county has problems meeting the needs of moderate income individuals with respect to housing. Second, the town of Kingston does not show nearly the affordability “gap” seen in a majority of the other town’s in the county. As detailed earlier Kingston is in the bottom third of housing sales costs and this does translate to the existence of affordable properties in Kingston when comparisons are made to surrounding communities.

Figure H-6



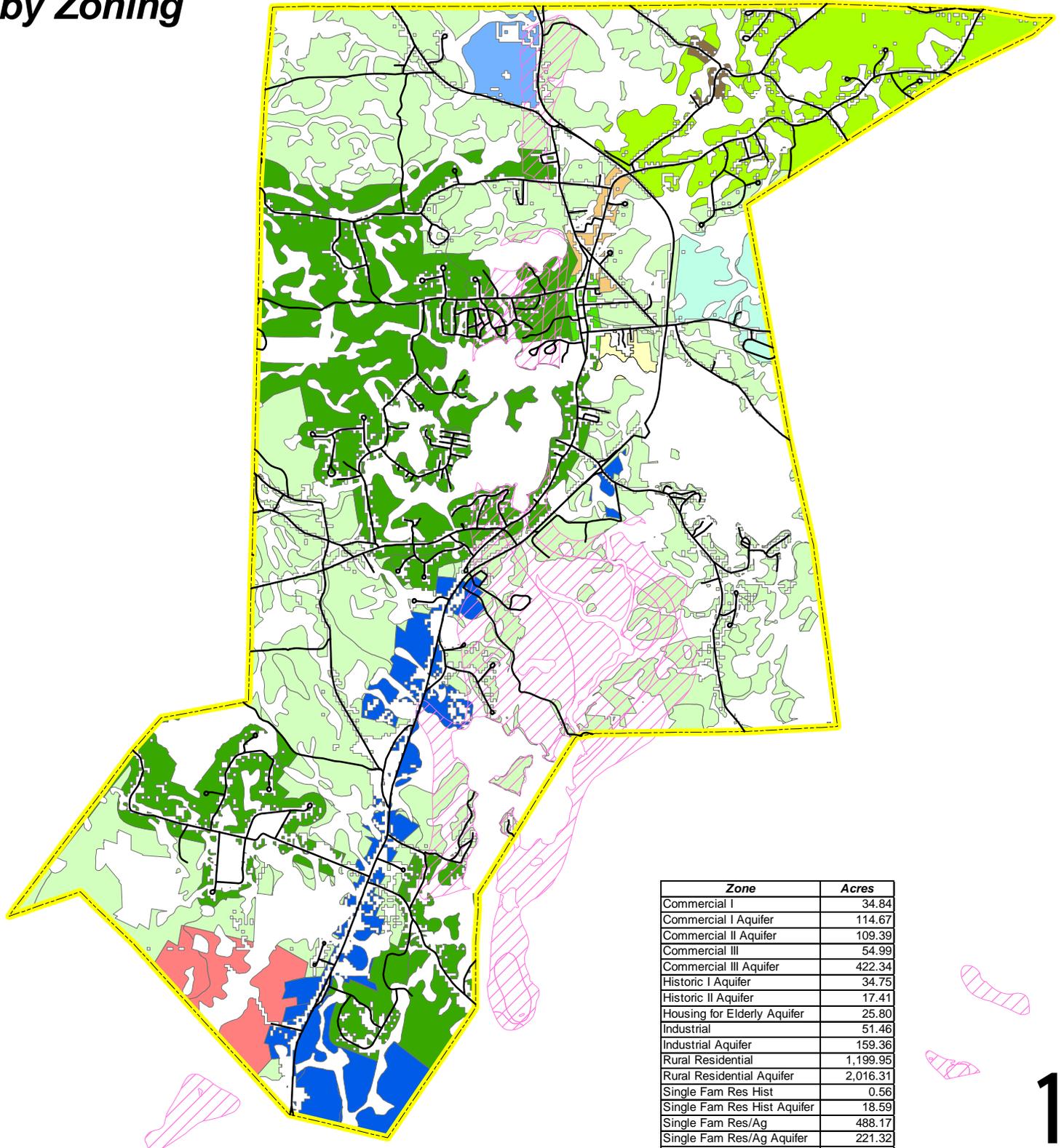
Kingston Build-out Analysis

The last two figures in the Housing chapter detail information from a residential build-out analysis performed for the master plan using Community Viz software. A build-out analysis is a planning tool used to gain insight regarding future development patterns. Using the Community Viz program, an analysis is done to determine the buildable areas throughout town. These buildable areas are determined by a process of elimination. All presently developed lands are removed from the equation through aerial photograph interpretation. Next, all lands with natural constraints such as wetlands and steep slopes are removed. Finally lands with other restrictions, such as conservation easements, are removed from the equation. This leaves lands suitable for

development. The first figure in the Kingston residential build-out analysis displays these buildable areas in terms of acres per zoning district. These totals provide insight into the undeveloped potential in each zoning district and can serve to inform future discussions of land use throughout Town.

The second figure displays the number of houses determined to be possible under current zoning requirements for each of the Town's zoning districts that allow residential construction. As can be seen the build-out indicates that the Town of Kingston is far from being fully developed from a residential standpoint. Approximately 2300 additional homes could be built under the current zoning by-laws. With a U.S. Census figure of 2.9 persons per owner occupied structure results in almost 7000 additional residents in Town. Such an increase would dramatically change the Town.

Buildable Area by Zoning



Zone	Acres
Commercial I	34.84
Commercial I Aquifer	114.67
Commercial II Aquifer	109.39
Commercial III	54.99
Commercial III Aquifer	422.34
Historic I Aquifer	34.75
Historic II Aquifer	17.41
Housing for Elderly Aquifer	25.80
Industrial	51.46
Industrial Aquifer	159.36
Rural Residential	1,199.95
Rural Residential Aquifer	2,016.31
Single Fam Res Hist	0.56
Single Fam Res Hist Aquifer	18.59
Single Fam Res/Ag	488.17
Single Fam Res/Ag Aquifer	221.32
Single Family Res	1,113.48
Single Family Res Aquifer	666.63

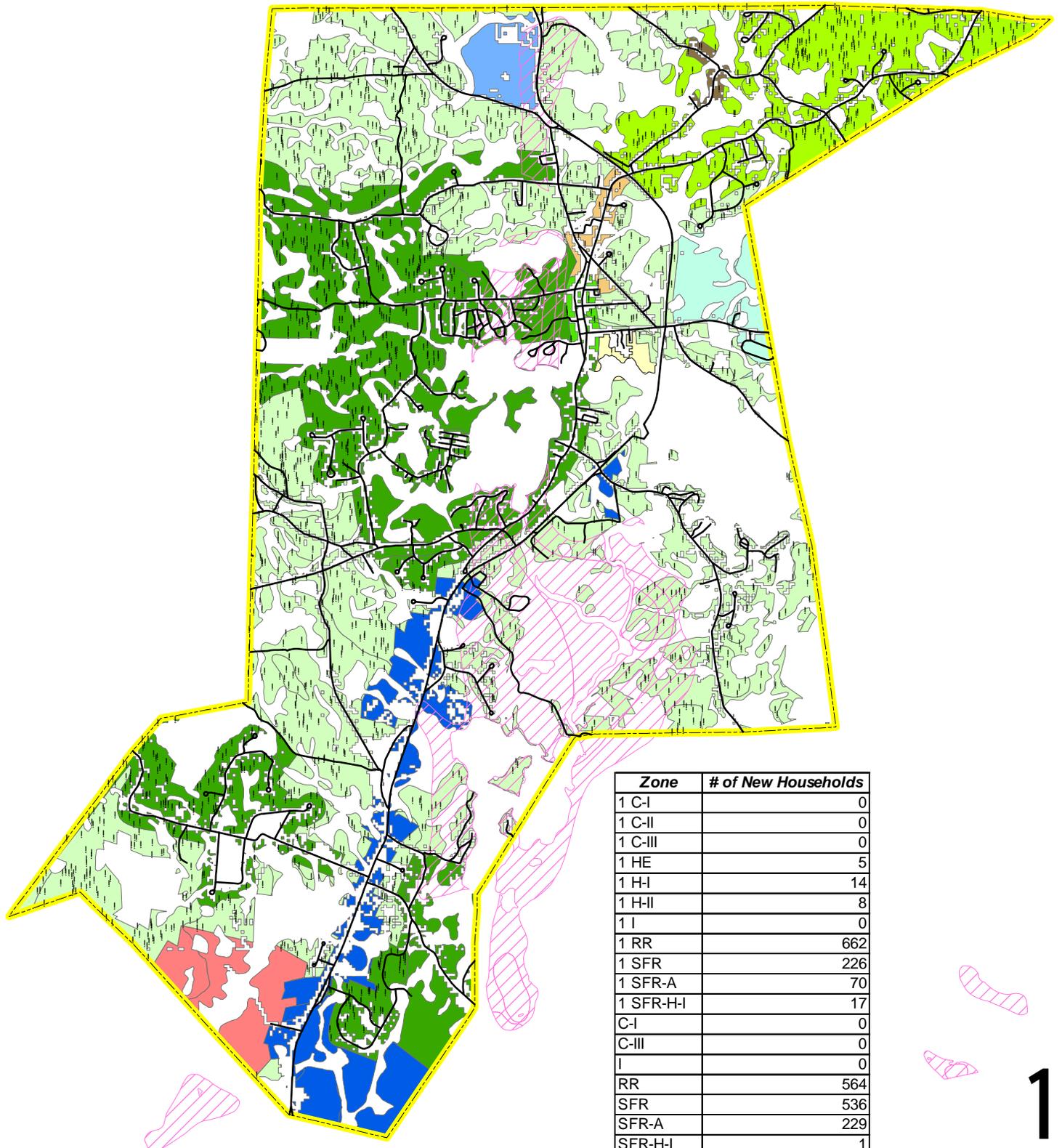
Kingston, NH
2006 Build-out



- | | | |
|------------------------|---------------------|--|
| Buildable Area | Historic I | Single Family Residential - Agricultural |
| Zoning District | Historic II | Single Family Residential - Historic I |
| Commercial I | Housing for Elderly | Single Family Residential |
| Commercial II | Industrial | Stratified Drift Aquifer |
| Commercial III | Rural Residential | Roads |

Buildable area is the land that is left over after removing water, roads, pre-existing developed land, conservation land, and wetlands.

Households Added At Buildout



Kingston, NH
2006 Build-out



- | | | |
|------------------------|---------------------|--|
| Buildable Area | Historic I | Single Family Residential - Agricultural |
| Zoning District | Historic II | Single Family Residential - Historic I |
| Commercial I | Housing for Elderly | Single Family Residential |
| Commercial II | Industrial | Stratified Drift Aquifer |
| Commercial III | Rural Residential | Roads |
| | Buildings | |

House locations are only approximate based on available area

Recommendations:

The following recommendations are designed to further Kingston's effort to provide needed housing, promoting community goals, improving local housing controls, and ensuring compliance with relevant state and federal legislation. Every effort should be made to ensure that Kingston continues to provide a range of housing opportunities for its citizens.

- H1. Encourage the Town to undertake educational programs to help the public become aware of the economic effects of local regulations and of the value of affordable housing.
- H2. Encourage the Town to consider areas of town suited to mixed use and incorporate land use ordinances and regulations that will allow this. The concepts included in these ordinances would include, allowances for higher densities, more diverse permitted uses, reduced setbacks, etc.
- H3. Encourage the Town to review their land use policies, ordinances and procedures regarding housing in order to remove barriers to achieving a diverse, affordable housing stock in their community.
- H4. The Town should review the detailed housing information in the 2000 US Census as a way to both verify the findings of this report and to gauge trends in housing activities in Kingston and the Region. This data is expected to be available sometime in 2003.
- H5. The Rockingham Planning Commission is scheduled to develop a new Regional Housing Needs Assessment in 2003. This new assessment will be based upon a new methodology which, it is hoped, will more accurately and fairly evaluate individual communities need to provide affordable housing in a regional context. This Housing Chapter should be amended to incorporate the updated Regional Housing Needs Assessment upon completion.