

# **Londonderry Master Plan**

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**(Draft Vision, Guiding  
Principles,  
Demographics,  
Housing and Land**



**JULY 2025**

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**Prepared by: Southern NH Planning Commission  
For: Town of Londonderry**



# Londonderry Master Plan

## Introduction

In the summer of 2024, the Londonderry Planning Board initiated the process of updating the Town's Master Plan. To support this effort, a Steering Committee was established, with assistance from staff at the Southern NH Planning Commission (SNHPC). Early in its formation, the Steering Committee developed a set of Guiding Principles focused on trust, accountability, transparent communication, inclusive outreach, flexibility, and respect. As part of that effort, all meetings were open to the public and encouraged public comment.

## Outreach

The Master Plan Steering Committee (MPSC) wanted to ensure public involvement and feedback during the course of the update process. The MPSC as well as staff of SNHPC hosted tables at the Londonderry Old Home Day event and at the September Election event at the High School to get the word out about the Master Plan survey and involve residents in conversations about land use, housing, and regional assets and concerns. Other outreach included an in-person informational event at the Senior Center, social media postings and website links, informational displays at key town facilities, and meetings designed to encourage public participation.

## Survey Response

### Respondent Overview:

A total of 1,398 individuals participated in the Londonderry Master Plan Survey (July-Sept 2024), representing approximately 5% of the town's population. Most respondents were full-time residents (98%), while 3% (or 42 participants) identified as business owners.

### Residential Distribution:

Respondents were distributed across Londonderry, with approximately 30% residing in both North and South Londonderry, and 40% living in Central Londonderry. Most participants (89%) own their homes, while nearly 5% rent. Regarding housing types, 82% of respondents live in single-family homes, just over 7% in condominiums, and 3.5% in apartments. The remaining respondents reside in age-restricted housing (55+), townhomes, duplexes, and manufactured homes.

### Longevity and Residency Plans:

When asked about their length of residence in Londonderry, responses ranged from under one year (3%) to over 20 years (41.5%). Categories for 1-5 years, 6-10 years, and 11-20 years were fairly evenly distributed at approximately 18% each. About 19% of respondents are retired, and 40% expressed an interest in retiring in Londonderry. However, 9% do not plan to retire in the town, while 31% remain undecided.

### Living Arrangements:

Over half of respondents live with either a spouse (51.2%) or family members (49.7%), while 8% live alone. For those 65 and older, almost 20 % live alone.

### Age Distribution:

The age distribution of survey respondents as shown in Figure 1 is as follows: 2% were 20 years old or younger, 9% were between 21-34 years, 24% between 35-44 years, 37% between 45-64 years, and 27% were 65 years or older. This survey population is skewed towards individuals aged 35 and older. For comparison, Figure 1 illustrates the demographic breakdown of Londonderry’s population from the 2020 census alongside the survey participants’ age distribution.

This comprehensive participant profile offers valuable insights into the diverse makeup of Londonderry residents and their perspectives on the town’s future.

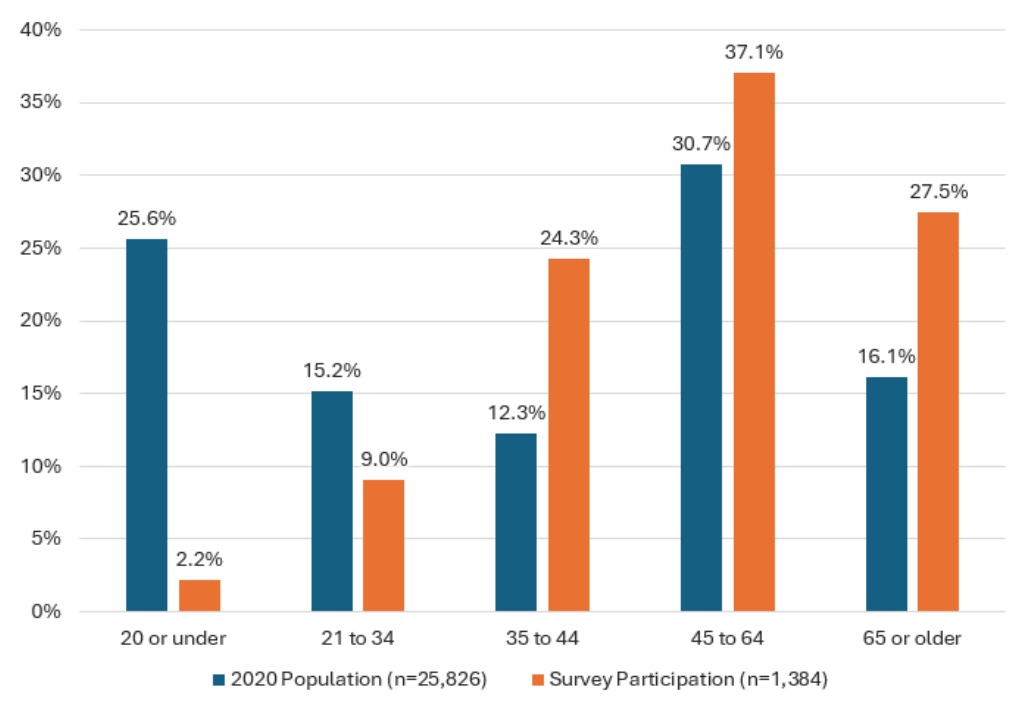


Figure 1: Londonderry’s Population Age and Survey Participation Age Comparison

## Vision

### Londonderry's Future, Thoughts on Preservation, What Makes the Town Unique:

Several survey questions sought participants' opinions on what they would like Londonderry to be known for, what should be preserved, and what makes the town unique. Common themes emerged from the responses, including a strong appreciation for Londonderry as a great place to raise a family. Respondents also expressed a deep respect for the town's historic charm, rural character, and apple orchards. Additionally, family-friendly community events, outdoor activities, and access to nature were highlighted as cherished aspects of life in Londonderry.

#### Specific themes provided insight into a Community Vision Statement. These themes included:

- Preservation of Community Character, Farmland, and Small-Town Charm
- Supportive Family Friendly and Inclusive Community
- Balanced Growth and Sustainable Development
- Affordable Housing and Services
- Connection to Nature and Open Space
- Community Engagement and Recreation, Events, and Outdoor Activities
- Quality Education and Excellent Facilities
- Public Transportation and Accessible Trail Network

*Note: housing is considered affordable if the total costs of housing account for less than 30% of a household's pretax income.*

### Londonderry Vision

Looking back: in 2013, the vision statement stated "Londonderry is a close-knit, vibrant community, set in a landscape of protected forests and farms, that provides its residents, families and businesses with efficient services, inviting public spaces, a top-tier school system, and diverse options for housing, recreation, and transportation. These qualities attract knowledge-oriented businesses drawn to Londonderry's educated work force, access to commercial transport, and superior quality of life." According to the 2025 MPSC, some of these elements remain, while others no longer exist. The consensus was that in the past decade, Londonderry has experienced a gradual shift from its rural, small-town origins. This transformation includes the development of new commercial areas near the airport and along the Route 93 exit corridors, as well as the addition of multi-family housing throughout the community.

Looking Forward: After reflecting the changes over the past twelve years and considering feedback from the resident survey, Committee members shared in a brainstorm session about moving forward.

The Committee felt the 2025 Vision needed to be:

- aspirational
- include responsible spending
- move away from small-town to a community that had all the modern-day conveniences
- highlighted environmental stewardship and New Hampshire's unique characteristics
- acknowledged the excellent quality of services provided by the town.

The following 2025 Vision is a summation of this process.

*Londonderry values its unique character, agricultural heritage, and natural beauty while embracing responsible growth and modern conveniences. Residents and town officials are committed to maintaining a high quality of life while ensuring fiscal responsibility through sound investments in infrastructure, town services, and community programs. As good environmental stewards, Londonderry fosters development while preserving its distinctive New Hampshire identity, natural resources, and ensures a thriving, inclusive community for generations to come.*

### **Guiding Principles:**

Similar to the Visioning process, the MPSC reviewed the 2013 Guiding Principles, considered feedback from the resident survey and participated in a work session with SNHPC to develop the 2025 Guiding Principles. The outcome is as follows:

- 1. Balance Residential and Commercial Development with Responsible Growth.**
- 2. Promote efficient Municipal Services and High-Quality Infrastructure with consideration for future needs.**
- 3. Invest in Cultural Heritage, Historical Heritage, and community engagement for all ages and abilities.**
- 4. Support Environmental Stewardship.**
- 5. Establish policies and objectives that encourage a variety of Housing Choices.**
- 6. Create Community Transportation Connections From Walking to Riding to Driving.**
- 7. Value Education and Family-Friendly Environment.**

# Community Profile and Demographics

## Data Sources

Information presented in this chapter comes from a variety of federal, state, and local sources. Sources include the U.S. Census Bureau’s Decennial Census, American Community Survey (ACS), and Longitudinal Employer-Household Dynamics (LEHD) datasets; the NH Employment Security’s Economic and Labor Market Information Bureau (ELMI); the NH Office of Planning and Development (NHOPD); the NH Housing Finance Authority (NHHFA); the NH Department of Education (NHDOE); and the Town of Londonderry. Additional historical and geographic data were accessed through the IPUMS NHGIS database. For more detailed information on each data source, please refer to Appendix A.

## Population

With a population of 27,530, Londonderry is one of the larger communities in the SNHPC region.

<b>Table #1 Population in SNHPC Region</b>	
Source: NH Office of Planning & Development	
	<b>2023 Population</b>
<b>Londonderry</b>	<b>27,530</b>
Auburn	6,110
Bedford	23,780
Candia	4,190
Chester	5,350
Deerfield	4,970
Derry	34,530
Francestown	1,630
Goffstown	18,650
Hooksett	15,140
Manchester	116,400
New Boston	6,240
Weare	9,200
Windham	16,190
<b>SNHPC</b>	<b>289,920</b>
New Hampshire	1,402,050

## DEMOGRAPHIC SNAPSHOT

**2023 Population: 27,530**

**Median Age: 42.4**

**Gender Distribution:**  
**49% Male – 51% Female**

**Total Households: 9,559**

**Avg. Household Size:**  
**2.7 people**

**Non-Families make up 24% of households (one of every four households is made up of roommates)**

**Single person household with seniors has doubled over the past decade from 430 to 837.**

**Households with children under 18 has declined from 42% to 33% in the past decade.**

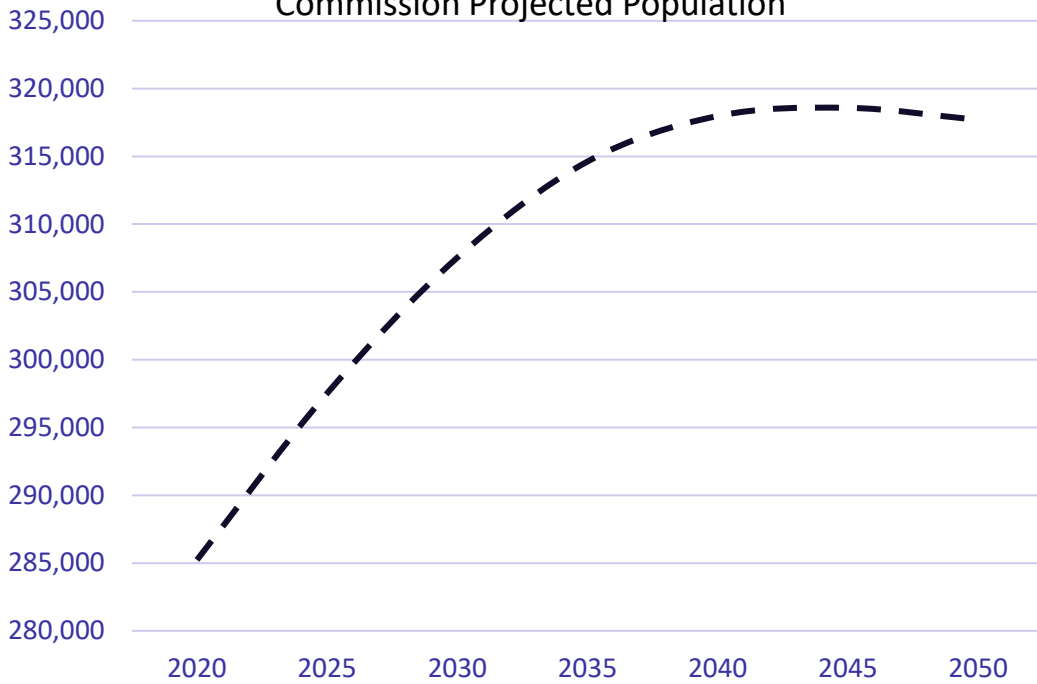
Survey participants often referred to Londonderry’s growth as concerning or even excessive. Looking at Londonderry’s decadal population growth one can see that Londonderry experienced rapid growth between 1970 and 1990 before slowing down in recent decades. Londonderry’s population grew by 21% annually between 1960 and 2000. While growth rates have fluctuated, Londonderry remains a steadily growing community. The highest growth rates were seen between 1970 and 1980, coinciding with a regional housing boom and the opening of I-93.

Over the past seventy years, Londonderry has undergone significant population growth, marking its evolution from a small rural town into a thriving suburban center within the Southern New Hampshire region. From 1960 to 2000, Londonderry had an annual growth rate of 21%. Table #2 below illustrates a dramatic increase between 1960 and 1980, driven by expanded transportation infrastructure, regional economic growth, and housing development. The population rose more than tenfold between 1960 and 1980, from 817 to 8,252 residents, marking the town’s most rapid growth period. Although growth slowed after 1990, Londonderry has continued to steadily add residents. Between 1990 and 2000, the town added 3,455 residents (45% growth), followed by 893 residents (17%) between 2000 and 2010, and 1,697 residents (7%) between 2010 and 2020.

Table #2: Londonderry Decadal Population Growth								
Decade	1950	1960	1970	1980	1990	2000	2010	2020
Additional residents	211	817	2,889	8,252	6,183	3,455	893	1,697
Percentage of growth	15%	50%	118%	154%	45%	17%	4%	7%
Total population	1,640	2,457	5,346	13,598	19,781	23,236	24,129	25,826
Decennial censuses.								
Sources: IPUMS National Historical Geographic Information System; US Census Bureau.								

Population projections from the NH Office of Planning and Development (NHOPD) anticipate that the Southern New Hampshire Planning Commission (SNHPC) region will experience steady but slowing growth through the year 2050. As shown in the accompanying chart, the region’s population is projected to increase through the mid-2030s before leveling off. However, local data such as recent building permit activity suggests that Londonderry is currently growing at a faster pace than projected. Because NHOPD’s municipal forecasts are derived from broader county-level trends, they may not fully reflect local conditions.

Figure #2: Southern New Hampshire Planning Commission Projected Population



Source: NH Office of Planning & Development, 2022

Median Age

Londonderry has a median age of 42.4, which is slightly younger than the New Hampshire state average of 43.6 but older than some nearby communities. As the town’s residents age, there will be increasing demand for senior housing, healthcare services, and accessibility improvements.

Londonderry	42.4
Auburn	42.8
Bedford	44.2
Derry	40.1
Manchester	37.0
Windham	42.8
SNHPC*	40.0
New Hampshire	43.6
* Weighted average based on population. 2020 Decennial Census.	
Source: US Census Bureau	

Londonderry has seen significant population growth, particularly between 1970 and 1990, with the highest growth rates between 1970 and 1980 and moderate growth in recent decades. The town's median age of 42.4 indicates a mix of young families and an aging population, highlighting the need for both senior services and family-oriented housing.

<b>Table # 4: Average Household and Family Size for Londonderry and Surrounding Communities</b>		
	<b>Average Household Size</b>	<b>Average Family Size</b>
<b>Londonderry</b>	<b>2.7</b>	<b>3.1</b>
Auburn	3.0	3.3
Bedford	2.9	3.2
Derry	2.6	3.1
Manchester	2.3	2.9
Windham	2.9	3.2
<b>SNHPC*</b>	<b>2.5</b>	<b>3.0</b>
<b>New Hampshire</b>	<b>2.4</b>	<b>3.0</b>
* Weighted average based on number of households. 2023 5-Year American Community Survey.		
Source: US Census Bureau		

### Family and Nonfamily Households

Most Londonderry households are family-based, with 76% classified as family households, slightly higher than some neighboring towns. However, nonfamily households make up 24% of the total, indicating a growing segment of single-person and roommate-based households. As demographics shift, there will be a need for a greater variety of housing options, including smaller units, rental housing, and mixed-use developments.

### Average Household and Family Size

With an average household size of 2.7 people and an average family size of 3.1, Londonderry aligns with regional trends, though slightly higher than the state average.

“A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family.

A household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.”

Source: US Census Bureau

Racial and Ethnic Diversity

Londonderry’s minority population is 9%, slightly below the state average of 11%. While the town remains predominantly white, increasing diversity may bring new cultural and economic opportunities. Londonderry’s foreign-born population of 4%, is lower than the regional (9%) and state (6%) averages. This indicates that while the town has some level of international migration, it remains less diverse than other communities in the state. (Source: 2020 Decennial Census)

**Diversity in Londonderry**

- **MINORITY RATE: 9%** (REGION: 15%, STATE 11%)
- **POVERTY RATE: 2%** (REGION: 7%, STATE: 7%)
- **LIMITED ENGLISH PROFICIENCY: 1%** (REGION: 5%, STATE: 2%)
- **FOREIGN BORN: 4%** (REGION: 9%, STATE: 6%)
- **DISABILITY STATUS: 12 %** (REGION: 12%, STATE: 13%)

Poverty Rate

Londonderry low poverty rate of 2%, suggests strong economic stability and a relatively high-income population.

Disability Status

The percentage of Londonderry residents living with disabilities has risen from 7% in 2012 to 12% in 2023, mirroring trends seen across the state and region. This increase suggests a growing need for accessible housing, transportation, and public facilities that accommodate individuals with disabilities.

**Table # 5: Living with a Disability For Londonderry and Surrounding Communities**

	2012	2023
Londonderry	7%	12%
Auburn	8%	10%
Bedford	5%	10%
Derry	9%	14%
Manchester	13%	14%
Windham	6%	5%
SNHPC	10%	12%
New Hampshire	11%	13%
% of the civilian noninstitutionalized population. 2012 & 2023 5-Year American Community Survey.		
Source: US Census Bureau		

### Educational Attainment

97% of adults have a high school diploma and 48% possess at least a bachelor’s degree, higher than the state average for post-secondary education.

### Public Kindergarten and Elementary School Enrollment

Londonderry’s public kindergarten and elementary school enrollment has fluctuated slightly over the past decade but has generally followed a declining trend, from 1,751 students in 2013 to 1,678 students in 2023. This decline is consistent with broader regional and state trends, where birth rates have generally decreased, leading to lower elementary school enrollments.

### Public Middle School Enrollment

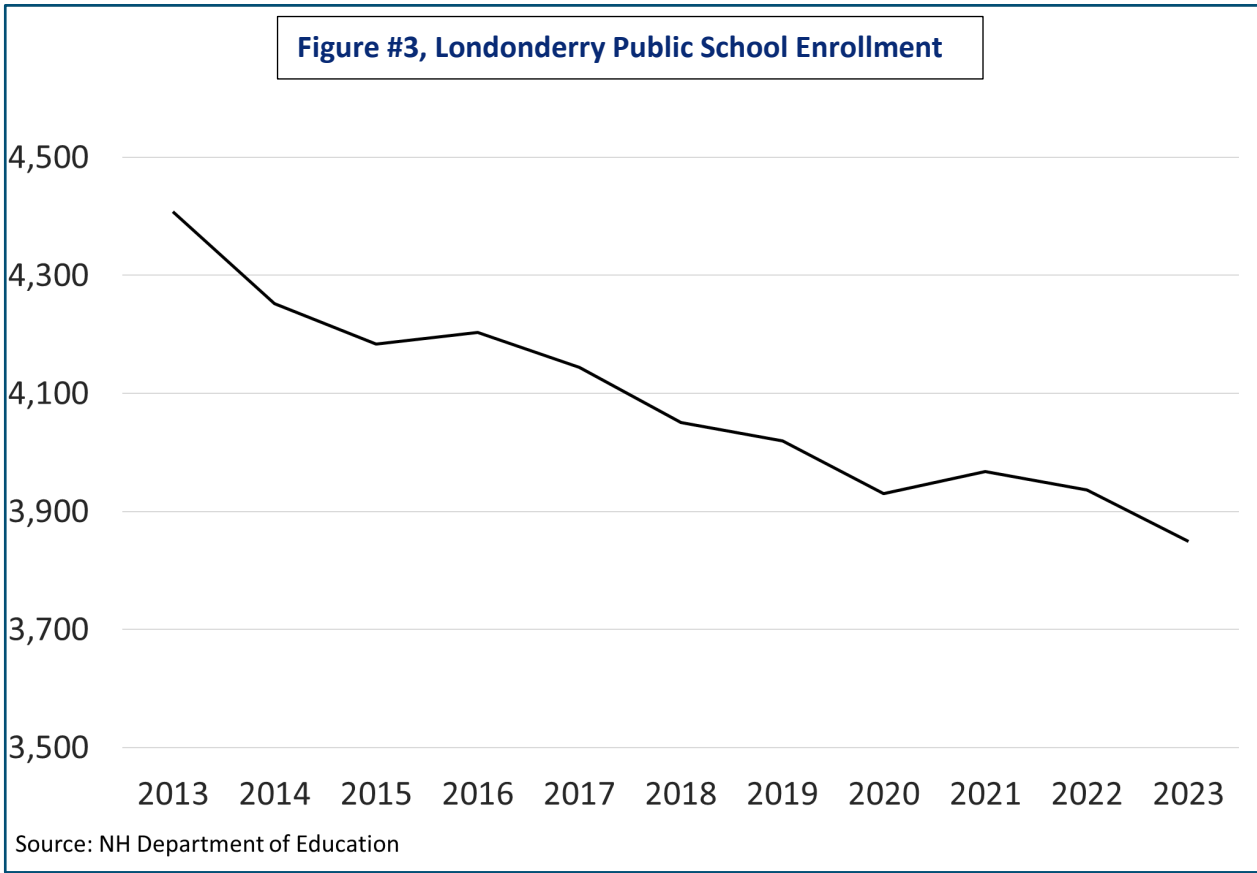
Londonderry’s middle school enrollment has also declined over the past decade, from 1,090 students in 2013 to 968 students in 2023. This decrease aligns with broader demographic trends in the state and region, reflecting lower birth rates and smaller cohorts moving through the school system.

	<b>At Least a High School Degree</b>	<b>At Least a Bachelor's Degree</b>
<b>Londonderry</b>	<b>97%</b>	<b>48%</b>
Auburn	95%	52%
Bedford	97%	61%
Derry	93%	35%
Manchester	89%	33%
Windham	98%	66%
<b>SNHPC</b>	<b>93%</b>	<b>41%</b>
<b>New Hampshire</b>	<b>94%</b>	<b>40%</b>
% of the population 25 years or older. 2023 5-Year American Community Survey.		
Source: US Census Bureau		

School enrollments have declined over the past decade, aligning with broader demographic trends. This may impact future school planning and resource allocation, emphasizing the need to attract young families to maintain a balanced age demographic.

Public High School Enrollment

Londonderry High School enrollment has seen a more noticeable decline over the past decade, dropping from 1,567 students in 2013 to 1,203 in 2023. This represents a significant reduction in student population and follows the trend observed in elementary and middle school enrollments.



Household Income: 61.3% of Londonderry households earn \$100,000 or more annually, higher than the regional average of 50.9%. This suggests that the town has a relatively affluent population, which can drive housing demand and increase property values. However, this also presents challenges in maintaining housing affordability for lower and middle-income households.

Per Capita Income

Londonderry’s per capita income of \$56,034 is above the state and regional averages.

**Household Income is the total income of all people living in a household. The per capita income is the aggregate income of the town divided by the total population.**

Approximately 29% of Londonderry households spend more than 30% of their income on housing, a threshold indicating housing cost burden. This burden is particularly significant for renters, with 51% of renting households experiencing high housing costs. Exploring affordable housing programs and promoting smart growth policies will be critical to maintaining economic diversity.

<b>Table # 7: Per Capita Income For Londonderry and Surrounding Communities</b>	
<b>Londonderry</b>	<b>\$56,034</b>
Auburn	\$58,305
Bedford	\$71,137
Derry	\$49,901
Manchester	\$44,220
Windham	\$79,734
<b>SNHPC</b>	<b>\$50,672</b>
<b>New Hampshire</b>	<b>\$50,867</b>
2023 dollars. 2023 5-Year American Community Survey.	
Source: US Census Bureau	

Londonderry boasts a low poverty rate of 2% and a high percentage of high-income households, with 61.3% earning over \$100,000 annually. The town's job growth of 20% between 2005 and 2023 surpasses regional and state averages. Expanding workforce housing and improving local employment opportunities could help retain more residents in town.

Real Median Household Income Growth

Londonderry’s inflation-adjusted median household income has grown significantly, from \$85,167 in 1980 to \$130,841 in 2023. This steady increase reflects economic stability and a strong local job market. However, rising incomes do not always align with the cost of living, particularly in housing, where affordability remains a concern. (See Housing Section for additional information regarding cost of housing)

	<b>Londonderry</b>	<b>SNHPC</b>
<b>Households Earning \$100,000 or More Annually</b>	61.3%	50.9%
2023 dollars. 2023 5-Year American Community Survey.		
Source: US Census Bureau		

	<b>1980</b>	<b>2013</b>	<b>2018</b>	<b>2023</b>
<b>Londonderry Real Median Household Income</b>	\$85,167	\$118,064	\$123,167	\$130,841
2023 Dollars. Decennial Census & 5-Year American Community Survey.				
Sources: Federal Reserve Bank of St. Louis; US Bureau of Labor Statistics; US Census Bureau.				

The benefit of looking at median household income and per capita income is that they each show you information from different angles. The median household income for Londonderry is \$130,000 which is high for the region and significantly higher than Manchester median household income of \$77,000. However when you compare the two per capita incomes for the two municipalities the gap is much lower, \$12,000. This is because Londonderry has fewer one and two person households. There are more families. So while the typical household in Londonderry is making more money, they’re also having to support more people on that income.

**Between 2005 and 2023, Londonderry experienced 20% job growth, surpassing the regional (13%) and state (10%) averages. This indicates a strong local economy and increasing employment opportunities.**

### **Job Growth**

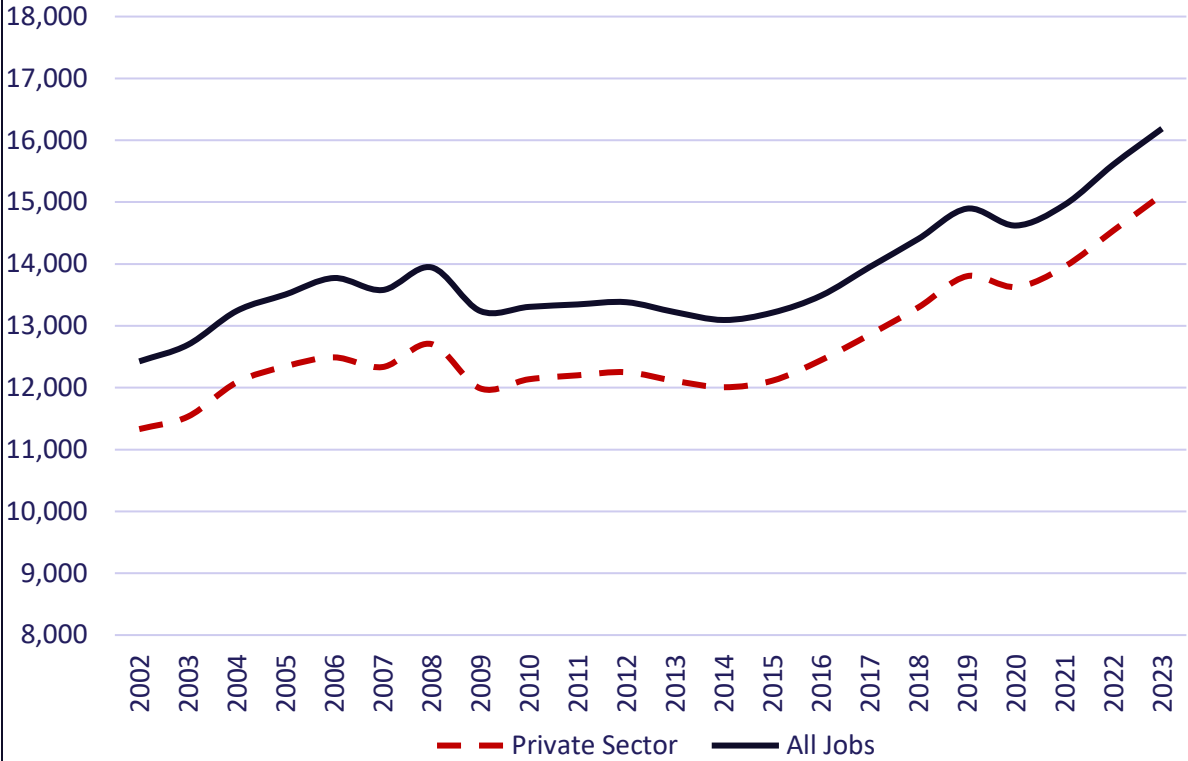
As shown in Table #10 and the accompanying graph, Londonderry’s 20% job growth between 2005 and 2023 notably outpaced both the Southern New Hampshire Planning Commission (SNHPC) region (13%) and the statewide average (10%). This sustained economic expansion reflects Londonderry’s strategic location along the I-93 corridor, its access to Manchester-Boston Regional Airport, and the Town’s continued investment in commercial and industrial development areas such as Pettengill Road and Woodmont Commons.

One major driver of this growth is the success of the Pettengill Road Tax Increment Finance (TIF) District. Following the construction of Raymond Wieczorek Drive, which improved connectivity between Manchester-Boston Regional Airport and the Everett Turnpike, Londonderry established the TIF district and extended Pettengill Road to support new development. The area has since become a major employment hub, home to companies such as FedEx, UPS, F.W. Webb, and New Balance. In 2023, New Balance began construction on a manufacturing facility. These developments have collectively brought hundreds of jobs to the community and significantly bolstered the Town’s commercial tax base.

**Table #10: Job Growth Comparison**

	<b>Londonderry</b>	<b>SNHPC</b>	<b>New Hampshire</b>
<b>2005 to 2023 Job Growth</b>	20%	13%	10%
Source: NH Employment Security			

Figure # 4: Londonderry Jobs Over Time



Source: NH Employment Security

Commute Patterns

Most Londonderry residents (72.7%) drive alone to work, while 19.2% work from home. With a relatively low public transportation usage rate (0.6%), the town could explore alternative transportation options such as expanded bus routes, park-and-ride facilities, or bike-friendly infrastructure.

The majority of Londonderry residents (72.7%) drive alone to work, with limited public transportation options. While many of these commuters are traveling outside of the community, exploring active transportation infrastructure, transit, and promoting mixed-use development could improve accessible and efficient transportation.

**Table #11: Commute Mode Comparison within Region**

	<b>Drove Alone</b>	<b>Carpooled</b>	<b>Public Transportation</b>	<b>Walked</b>	<b>Biked</b>	<b>Taxicab, Motorcycle, or Other</b>	<b>Worked from Home</b>
<b>Londonderry</b>	<b>72.7%</b>	<b>5.9%</b>	<b>0.6%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>1.1%</b>	<b>19.2%</b>
Auburn	71.9%	4.6%	0.0%	1.4%	0.0%	0.8%	21.2%
<b>Bedford</b>	<b>65.1%</b>	<b>5.7%</b>	<b>0.1%</b>	<b>2.4%</b>	<b>0.1%</b>	<b>0.9%</b>	<b>25.6%</b>
Candia	82.6%	3.4%	0.0%	3.7%	0.0%	1.2%	9.2%
<b>Chester</b>	<b>76.4%</b>	<b>3.9%</b>	<b>0.5%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>2.2%</b>	<b>16.3%</b>
Deerfield	73.8%	3.5%	0.0%	4.3%	0.3%	1.2%	16.8%
<b>Derry</b>	<b>72.2%</b>	<b>10.7%</b>	<b>0.5%</b>	<b>1.3%</b>	<b>0.1%</b>	<b>1.1%</b>	<b>14.0%</b>
Francestown	75.9%	0.9%	0.0%	0.0%	0.0%	0.9%	22.2%
<b>Goffstown</b>	<b>74.4%</b>	<b>7.3%</b>	<b>0.4%</b>	<b>2.8%</b>	<b>0.2%</b>	<b>1.4%</b>	<b>13.5%</b>
Hooksett	74.5%	10.5%	0.0%	1.0%	0.1%	0.5%	13.3%
<b>Manchester</b>	<b>74.2%</b>	<b>9.1%</b>	<b>0.5%</b>	<b>2.4%</b>	<b>0.3%</b>	<b>1.4%</b>	<b>12.1%</b>
New Boston	69.3%	8.2%	0.0%	0.0%	0.0%	0.0%	22.5%
<b>Weare</b>	<b>76.1%</b>	<b>3.1%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>0.0%</b>	<b>0.3%</b>	<b>18.8%</b>
Windham	71.8%	5.1%	0.5%	0.8%	0.0%	0.9%	20.9%
<b>SNHPC</b>	<b>73.1%</b>	<b>7.9%</b>	<b>0.4%</b>	<b>1.9%</b>	<b>0.2%</b>	<b>1.2%</b>	<b>15.4%</b>
<b>New Hampshire</b>	<b>73.7%</b>	<b>7.1%</b>	<b>0.6%</b>	<b>2.2%</b>	<b>0.2%</b>	<b>1.1%</b>	<b>15.1%</b>
<b>2023 5-Year American Community Survey</b>							
<b>Source: US Census Bureau</b>							

Average Commute Time

Londonderry residents have an average commute time of 29.1 minutes, slightly above the state average of 26.8 minutes. This suggests that many residents travel to job centers outside of town, increasing reliance on personal vehicles.

Job Inflow/Outflow

Londonderry is a net importer of jobs, with 16,842 people commuting into town for work while 12,741 residents commute out. Only 2,036 Londonderry residents both live and work in town, suggesting a disconnect between housing availability and employment.

<b>Table # 12 : Average Commute Time for Londonderry and Surrounding Communities</b>	
	<b>Avg. Commute in minutes</b>
<b>Londonderry</b>	<b>29.1</b>
Bedford	26.3
Derry	31.5
Manchester	23.8
New Boston	35.5
Windham	31.2
<b>SNHPC*</b>	<b>27.5</b>
<b>New Hampshire</b>	<b>26.8</b>
* Weighted average based on the number of commuters. 2023 5-Year American Community Survey.	
Source: US Census Bureau	

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<b>Table #13: Job Inflow/Outflow Comparison</b>	
<b>Employed in Londonderry, Live Outside</b>	16,842
<b>Employed in Londonderry, Live in Londonderry</b>	2,036
<b>Live in Londonderry, Employed Outside</b>	12,741
2022 data.	
Source: US Census Bureau	

Commuting Destinations

Residents in Londonderry commute to a diverse number of towns. It may be contrary to popular belief, but only one out of four residents commute to Massachusetts. The remaining 3 out of 4 workers are traveling to places right here in New Hampshire as seen in Table 14 Commute Destinations.

Table #14 Commute Destinations	
	Commute Destinations for Workers Living in Londonderry (2020-2022 Averages)
Manchester	14.3%
Londonderry	13.4%
Nashua	8.2%
Salem	4.5%
Bedford	3.8%
Derry	3.7%
Boston, MA	3.3%
Merrimack	3.2%
Hudson	3.1%
Concord	2.8%
Andover, MA	2.1%
Windham	1.6%
Hooksett	1.5%
Lowell, MA	1.5%
Portsmouth	1.4%
Lawrence, MA	1.2%
Methuen, MA	0.9%
Chelmsford, MA	0.8%
Wilmington, MA	0.8%
Pelham	0.8%
Exeter	0.7%
Haverhill, MA	0.7%
Goffstown	0.7%
Cambridge, MA	0.7%
Plaistow	0.7%
Tewksbury, MA	0.7%
Woburn, MA	0.7%
Billerica, MA	0.7%
North Andover, MA	0.7%
Burlington, MA	0.6%
All Other Towns	20.4%
<b>LODES Data, released annually</b> Source: US Census Bureau	

## Regional Considerations:

Many of the issues identified as local issues, were reiterated for regional concerns such as available housing and the lack of housing options, traffic safety and congestion, and growth and its impact on available resources and infrastructure. Still, other key regional issues that both the MPSC and survey participants shared included concerns about available and safe drinking water and addressing concerns about an aging population.

### Regional Context

Londonderry’s growth and development are closely tied to broader regional trends shaping Southern New Hampshire. As part of the Southern New Hampshire Planning Commission (SNHPC) region, the town plays a key role in a rapidly evolving corridor characterized by a mix of suburban expansion, economic diversification, and shifting land use dynamics. Between 1985 and 2023, Londonderry saw its share of developed land increase from 27.1% to 45.3%, one of the largest proportional increases in the region, reflecting its transformation into a regional hub for both housing and commerce.

### Land Use Efficiency and Growth Pressure

Between 2000 and 2020, Londonderry added nearly 7,000 new residents and jobs while developing an additional 2,390 acres—an average of 0.34 acres per new person or job. This is aligned with the regional average, but higher than more urbanized areas like Manchester and lower than more rural towns like Candia and Frankestown. The town’s relatively moderate land consumption rate indicates a semi-suburban development pattern, driven largely by single-family residential growth and industrial development near the airport.

While the region overall saw developed land rise from 17.5% to 24.9% during this same timeframe, Londonderry’s increase outpaced most of its neighbors. As the town approaches full build-out of its existing residential areas and industrial zones, future land use decisions will need to focus on redevelopment, infill, and optimizing land near existing infrastructure.

### Housing and Affordability Challenges

Like many communities in the SNHPC region, Londonderry faces housing affordability challenges linked to regional supply constraints. From 2010 to 2020, the region added just over 7,000 housing units—a growth rate of less than 1% annually—while housing demand has continued to rise. Of the 7,000 units, 15% were built in Londonderry. Regionally, housing production has not kept pace with

Table # 15	Percentage of Area Developed	
	1985	2023
Londonderry	27.1%	45.3%
Auburn	10.7%	17.0%
Bedford	29.2%	46.0%
Candia	9.3%	12.0%
Chester	6.9%	12.2%
Deerfield	4.5%	6.6%
Derry	27.4%	36.7%
Frankestown	5.0%	6.2%
Goffstown	15.4%	21.8%
Hooksett	17.7%	27.8%
Manchester	68.9%	76.6%
New Boston	6.1%	9.6%
Weare	6.9%	9.8%
Windham	20.6%	39.4%
Sources: US Census Bureau; US Geological Survey.		

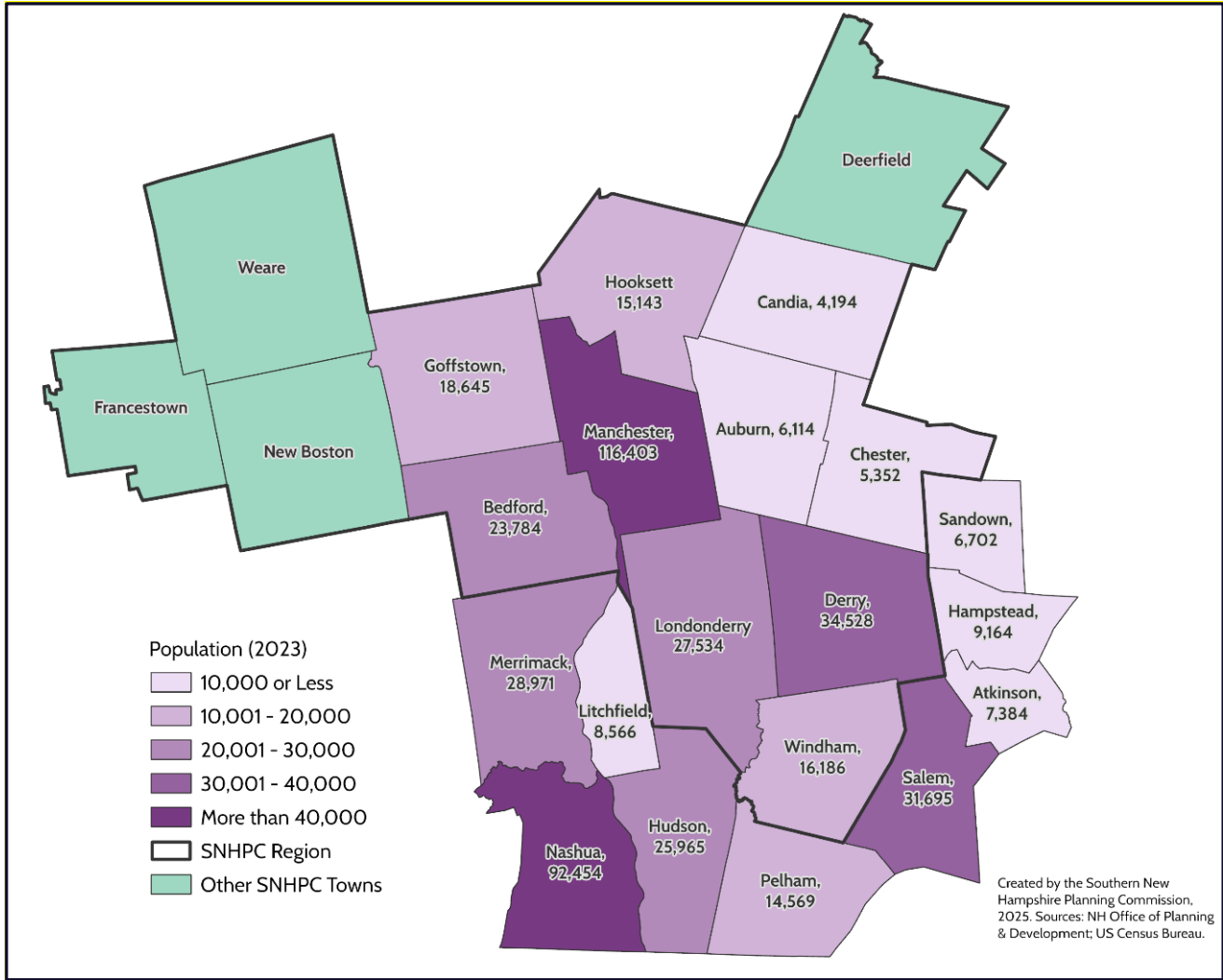
population and workforce needs, contributing to sharp increases in home prices and rental costs. Between 2010 and 2024, the median home price in the region increased by over 300%, while household incomes grew by less than half that rate.

Within this context, Londonderry's predominantly single-family housing stock may limit access to affordable and various housing options for new households, young professionals, and aging residents. Regional trends support expanding housing typologies, including townhomes, duplexes, and small-scale multifamily developments, particularly in areas with access to utilities and transportation corridors.

### **Transportation and Economic Connectivity**

The regional transportation system is critical to Londonderry's economic and residential growth. The town's proximity to major highways (I-93 and Route 102), Manchester-Boston Regional Airport, and the Pettengill Road TIF District have positioned it as a strategic node for freight logistics, commercial development, and employment growth. Regional transportation data also reveals that a significant portion of vehicle trips passing through Londonderry are part of broader inter-regional commuting patterns, underscoring the need for coordinated planning along highway corridors.

Additionally, Londonderry's continued investment in shared-use paths, rail trail network and safe road design will help the town align with the regional multi-modal transportation network that serves as a transportation, recreation, and economic development asset at the local and regional level.



**Map #1: Population in the SNHPC Region and Beyond**

## Land use and Growth:

### The Big Picture Within Londonderry:

Feedback from the 2024 resident survey indicated that the top priorities for town-wide initiatives are to maintain a low tax rate, preserve historic properties, enhance school facilities, and sustain active community spaces. Other initiatives identified as important, though not as high a priority, included fostering a thriving business community, investing in town facilities and infrastructure, and improving communication infrastructure.

According to survey participants, Londonderry’s assets include agriculture, the town's historic New England character, recreational opportunities such as the trail network, proximity to healthcare, and access to highways and the broader road network. On the other hand, residents identified concerns about growth, potential threats to the community included watershed contamination, the loss of agriculture and farms, environmental pollution, increased traffic, and urban sprawl.

### Londonderry’s Land Use & Development Trends

Londonderry's evolving land use pattern reflects its transition from a historically agricultural town into a growing suburban community with strong regional economic ties. Over the past fifty years, the town has welcomed steady development while preserving key aspects of its rural character. As the community plans for its future, understanding current land use conditions, challenges, and opportunities is essential to ensuring that growth remains thoughtful, resilient, and reflective of community values.

#### Current Land Use Distribution (2025)

Londonderry encompasses a broad mix of land uses, though its tax base and development patterns remain heavily weighted toward single-family housing. The following breakdown offers a snapshot of land use distribution:

<b>Table # 16: Current Land Use</b>		
Sources: Town of Londonderry, US Census		
As of Feb. 2025		
<b>Land Use Type</b>	<b>Acres</b>	<b>% of Total Land</b>
<b>Agricultural</b>	773	2.9%
<b>Single-Family Residential</b>	11,048	41%
<b>Multi-Family Residential</b>	894	3.3%
<b>Manufactured Housing</b>	233	0.9%
<b>Commercial</b>	1,010	3.7%
<b>Industrial</b>	1,679	6.2%
<b>Airport</b>	516	1.9%
<b>Civic/Institutional</b>	1004	3.7%
<b>Open &amp; Recreational Space</b>	3,856	14.3%
<b>Vacant Land</b>	4,001	14.8%
<b>Road ROW</b>	1,930	7.2%

## Observations from Land Use Data

### A Tax Base Weighted Toward Housing

According to the NH Employment Security, for Londonderry, residential properties account for nearly 68% of all property tax revenue. Compared to its immediate community neighbors within the region, only Londonderry and Manchester have rates below 70%. Bedford and Derry are both around 80%. What’s driving the lower rate? Londonderry has the commercial and industrial that Bedford has, but it also has the gas power plant.

Although Londonderry’s tax rate may be somewhat lower than its neighbors, this it also illustrates a challenge: the cost of public services—particularly education and infrastructure maintenance—often outweighs the revenue generated by new homes. Commercial and industrial properties, though limited in footprint, contribute 22.3% of the tax base. Future land use policies should continue exploring ways to diversify the town’s fiscal structure without compromising its character.<sup>1</sup>

### Vacant Land Presents Opportunity—and Responsibility

With more than 4,300 acres of vacant land, Londonderry retains some flexibility in shaping future development. This may seem substantial, but not all of this land is developable. Subtracting wetlands or poorly drained soils, steep slopes, lands under conservation management, and flood zones this amount is reduced to 2,706 acres. There may be additional barriers such as limited access to water and sewer infrastructure and regulatory restrictions. Future land use decisions must weigh growth potential against infrastructure limitations and environmental impacts.

### Open Space and Conservation Support Community Identity

Roughly 13% of Londonderry’s land is protected through conservation. These efforts not only preserve natural resources but help define Londonderry’s sense of place. Continued investments in open space—particularly those that provide public access or create greenway connections—will be important for quality of life as the town grows.

**Table # 17**

**Residential Property Tax Value as a Percentage of Total Property Tax Value**

<u>Londonderry</u>	<u>68.0%</u>
<u>Auburn</u>	<u>90.4%</u>
<u>Bedford</u>	<u>82.7%</u>
<u>Chester</u>	<u>92.6%</u>
<u>Derry</u>	<u>82.8%</u>
<u>Manchester</u>	<u>63.8%</u>
<u>Windham</u>	<u>92.2%</u>
<u>2023 tax data.</u>	
<u>Source: NH Employment Security</u>	

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<sup>1</sup> Economic & Labor Market Information Bureau, NH Employment Security, June 2024  
<https://www2.nhes.nh.gov/GraniteStats/SessionServlet?SID=1&city=000820&cityName=Londonderry&page=Community.jsp>

### Housing Mix is Limited

As reported in **Table 16 Current Land Use on page 23**, single-family homes account for more than 40% of all land use. In contrast, multi-family housing occupies just 3.2% of the land area. While preserving neighborhood character is important, this imbalance may constrain efforts to provide housing for a broad range of ages, incomes, and household types. Opportunities for in-fill, accessory units, and mixed-use residential developments could provide small to medium scale opportunities within the existing developed areas.

### **Zoning Framework and Development Patterns**

The Agricultural-Residential (AR-I) zoning district currently comprises 79% of the town’s land area. While named for agricultural uses, this district functions primarily as a low-density residential zone. Multi-family zoning (R-III) covers just 1.4% of land, and the Mixed Use Commercial (MUC) zones are concentrated near I-93 interchanges.

<b>Table # 18: Zoning District Allotment Comparison</b>		
<b>Source: Town of Londonderry</b>		
<b>Zoning District</b>	<b>Acres</b>	<b>% of Total Land</b>
Agricultural-Residential (AR-I)	19,795	79.1%
Multi-Family Residential (R-III)	356	1.4%
Commercial (C-I, C-II, C-III, C-IV, MUC)	1,354	5.4%
Industrial (IND-I & IND-II)	2,891	11.6%
Gateway Business (GB)	630	2.5%

### **Lot Size and Infrastructure Influence Density**

Development density in Londonderry is largely determined by the availability of municipal water and sewer. Much of the town does not have full utility access, resulting in varying minimum lot size requirements. For example, single-family dwellings with both municipal water and sewer require a minimum lot size of 35,000 square feet, while those reliant on private well and septic systems must meet a minimum of one acre. In areas without municipal sewer, lots must also comply with additional public health and safety requirements, including a High Intensity Soil Survey (HISS), which can increase the required lot size to as much as 3 acres. Multifamily developments are subject to separate density and design calculations that depend on the type of wastewater system serving the property. As a result, suburban-style development dominates much of the town’s landscape. Extending infrastructure strategically may open up opportunities for more compact development in designated areas.

TABLE 4-3 Minimum Lot Size			
Dwelling Type	Bedrooms	Frontage Requirements	Minimum Lot Size
Single Family	1 – 2	100 LF	35,000 SF
Single Family	3 or more	150 LF	40,000 SF
Duplex	2 – 4 (total of both dwelling units)	150 LF	52,500 SF
Duplex	5 or more	200 LF	60,000 SF

Source: Excerpt from Londonderry Zoning Ordinance

### Land Use Feedback:

As part of the planning process, the Master Plan Steering Committee gathered input from residents to better understand how they prioritize different land use strategies that will help shape Londonderry’s future.

Preserving wooded areas and maintaining the Town’s rural character emerged as the most important priority by a significant margin. This strong preference highlights the community’s desire to retain the natural landscape and traditional qualities that contribute to Londonderry’s distinct sense of place.

Several other strategies were identified as moderate priorities, including:

- Creating walkable neighborhoods
- Promoting a vibrant, mixed-use village center
- Providing incentives for age-friendly housing
- Allowing mixed-use development in and around the airport
- Incorporating on-site amenities such as playgrounds and multi-use trails in new residential developments to reduce demand on town facilities

Overall, the feedback reflects a desire to thoughtfully guide growth while preserving valued aspects of the community’s character and ensuring future development serves residents of all ages and lifestyles.

When asked which land use issues should be a focus for Town departments and boards, respondents consistently emphasized the importance of maintaining Londonderry as a welcoming and livable community. Key themes that emerged from public input include:

Community Character and Culture	Preservation of Open Space
Balanced Growth and Regulatory Concerns	Affordability and Varied Housing Choices
Infrastructure Concerns	Resistance to High-Density Housing
Traffic and Safety	Walkability

This input will serve as a guiding foundation for future land use policy and planning decisions, ensuring that community values remain central to Londonderry's long-term vision.

### ***Age Specific Concerns:***



Within the context of land use and growth, several issues were identified by specific age groups.

Environmental Sustainability: The 45-64 and 65 and older age groups are concerned with protecting water sources and addressing pollution.

Transit Options: (34 and under) A recurring concern within this age group is the lack of alternative transit options.

Civic Engagement and Planning: 65 and older respondents feel that local governance has not adequately addressed their concerns.

### **Land Use Strategies**

Looking Back: In 2013, land use strategies included such elements as open space development, reducing impervious surface, introducing form-based codes, encouragement of active living and walkable neighborhoods, promoting sustainable development, and retrofitting underutilized buildings.

Looking Forward: The MPSC conducted a series of work sessions reviewing land use strategies from the last Master Plan update in 2013, the 2024 survey results and resident feedback, and existing demographic changes. After careful consideration and much discussion, the following land use strategies were agreed upon.

<p><b>Table # 19: Master Plan Steering Committee’s Proposed Land Use Strategies</b></p>
<ul style="list-style-type: none"> <li>• Coordinate land use boards and committees in the review of recommended zoning revisions and process strategies recommended by the current review and assessment of the Londonderry zoning ordinance.</li> </ul>
<ul style="list-style-type: none"> <li>• Support coordinated review and update of PUD ordinance by Planning Department and town staff as well as Land use boards/committees.</li> </ul>
<ul style="list-style-type: none"> <li>• Support town staff review of reduced impervious surface and ground water protection in all land use development applications.</li> </ul>
<ul style="list-style-type: none"> <li>• Identify north/south &amp; east/west corridors for roadway improvements to reduce traffic congestion.</li> </ul>
<ul style="list-style-type: none"> <li>• Work to identify, preserve, and invest in historical and cultural properties.</li> </ul>
<ul style="list-style-type: none"> <li>• Update open space, landscape, and screening regulations that promotes preservation of forested areas, vegetated open space, street trees and improved landscape planting plans.</li> </ul>
<ul style="list-style-type: none"> <li>• Work with the Conservation Commission, Planning Dept., and Londonderry Trailways to map out potential connections to the Londonderry Rail Trail.</li> </ul>
<ul style="list-style-type: none"> <li>• <i><u>Reimagine Londonderry as a walkable community: Promote new residential developments have on-site amenities including multi-use paths or sidewalks while working to establish walkable/bikeable connections on existing roadways when feasible. (further discussion/confirmation).</u></i></li> </ul>

# Housing:

## Overview

According to the 2020 US Census, Londonderry is home to approximately 9,559 households, with the vast majority residing in owner-occupied, single-family homes. As of the latest estimates, 83% of households own their homes—well above the state average of 71%. While this reflects the community’s long-standing suburban character, demographic shifts and rising housing costs have introduced new challenges and expectations. The housing stock is aging, the cost of housing is increasing, and residents of all ages are calling for a more diverse mix of housing options.

## Recent Development Trends

While Census data provides a useful baseline for tracking long-term housing growth, recent development activity in Londonderry highlights a steady continuation of residential development, from application to construction and permitting. It should be noted that some proposed units may not yet be fully reflected in Census figures. Over the past several years, the Planning Board has approved new housing developments across a variety of housing types, including single-family homes, condominiums, two-family homes, and multi-family apartments. A notable example is the Woodmont Commons Planned Unit Development (PUD), which includes a total of 1,430 residential units in its Master Plan. Of these, 165 units are currently occupied, and 264 are under construction.

## Housing Supply & Development Patterns

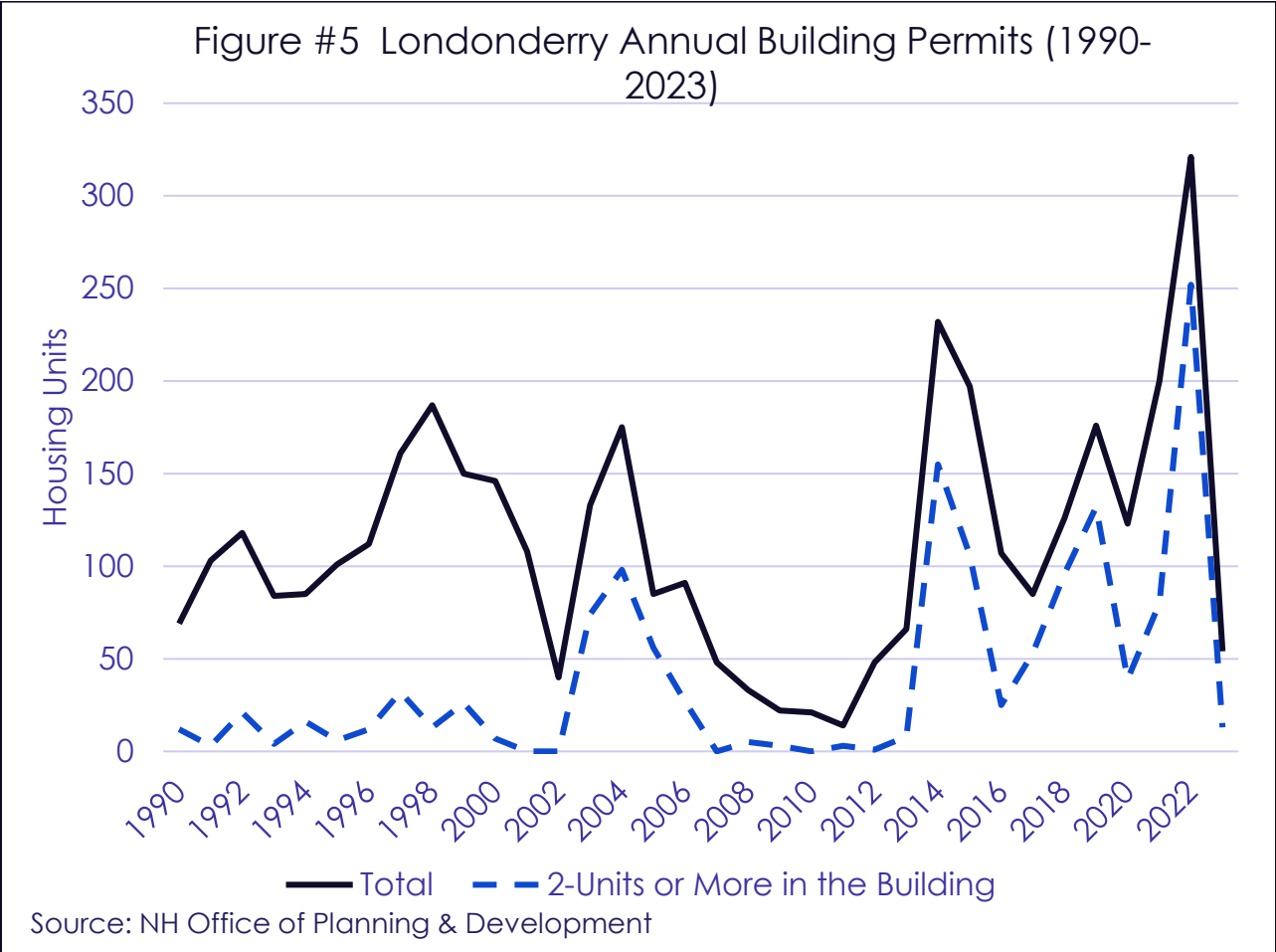
### *Structure Types*

The town’s housing inventory is predominantly single-family detached homes, which account for 69% of all units. Comparatively, multifamily structures with five or more units make up just 12% of the housing stock. Manufactured homes represent another 2%, and attached units or smaller multifamily buildings (2–4 units) comprise the remaining portion.

**With 9,559 households, Londonderry's housing market is primarily composed of owner-occupied, single-family homes. However, there is a growing demand for more diverse housing options, including smaller homes on small lots, rentals and multi-family units, to accommodate single-person households and seniors.**

<b>Table # 20: Housing Units As % of total housing units.</b>							
	<b>Single-Family Detached</b>	<b>Single-Family Attached</b>	<b>2 Units</b>	<b>3 or 4 Units</b>	<b>5 or More Units</b>	<b>Manufactured Home</b>	<b>Other</b>
<b>Londonderry</b>	69%	13%	3%	1%	12%	2%	0%
<b>Auburn</b>	94%	4%	1%	1%	1%	0%	0%
<b>Bedford</b>	80%	4%	0%	0%	15%	0%	0%
<b>Derry</b>	<b>53%</b>	<b>12%</b>	<b>5%</b>	<b>2%</b>	<b>26%</b>	<b>2%</b>	<b>0%</b>
<b>Manchester</b>	36%	5%	12%	13%	33%	1%	0%
<b>Windham</b>	89%	8%	1%	0%	2%	0%	0%
<b>SNHPC</b>	56%	7%	7%	7%	22%	1%	0%
<b>New Hampshire</b>	63%	5%	5%	5%	15%	5%	0%
<b>2023 5-Year American Community Survey.</b>							
Source: US Census Bureau							

According to the NH Office of Planning and Development, since 2000, Londonderry has added over 2,651 new housing units through residential building permits. Construction peaked in the 2010s, with 1,072 units permitted: which is up from 881 units in the 2000s. Since 2020, 698 units have already been permitted, indicating a steady pace of development despite land constraints and infrastructure limitations. This recent activity may reflect increasing housing demand as well as evolving policies related to land use development. Still, the relatively modest production over the past two decades highlights the importance of identifying locations and zoning tools that can support long-term sustainable housing options.



**Table #21: Londonderry Annual Building Permits**  
Source: NH Office of Planning and Development

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	232	197	107	85	126	176	123	200	321	54	372
2-Units or More in the Building	155	106	25	53	96	132	39	80	252	13	333

**Age of Housing**

Only 2% of Londonderry’s housing units have been built since 2020, and more than half were constructed between 1970 and 1999. The slowdown in housing construction may be contributing to supply constraints and reduced housing turnover. It should be noted that current construction projects were likely in the design and permitting process in 2021-2023. Also, regarding the “year the housing unit was built, may include homes that weren’t ready to be occupied, but qualified due to exterior elements such as windows, doors, roof etc were complete and could be sealed.

<b>Table # 22: Age of Housing</b>										
	<b>Year Housing Unit Was Built</b>									
	<b>2020 to 2023</b>	<b>2010 to 2019</b>	<b>2000 to 2009</b>	<b>1990 to 1999</b>	<b>1980 to 1989</b>	<b>1970 to 1979</b>	<b>1960 to 1969</b>	<b>1950 to 1959</b>	<b>1940 to 1949</b>	<b>1939 or earlier</b>
<b>Londonderry</b>	2%	13%	10%	13%	24%	26%	7%	2%	1%	3%
<b>Auburn</b>	2%	6%	12%	15%	20%	15%	10%	1%	5%	14%
<b>Bedford</b>	1%	8%	14%	27%	22%	16%	4%	5%	1%	4%
<b>Derry</b>	1%	3%	7%	14%	31%	21%	6%	5%	2%	9%
<b>Manchester</b>	2%	13%	10%	13%	24%	26%	7%	2%	1%	3%
<b>Windham</b>	1%	16%	28%	15%	14%	11%	6%	3%	2%	4%
<b>SNHPC</b>	1%	6%	10%	12%	20%	15%	7%	7%	4%	18%
<b>New Hampshire</b>	1%	6%	12%	10%	19%	15%	8%	7%	3%	19%
As % of total housing units. 2023 5-Year American Community Survey.										
Source: US Census Bureau										

### *Lot Sizes*

As per the Town of Londonderry’s Assessing Department, approximately 29% of single-family parcels are under one acre in size, accounting for 14% of total land in single-family residential use and 6% of the town’s total land area. Parcels in the 1 to 1.9 acre range represent the largest share, comprising 56% of all single-family parcels and 46% of the land allocated to this housing type. Together, these two categories make up a significant portion of the town’s single-family development. Larger parcels—ranging from 2 to 4.9 acres—make up 12% of single-family homes and represent 21% of land in single-family use. Parcels between 5 and 9.9 acres account for 2% of single-family parcels and 8% of the land area within this category. Homes on lots between 10 and 19.9 acres comprise 1% of parcels and 5% of land, while those on lots of 20 acres or more make up less than 1% of parcels, using 6% of single-family residential land.

<b>Table # 23: Existing Single Family Home Parcel Size Comparison</b>					
	<b>Parcels with SFH</b>	<b>As a % of Parcels with SFH</b>	<b>Total Acres for size category</b>	<b>As a % of acres of the size category of SFH</b>	<b>As % of Total Town Area</b>
<b>&lt;1 acre</b>	2,044	29%	1,539	14%	6%
<b>1-1.9 acres</b>	3,944	56%	5,026	46%	19%
<b>2-4.9 acres</b>	827	12%	2,326	21%	9%
<b>5-9.9 acres</b>	121	2%	824	8%	3%
<b>10-19.9 acres</b>	37	1%	513	5%	2%
<b>=&gt;20 acres</b>	20	0%	616	6%	2%
<b>2024 Parcel Data</b> Town of Londonderry					

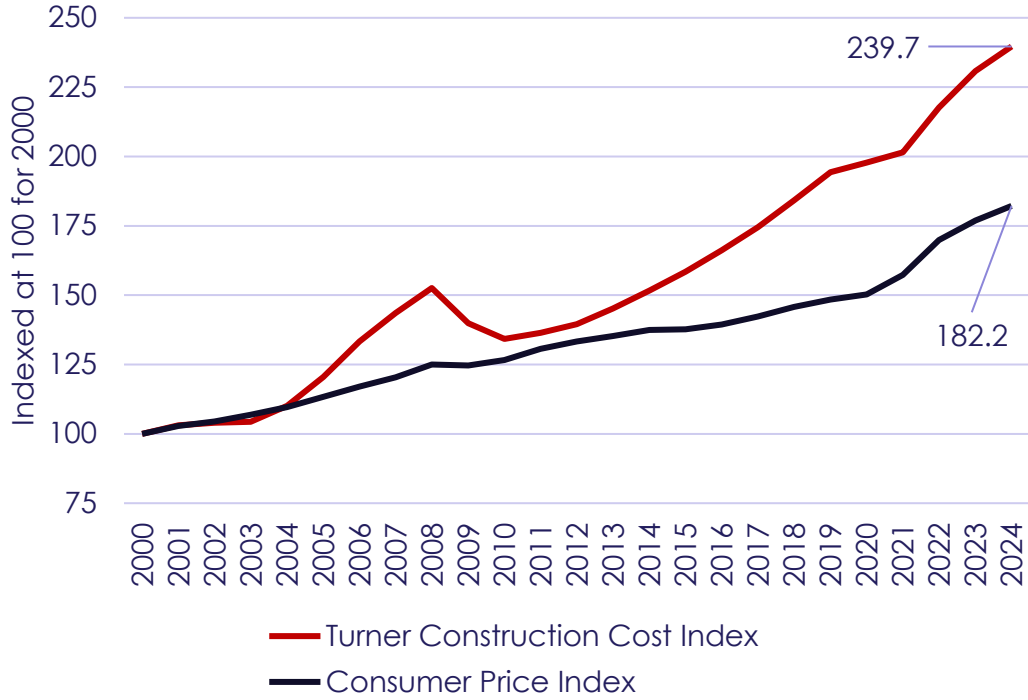
*Barriers to New Development*

Zoning regulations and infrastructure availability play a significant role in shaping the housing supply. The AR-I zoning district, which covers over 75% of town land, generally supports low-density, single-family housing. In areas without public water or sewer, minimum lot sizes can range due to the soil-based lot sizing, but as a minimum must be at least one acre.

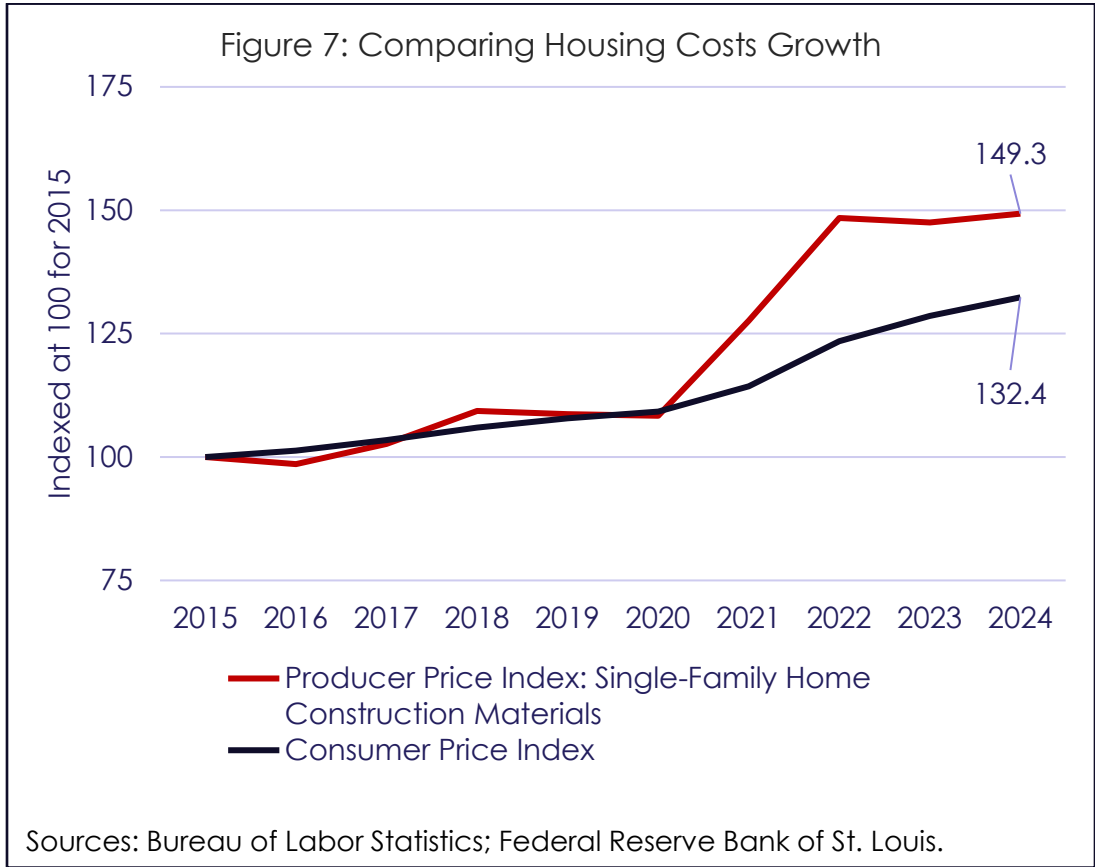
*Costs in Building*

For some time, housing costs have risen at an alarming rate. There is much that contributes to the cost in housing, land prices, labor and materials, as well as financing costs. Looking at the construction cost index put out by Turner Construction, a century old multibillion dollar international construction company, construction costs have increased faster than general inflation, by about 32% faster.

Figure 6: Comparing Housing Costs Growth

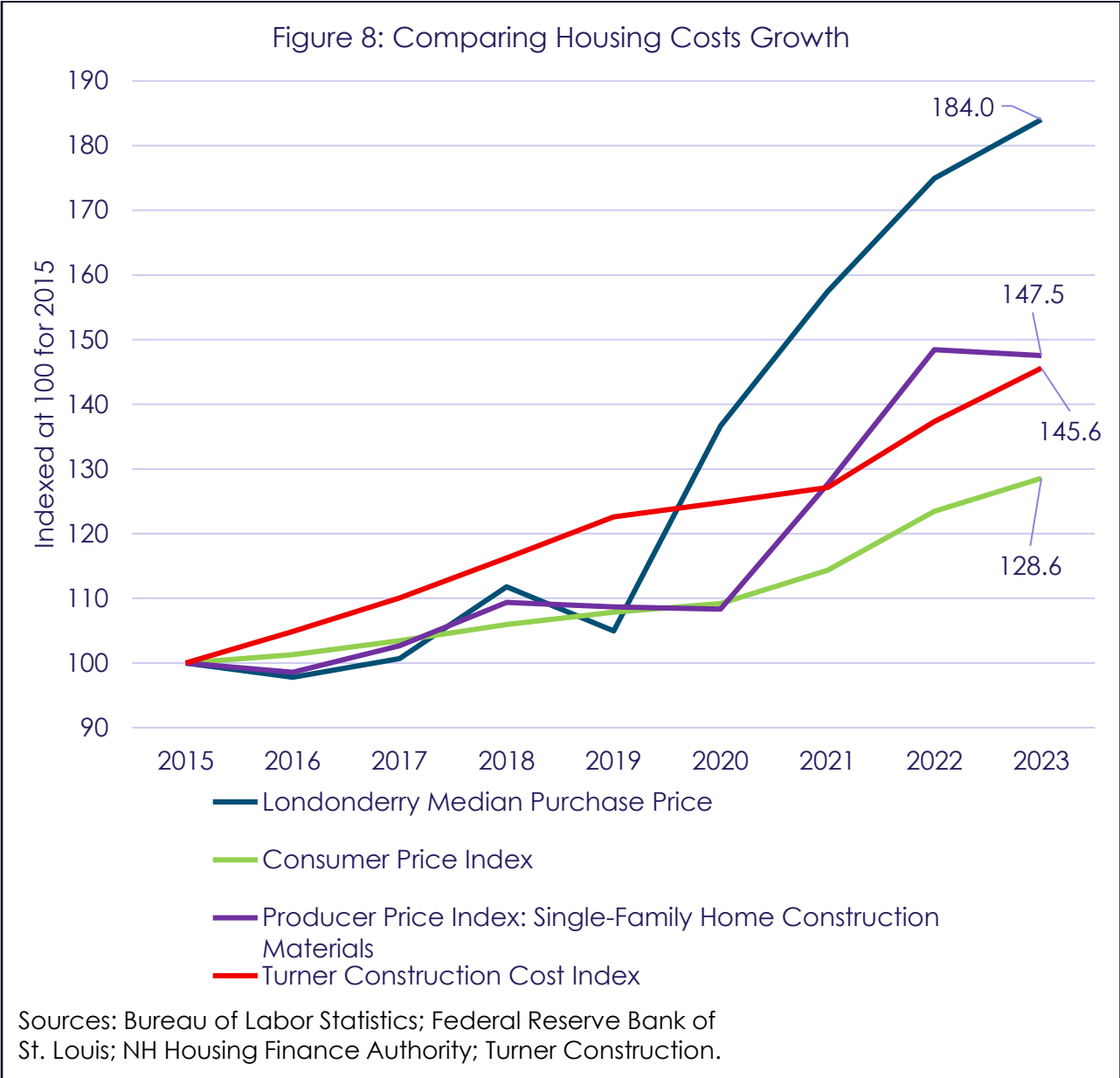


Sources: Bureau of Labor Statistics; Federal Reserve Bank of St. Louis; Turner Construction



The Bureau of Labor Statistics provides an index for measuring the cost of materials for building a single-family home. This indicates that construction materials increased 13% faster than inflation.

The last graph puts all this in context of Londonderry’s housing prices. Since 2015, the median purchase price for a home in Londonderry grew 43% faster than inflation, 26% faster than construction costs, and 25% faster than materials costs. General inflation and construction inflation costs are certainly part of the cause of the increase in home prices in Londonderry, but certainly not all of it.



**Affordability & Cost Burden**

Many survey participants commented on the lack of affordable housing, about the limited supply of housing and the need for more supply and more variety.

**Cost Burden Households refer to households that pay 30% or more on Housing Costs**

As mentioned in the Visioning section, housing is considered affordable if the total costs of housing account for less than 30% of a household’s pretax income.

<b>Table #24: Cost Burden Households in Londonderry</b>	
	Londonderry Households that Pay 30% or More on Housing Costs
All Households	29%
Households with a Mortgage	25%
Households without a Mortgage	25%
Renting Households	51%
2023 5-Year American Community Survey	
Source: US Census Bureau	

While Londonderry has a relatively high median household income of \$130,841 (2023), rising home prices and limited housing variety are making it difficult for many households—particularly first-time buyers—to enter the

market. With a per capita income of \$56,034, even individuals earning above-average wages report being priced out of homeownership.

One performance measure that highlights housing costs is the percentage homeowners pay towards their housing costs. For Londonderry, 29% of households are considered cost-burdened, and over half of all renters (51%) spend more than 30% of their income on housing. This disconnect between income and housing opportunity highlights the need to expand housing choices that are financially accessible to both younger residents and households with moderate incomes.

**Demographic Drivers of Housing Demand**

Londonderry’s median age is 42.4, slightly younger than the state average but trending older over time. Between 2010 and 2020:

- Households with children under 18 declined from 42% to 33%.
- Households with someone 65+ increased from 19% to 30%.
- Single-person households rose from 13% to 19%.

<b>Table # 25: Changes in Household Demographics in Londonderry</b>				
	<b>Households with Someone Less than 18 Years Old</b>		<b>Households with Someone 65 Years or Older</b>	
	2010	2020	2010	2020
<b>Londonderry</b>	42%	33%	19%	30%
<b>SNHPC</b>	34%	29%	20%	28%
<b>New Hampshire</b>	31%	26%	24%	33%
Source: US Census Bureau, Decennial censuses.				

This demographic shift indicates a need for housing types that serve both aging residents, first-time home buyers, younger households, and smaller households—such as townhomes, accessory dwelling units, and smaller, lower-maintenance homes.

<b>Table #26 - Single-Person Households</b>				
	<b>2000</b>		<b>2020</b>	
		<b>As a % of Total Households</b>		<b>As a % of Total Households</b>
<b>Londonderry</b>	985	13%	1,795	19%
<b>SNHPC</b>	22,198	24%	28,285	26%
<b>New Hampshire</b>	115,831	24%	150,726	27%
Source: US Census Bureau, Decennial censuses				

The growing number of single-person households, especially in Londonderry, is in part attributed to an aging population. But that isn't the whole picture. Londonderry is building more multi-family, which tends to have smaller households. Most of, if not all of the multi-family is being rented, not owned and as seen in Table 27, rental units as a percent of total housing is up 5% since 2000.

### Community Perspectives

Survey responses indicate that residents recognize the value of a more diverse housing mix, though preferences vary by age group. Overall, there was broad support for smaller homes on smaller lots, accessory dwelling units (ADUs), and age-friendly housing. In contrast, options such as multi-family housing, manufactured homes, and planned unit developments received less overall support.

<b>Table # 27 Housing Growth</b>				
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
		<b>As a% of Total Households</b>		<b>As a% of Total Households</b>
2000	6,637	87%	986	13%
2020	7,434	82%	1,612	18%
Decennial censuses				
Sources: IPUMS National Historical Geographic Information System; US Census Bureau				

Younger respondents tended to favor increased zoning flexibility, reflecting a desire for more varied and affordable housing choices. Meanwhile, older adults prioritized accessibility and showed greater support for condominiums, two-family homes, and assisted living options. Some respondents also expressed concern that 55+ developments may reduce opportunities for intergenerational living.

Aging residents further emphasized the importance of support services—such as in-home care, transportation, and social engagement—as essential to their ability to remain in their homes. This underscores the important connection between housing types, available services, and the ability to age in place within the community.

**Housing Strategies:**

The Master Plan Steering Committee held a series of work sessions to review and evaluate housing strategies in the context of several key inputs: the 2013 Master Plan recommendations, the 2024 community survey and resident feedback, and current demographic trends.

Following thoughtful discussion and analysis, the committee identified the following housing strategies to guide future planning efforts.

<b>Housing Type Preferred</b>	<b>% Favorable Response</b>
Single-Family Homes	54.5%
Affordable Housing	38.3%
Accessory Dwelling Units (ADUs)	36.3%
Age-Friendly / Universal Design	36.2%
No Additional Housing Needed	38.3%

<ul style="list-style-type: none"> <li>• <b>Promote small development by making it easier to subdivide single family lots such as smaller road frontage requirements, allowances for back lot development (porkchop lot), and two-family conversions</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Promote zoning (land use regulations) that allows greater housing choice to meet the needs of new and existing residents</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Allow mixed-use development in commercial zones.</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Coordinate land use boards and committees in the review of recommended zoning revisions and process strategies recommended by the current review and assessment of the Londonderry zoning ordinance.</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Update soil-based lot sizing to reflect NH DES or other state agency’s most updated recommendations.</b></li> </ul>

- *Tie into regional and/or state-wide initiatives on housing. (further discussion/confirmation)*