

**Exeter Board of Selectmen Meeting
Monday, May 22nd, 2017, 6:40 p.m.
Nowak Room, Town Office Building
10 Front Street, Exeter, NH**

1. Call Meeting to Order
2. Board Interviews – Conservation Commission, Arts Committee, Facilities Committee
3. Public Comment
4. Minutes & Proclamations
 - a. Proclamations/Recognitions – 2017 Top Dog Announcement
5. Approval of Minutes
 - a. May 8th, 2017
6. Appointments
 - a. Economic Development Commission
7. Discussion/Action Items
 - a. Housing Advisory Committee Report
 - b. Chamber of Commerce Lease Proposal Update
 - c. Local Project Agreement: NHDOT TAP Grant for Epping Road, Spring Street, and Winter Street sidewalk project
 - d. Human Services Committee Charge
8. Regular Business
 - a. Tax, Water/Sewer Abatements & Exemptions
 - b. Permits & Approvals
 - c. Town Manager's Report
 - d. Selectmen's Committee Reports
 - e. Correspondence
9. Review Board Calendar
10. Non-Public Session
11. Adjournment

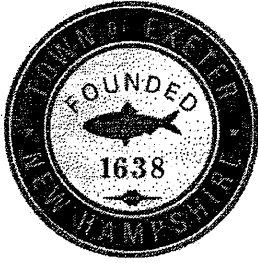
Don Clement, Chairman
Exeter Selectboard

Posted: 5/19/17 Town Office, Town Website

Persons may request an accommodation for a disabling condition in order to attend this meeting. It is asked that such requests be made with 72 hours notice. If you do not make such a request, you may do so with the Town Manager prior to the start of the meeting. No requests will be considered once the meeting has begun.

AGENDA SUBJECT TO CHANGE

5/22
6:50



Town of Exeter

Town Manager's Office
10 Front Street, Exeter, NH 03833

Statement of Interest Boards and Committee Membership

Committee Selection: Conservation

New

Re-Appointment

Regular

Alter

Name: David Short Email: dshort11@myfairpoint.net

Address: 11 Locust Ave. Phone: 944-1116

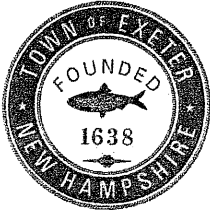
Registered Voter: Yes No

Statement of Interest/experience/background/qualification, etc. (resume can be attached).

I have a background in town government that I believe could be utilized on this committee to arrive at intelligent solutions balancing the needs of various stakeholders in regards to the present and future conservation lands of Exeter. 3 term Selectman in Stratham, Conservation Commission Board of Adjustment, Recreation Dept, 5 million dollar conservation bond creation. I have also worked with the Southeast Land Trust extensively while putting a conservation easement in place on a tract of land I owned.

If this is re-appointment to a position, please list all training sessions you have attended relative to your ap

I understand that: 1. this application will be presented to the Exeter Selectboard only for the pos



Town of Exeter
Boards, Commissions & Committees
Appointment Application

Committee Selection:

1st Choice: Arts Committee 2nd Choice: _____

Name: Irene Graham Hall

Address: 4 Exeter Circle, Exeter NH 03833

Email: halle788@aol.com

Phone: 603-583-5943 Cell: 210-452-5601

Please describe your interest in serving on this committee.

I enjoy art - sharing self expression, creativity, view points.
I like that the Art Committee events make art accessible to all,
regardless of formal training.

Please provide any background information that would be of interest to the Board when considering your application, including previous committee service or other relevant experience. (resume can be attached)

I am a new resident of Exeter and eager to meet
neighbors and become involved in the community.
I am an avid seamstress and budding artist.
My career experience is in health, human services,

Are you aware of any conflicts that could arise affecting your service on this committee?

None known, except occasional business travel

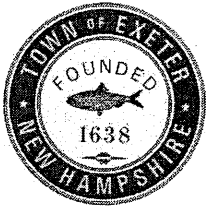
Are you aware of the meeting schedule and able to commit to attending regularly? YES NO

After submitting this application for appointment to the Town Manager:

- The application will be reviewed and you will be scheduled for an interview with the Selectmen
- Following the interview the Board will vote on your potential appointment at the next regular meeting
- If appointed, you will receive a letter from the Town Manager and will be required to complete paperwork with the Town Clerk prior to the start of your service on the committee or board.

Signature: Irene D Hall Date: 12/17/2016

Please submit to: **Town Manager, Town of Exeter 10 Front Street Exeter, NH 03833**



Town of Exeter
Town Manager's Office
10 Front Street, Exeter, NH 03833

Statement of Interest Boards and Committee Membership

Committee Selection: Exeter Art Committee

New Re-Appointment Regular Alternate

Name: Darius X Thompson Email: darius.thompson@gmail.com
Address: 15 Drinkwater Road Phone: 603.686.8131

Registered Voter: Yes No

Statement of Interest/experience/background/qualification, etc. (*resume can be attached*).

As a developing photographer of birds and nature I am interested in continuing my community engagement in becoming a committee member for the Exeter Arts Committee. As a resident of Exeter and community volunteer serving as the Managing Director of the Annual Exeter Area Holiday Parade 2000-present, Holiday Lights Committee volunteer

2014-present, Memorial Day Parade Volunteer - 2016, I am interested in joining the Exeter Arts Committee to continue my community engagement and support of Arts in Exeter. I possess a wealth of professional experience in a variety of industries including Higher Education, Transportation, Defence Industry with a focus in the area of Human Capital, Analytics, Recruitment, Performance Management, Goals, Marketing while working collaboratively with diverse/inclusive groups/individuals with competing priorities/deadlines while ensuring compliance with all policies, procedures and deliverables in support of objectives/goals/missions/events/results. Additionally served as the Parliamentarian of the Student Senate and Graduate Senator Representative at Plymouth State University.

If this is re-appointment to a position, please list all training sessions you have attended relative to your appointed position.

I understand that: 1. this application will be presented to the Exeter Selectboard only for the position specified above and not for subsequent vacancies on the same board; 2. The Town Manager and Selectboard may nominate someone who has not filed a similar application; 3. this application will be available for public inspection.

After submitting this application for appointment to the Town Manager:

- The application will be reviewed and you will be scheduled for an interview with the Selectmen
- Following the interview the Board will vote on your potential appointment at the next regular meeting
- If appointed, you will receive a letter from the Town Manager and will be required to complete paperwork with the Town Clerk prior to the start of your service on the committee or board.

I certify that I am 18 years of age or older:

Signature: DXTJ darius.thompson@amtrak.com
2016.10.31 12:23:56 -04'00'

Date: 31 Oct 2016

BOARD OF SELECTMEN

MAY 8, 2017

DRAFT MINUTES

1. CALL TO ORDER:

Chair Don Clement called the session to order at 6:50 pm and immediately moved it to the Wheelwright Room for Board interviews at 6:50 pm.

2. BOARD INTERVIEWS:

The Board interviewed Mike Dawley, 10 Hunter Place, for a position on the Economic Development Commission. Mr. Dawley suggested he would like to see the EDC meet more frequently and he would like to see them be more task oriented, and take on a manageable task or project. They may need more time to do this. The parking survey was raised but the board didn't want to do it. Selectwoman Corson raised the issue of recent zoning amendments and needing data to inform. The EDC needs data. Selectman Chartrand reminded Mr. Dawley there was a warrant article for a downtown parking study last year that Mr. Dawley opposed. He will vote no on the appointment. The next EDC meeting is May 23rd and the appointment can be completed in time for that meeting.

The Chair reconvened the regular session in the Nowak Room at 7:01 pm. Members present were Dan Chartrand; Anne Surman, Vice Chair; Don Clement, Chair; Kathy Corson, Clerk; and Julie Gilman.

Staff present were Russ Dean, Town Manager; Jennifer Perry, Director of Public Works; and David Pancoast, Recording Secretary. Members of the public were present as well.

The Chair took a public hearing out of order, related to the March 2017 Town Meeting procedures and voting.

Ms. Surman moved to open the public hearing for 2017 Town Meeting vote confirmation, Ms. Gilman seconded, and approval was unanimous. Mr. Chartrand asked for some context on this for public information. Ms. Gilman gave the background related to the State of NH requiring that all Towns who rescheduled their 2017 Town Meetings due to the blizzard occurrence on that date must specially vote to ratify the votes taken during the rescheduled Town Meeting.

[At 7:04 the Board went into a brief recess for possible resolution of an audio problem with the tv broadcast.] The Chair reconvened the session at 7:12 pm and explained the situation.

Ms. Gilman explained that the 3/14/17 Town Meeting was postponed for weather issues to the following Thursday. The State disagreed with that action by any town and told those towns to ratify their votes to cover the votes taken at their rescheduled town meetings. The bond banks were unsure of legalities and Town is acting on Senate amendment to the house bill for ratification of the votes in town meetings. Mr. Clement asked for any public comments.

There were no public comments, so Mr. Chartrand moved to close the public hearing, Ms. Gilman seconded, and it was unanimously approved. Ms. Corson then moved the Board of Selectmen legalize the votes taken at the March 14, 2017 rescheduled Town Meeting and confirm and ratify them. It was seconded by Ms. Gilman and unanimously approved. Mr. Dean had a resolution for this matter to be signed by the Board. Mr. Clement read the resolution into the record, which resolution was made pursuant to Chapter 20 of House Bill #329 of the 2017 Legislative Session. [The full content of the resolution is available in the Stream for this session and at other locations in Town, but is omitted here for sake of minutes brevity.] The Board signed the resolution.

3. PUBLIC COMMENTS:

Mike Dawley, of Hunter Place, spoke about downtown parking problems. The parking survey was shot down at Town Meeting, but he thought the Town needs at least a survey for the parking situation. Ms. Surman agreed but said it costs too much money-\$35,000. Needs to be done for less and if so, she would support it. Mr. Clement said the Planner is working on a low level parking review effort that won't be expensive and the Board is going to wait until Mr. Sharples' efforts come before it.

There were no other public comments.

4. Minutes and Proclamations:

There were no proclamations.

Regarding the Minutes of the 4/24/17 session, Ms. Gilman moved their acceptance as submitted, Ms Surman seconded. Mr. Chartrand abstained due to his absence from that session and the vote was otherwise unanimously approved.

5. APPOINTMENTS:

Ms. Corson moved to appoint Gregory Collings of 8 High St to the Historic District Commission as a voting member with a term to expire 4/30/2019, seconded by Ms. Gilman and unanimously approved.

6. PUBLIC HEARING FOR 2017 TOWN MEETING ELECTIONS: (see above)

7. BOND DOCUMENT FOR LINCOLN STREET PHASE ii AND THE COURT STREET PROJECT:

Mr. Dean reported the reasons for the Bond resolution related to borrowing for a bond that was voted at Town Meeting. The Board needs to sign the bond bank paperwork for this project, then the Bond Bank will process the bond sale in June with its bonds for debt including other communities, which it sells as a group. There was discussion on the bond premium – it can be taken in cash or used to offset debt payments resulting in a lower long term interest payment. A requisite Certificate of Vote was

read into the record by Ms. Corson. For purposes of brevity the resolution read into the record is not incorporated verbatim into these Minutes. The resolution was for a \$4,183,000 bond by issuer for roads, sidewalks, streetscapes and water and sewer improvements. Bond dated as of its date of approval of March 16, 2017 (rescheduled) Town Meeting. The accompanying Loan Agreement was referenced. The maximum interest rate will be 3.5% per annum.

Ms. Surman moved to approve the bond Certificate of Vote and the associated Loan Agreement. Mr. Chartrand seconded and it was unanimously approved.

8. CHAMBER OF COMMERCE LEASE OF TOWN HALL FACILITIES:

Todd DeLuca, President of the Chamber of Commerce, gave the Chamber's background. The Chamber is non-profit. In order to strengthen its overall community assets and functions, the Chamber wants to operate a visitor center and tourist museum. The location has challenges of carbon monoxide influx from the street, making it unusable.

A downtown location positively impacts the Chamber's ability to entice visitors into the downtown, an important positive result of this proposal. Governments do partner with Chambers and some of those include use of facilities. This proposed Visitor Info Center would operate 7 days per week.

He then discussed lease details. The Chamber can offer \$6,000 per year, and would like a three year initial term that can be renewed. It has other, additional expenses. Operationally, Ms. Corson said she had wanted representation of non-Chamber of Commerce members if this public property was being used. Discussion involved displays, fees and Water St as an ideal location. Ms. Surman asked about Lease Section 13, rent credit. Mr. DeLuca said the Chamber would like a rent credit for such things as HVAC systems which it would need to install. Mr. Chartrand added that he thought this was a great idea and the Board should embrace it. Chamber

services are invaluable to the Town. The terms of a similar lease in Portsmouth of its old library building was done without rent. He felt the Board was negotiating too hard with the Chamber here-it should welcome this, give them a requested rent credit for the systems and lease it at \$6000 per year. This is too valuable a service for the space and Town. The Town couldn't do this for the same money. The Chamber can get volunteers to staff it, which the Town likely couldn't do.

Ms. Corson said The Board needed some clarification so it can do this right. Ms. DeLuca said this lease will be the offices as well as the visitor center. All Chamber meetings will still be held at 24 Front St, but on the 4th floor only. He said the storage component has been taken out of the proposed lease as the Chamber just needs to discard older materials and it has other storage it can use. Ms. Gilman said she liked the overall idea and has no problem with the Chamber making necessary improvements, or with those being treated via a rent credit either, the Town would pay either way.

Mr. Clement said there are slight differences in the lease versions. Ultimately the Town will gain from the improvements. He is fine with the Town picking up some of the costs and granting a partial rent credit. Mr. DeLuca said the improvements, as set forth in its proposed revised lease, are \$7800. There is a thirty day opt out for either party. Mr. Clement said if the Board comfortable with this, he suggests Town legal counsel review for approval. Would like to get Board's thoughts on the counter proposal. Discussion involved the lease amount, rent credits, costs of air handlers, and any unplanned urgent need to terminate the lease. Mr. DeLuca said he had used the Provident Bank (prior) Lease as a basis for this one.

Ms. Surman said she is totally supportive and that she is "the devil in the details" since she drafted the original proposed lease but did so without Chamber input. She wants to get this done and can accept the lease terms.

Mr. Chartrand spoke in favor of the annual rent of \$6,000 and the credits.

Mr. Clement said the Board could charge the Town Manager to finish up negotiations and take it to Town Counsel and come back to the Board with a final version for approval.

Mr. Jonathan Ring of Exeter spoke as a Chamber of Commerce Board Member. He urged the Board to fully support the lease. Don Briselden of Exeter said he supports this and encouraged the Board to support and approve this as well.

There were no other public comments.

The Chair asked for a motion to charge the Town Manager with crafting a contract draft, to have Town Counsel comment on it and bring it back to the Board as soon as he can. Mr. Chartrand made the motion, Ms. Gilman seconded and it was unanimously approved.

9. 79-E COVENANT FOR 1-9 WATER STREET, SOARING HAWK LLC:

Mr. Clement reported that the Board had previously approved most of this. Nine years of tax relief was approved. The Board now needs to agree to a covenant to protect the public benefit. Economic Development Director Darren Winham spoke to this. The document changes the Board wanted have all been done, Town Counsel has approved it as did the Applicant's attorney, so this is all set to go. A motion to approve the covenant was made by Mr. Chartrand, seconded by Ms. Surman and unanimously approved. The associated paperwork was circulated for signatures.

10. WATER RESTRICTIONS UPDATE:

Jennifer Perry, Public Works Director, reported on the state of the drought. She said this past Friday's update to the Board was accurate. About 15% change to surface water from ground water has occurred due to conditions. Discussion ensued on the overall situation. She said the Town is using less than a million gals per day right now-about 800,000 gals per day. DPW is

getting a lot of interest in this right now. Lawn irrigation is the biggest problem-many folks tend to water constantly and in the middle of the day, both bad. But she still thought a lesser restriction would be good. If current trends change and it dries up again, the Town can reinstitute the water ban anytime.

Ms. Gilman said the Town is at a Level 4 ban today, which is a mandatory outdoor watering ban. There are other lower levels that could be put into play. There was discussion on related State action through a legislative bill.

Mr. Clement said he was leery of state involvement in management of local water resources. Ms. Gilman said that occurs since water usage is across different watersheds. Ms. Perry said any decision needs to make some adjustments. Mr. Chartrand asked since the Board would be going from severe to voluntary conditions, has the DPW looked at other intermediate conditions? Ms. Perry said it can, but since the Town has been getting so much rain, folks haven't needed to run their irrigation systems. With any decision, the DPW does need time to notify public. Mr. Clement initiated a discussion on enforcement. If don't want folks to water every day, should consider an interim step to educate the public. Mr. Chartrand suggested a "quicker trigger finger" be utilized in the future, by going to intermediate steps. It would help educate the public. Mr. Clement asked if the Town was still technically in a drought. Ms. Perry said technically it is. One major water tank is offline for work which cannot be deferred any longer.

Mr. Clement said that due to Mr. Chartrand's important points, the Board should consider going to Level 1, not entirely open watering, but wondered how it will enforce that? Ms. Perry said it occurs through both staff and neighbors' input. Folks do let DPW know when someone is watering illicitly. If someone is chronically watering in mid-day, neighbors would tell them.

Mr. Clement asked about public notice if move between levels. Mr. Dean said if the ban was reduced from Level 4 to Level 1, as an easing of the

situation, the Town would publish the decision as not terminating the Water Supply ban, just adjusting it.

Mr. Chartrand moved the Board approve a reduction in the current ban from Level 4 to Level 1, Ms. Surman seconded and it was unanimously approved.

11. SOLID WASTE CONTRACT BIDS:

Ms. Perry said DPW opened the bids, one from Waste Management and one from Casella. The bids were high, so the bidders were asked for other options. Volatile value of recyclables and of fuel uses caused the high bids. She said they needed to adjust it to meet Town's budgeted total amount. These offered numbers are competitive prices, to be expected in this region. Next 7 months with new vendor. Waste Management's low bid still results in a budget shortfall of \$29,000+, but that is not unexpected. DPW would review all fees and stickers and see if it can increase revenues for this. There is also a composting pilot at the transfer station: 15-20% if organic food waste would reduce overall tonnage for the Town. The Northside contract expires at end of this month and its trucks have been repurposed so it can't and won't continue in this service. The Town needs a contractor onboard for this ASAP. She recommended Waste Management's alternative bid, so DPW can continue to negotiate the contract and meet the deadline for the change-over. For the pilot program, DPW is already composting leaves and grass, but needs to separate food wastes and give those to a new contractor to be composted offsite.

This pilot program means users would have to bring materials to the composter. But the program would get materials out of the waste stream.

Ms. Perry said in the new contract bulky waste pickup would still be weekly. One item per week with sticker the residents pay for. Plastics #1-7 are ok. Discussion was held on future budget needs due to the new amount.

Ms. Gilman asked about other escalations in the contract. Ms. Perry said there were several annual escalations, such as all labor and services where Waste Management set forth 3% increases but did so under standard formulas used by both bidders. There is a blended value of all recyclables at \$98/ton. If the tonnage goes above that amount, there would be revenue sharing with the Town, but if tonnage goes down, the Town has to ultimately pay for recycling. Ms. Perry said the Town wasn't going to see any better pricing because operating costs for service-providers are rising. Mr. Chartrand moved the Board award the 2017-2022 contract to Waste Management at its alternate bid price of \$846,977 and authorize Mr. Dean to sign it on behalf of the Town. Ms. Gilman seconded and it was approved unanimously.

12. REGULAR BUSINESS:

Tax Water and Sewer abatements:

Ms. Corson moved to approve abatement Map 83, Lot 70 for \$711.10.

Selectwoman Gilman seconded. Motion carries.

Ms. Corson moved to approve the current use application for Map 53, Lot 7. Selectwoman Gilman seconded. This is 6.8 acres of wetlands on 1 Newfields Road. Motion carries unanimously.

Ms. Corson moved to approve the first half property tax warrant for \$22,751,779.71. Selectwoman Gilman seconded. Motion carried unanimously.

Permits and approvals:

James Duprie, Pine Street Players/Christ Church, use of Town Hall Main Floor and stage for May 6-14, 2018. Selectman Chartrand moved to approve, seconded by Selectwoman Gilman. Motion carries unanimously.

Chamber of Commerce use of the Town Hall main floor on 5/10/17 from 5 pm to 6:30 pm was moved by Ms. Surman, seconded by Ms. Gilman and unanimously approved.

Regeneration Church requested use of the Town Hall on 3-31 and 4-18 2018. Selectman Chartrand moved to approve, seconded by Selectwoman Surman. Motion carries unanimously. Regeneration church for a sunrise service on 10/28-29/17 for Sunday worship. The matter was moved by Mr. Chartrand, seconded by Selectwoman Gilman. Motion carries unanimously.

Mr. Dean reported several other approvals needed. The Main Street School project involves a request for a waiver of building permit fee. Mr. Chartrand said he is in favor of it. Mr. Clement asked if the fees cover the visits of Building inspectors. There was discussion on process and background practices on that. Mr. Chartrand said it is a good practice to waive fees for the Exeter School District because it is not a "cooperative school." Discussion was held on costs. Mr. Chartrand moved the Board waive the building permit fee of \$18,000 for the addition to the Main St School, seconded by Ms. Surman and it was unanimously approved. Mr. Clement suggested the School Dept include the permit fees for future projects in its project budgets.

13. DOWNTOWN BENCH APPROVAL:

Mr. Dean reported this matter is within the Town budget discussions and approvals. Planner Dave Sharples reported the proposed benches are to be securely anchored into concrete but can be removed and might come inside in the winter. He has a designated bench location plan from the budgeting process. That stays the same, but he will discuss the locations with business owners. They were going to put in 17, but when he actually saw them they were different and the ones the Town should get are more money and shipping costs are high-\$1300. So the Town will be getting only 14 benches now, due to shipping; plus two bike racks, and two bike stands.

Ms. Gilman asked how this will be advertised. Discussion was held on other towns removal of such things for winter and room for sidewalk plowing and trash barrels being taken inside in winter. Mr. Chartrand said the Board needs to that last point in future, so as not to remove everything.

This is a courtesy update only, no need for a motion. The benches are plain style, easy on the backs of users, but really nice. Armrests can be added to them to prevent folks from sleeping on them. He will order them this week, but might take 8-10 weeks unless in stock.

14. BOARD POLICY DRAFT FOR MEMORIAL BENCHES IN TOWN:

Mr. Dean said that Swasey Parkway Trustees have a process, but the Town doesn't. He looked at other towns, the Board could use this example and decide what it wants to do. Need a policy for any request approvals. It would be best to have uniformity of benches, locations that are allowable, payment and costs, donor coverage for purchases, installations and maintenance for the entire life cycle of each bench. There would not be donor ownership of any bench, and it would be replaced only if due to Town negligence. He has proposed a form for this purpose, as the Town faces it every 3 to 4 years.

Mr. Clement said the Board should review this first. Ms. Gilman said she will offer suggestions on it, for instance should memorial plaques be included? The Chair asked the Board to send any comments to Mr. Dean. Ms. Gilman said it could also use the Swasey Trustees policy as a model. There was discussion on various aspects of this proposal.

Ms. Corson asked if the Town has a tree program and Mr. Clement said it has a tree program but it is not a memorial tree program.

15. EXETER ZONING BOARD of ADJUSTMENT LETTER FROM PLANNER:

Mr. Sharples reported that a project proposed for 12 Front St is coming to the ZBA to put in condominiums and applicants want relief from this Board

for access to the rear of the lot, as they want to move it. Mr. Sharples said he hasn't seen the proposed language of access yet. Ms. Gilman said they have or want a curb cut there. Mr. Clement said the Board should get legal input as he wants to see the legality of the claimed right of access. Discussion was held on this as a change in the Historic District. If access was not already available, it makes sense as the applicant has it laid out, but might come in from the front. The ZBA would only act within its authority. The Board would be waiting for ZBA to act on this matter.

16. DISTRIBUTION OF HUMAN SERVICES APPROVED BUDGET OF \$100,000:

The BudCom's original recommendation was to create a new committee to review and disburse this money. Mr. Clement said he came up with a counter-proposal, in which he did a spread sheet of the approved 2016 allocations at 93%, so 2017 would basically be level funded. There were however, two new groups that made requests. He said he reviewed the approval criteria and Annie's Angels met it but Seacoast Eat Local did not. Annie's was therefore also included at 93%, but the other new one was denied.

There was discussion on process, expectations and reactions to the proposal, which involved the proposed alternative for dealing with the distribution being both fair and equitable. Discussion also dealt with new applicant criteria. Mr. Clement's intent was if Board was okay with this, it would all be funded, but for Seacoast Eat Local. Ms. Gilman said she agreed with funding the 93% with known agencies, but had thought the new subcommittee would do that. Mr. Clement said he did not want a subcommittee, he thought this process was best for this year since funding needs to be done soon and the Town/Board can change it next year if that is decided. This is a stop gap for this year only to get money out to the applicants soon. After more discussion, Mr. Chartrand moved the Board appoint a committee for this as envisioned by the Budget Recommendation Committee, Ms. Gilman seconded. The vote was 3 ayes to 2 nays, so a subcommittee will be formed.

17. TOWN MANAGER'S REPORT:

Mr. Dean interviewed a candidate for a management internship recommended by Lionel Ingram. There are many things to do so he is looking to do this. The Board is welcome to provide input on tasks.

Mr. Dean will attend a meeting with Unitil on Wednesday to discuss pole licenses.

He circulated a Staff memo to restart the Capital Improvements process.

He met with the Planner to review the Facilities Plan.

The Train Station stockade fencing is in disrepair. Chain link might be the way to go. Richard Harmon owns the abutting property and the fence may be on his property so Mr. Dean is looking into that and will report back.

The Housing Committee is working on its report and details and there is a housing charrette scheduled for 10/18 & 20/2017.

He has initiated Departmental goal updates.

The Riverwoods Arbor Day Celebration is on May 12th.

The Boston Post Cane Ceremony is coming up on May 17th.

Charlie Tucker is retiring from Donahue & Tucker law firm and all are invited to attend, June 1st, 4 p.m. to 7 p.m..

Mr. Clement added that some street lights remain on during daytime around town and asked if the Town is being charged. Mr. Dean will check.

Mr. Clement raised the issue at the 18 Garrison Lane property, with the empty house there and who owns it? Mr. Dean said the Town owns it as it took it for taxes. Mr. Clement said the Town needs a decision on the disposition of it.

18. COMMITTEE REPORTS:

Ms. Gilman said that this Thursday was the final May session for state legislative updates. The casino bill went down in flames and is postponed for a long time. The State approved \$6.8 Million for Bridge Aid and municipal bridges and 30 million dollars for roads and highways. A childhood lead poisoning act was changed making the threshold lower. Enrollment eligibility for career and technical programs making community college system to allow more high school classes to qualify for credits.

Ms. Surman reported the ConCom is meeting 5/9 and Comcast did a project with 50 Comcast employees and 12 Trail Committee members including Bob Kelly and Jim Clark, and got a good contribution from community. The Spring Tree program resulted in 200 Balsam Fir trees going out for planting.

Mr. Chartrand said he will be presenting the Housing Committee report on 5/22, and there is MSPSC on May 15th.

[this manual page break or underlining below is an error, but the Recorder has been unable to remove it yet]

Ms. Corson reported the Planning Board Meeting Design Review for yield plan ended with no decision, per the rules. A 24 car wash facility was approved with operational date and time restrictions.

Correspondence: there were Arts Committee resignation emails submitted by Sharon Marston and Marissa Vitolo.

Board Calendar. The Board will not meet on the 15th.

19. NON-PUBLIC SESSION:

Selectman Chartrand moved to enter into non public session under RSA 91-A 3 2 L review of advice from legal counsel. Selectman Gilman seconded the motion. Roll call vote was taken by the clerk – Gilman aye, Clement aye, Surman aye, Chartrand aye, Corson aye.

20. ADJOURNMENT:

There being no further business before the Board, Selectwoman Gilman moved to adjourn, seconded by Selectwoman Surman and the motion passed unanimously. The Chair adjourned the session at 10:30 pm.

Respectfully submitted by David Pancoast, Recording Secretary.

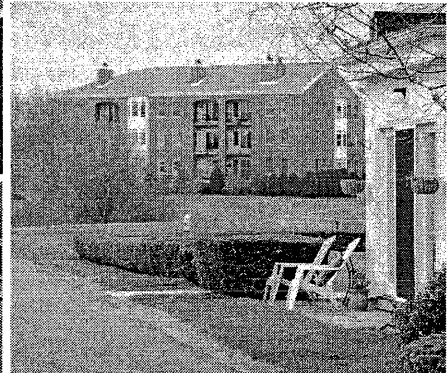
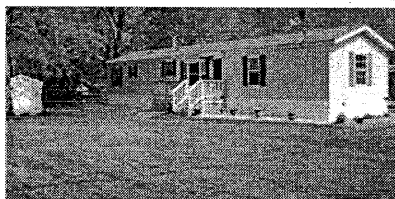
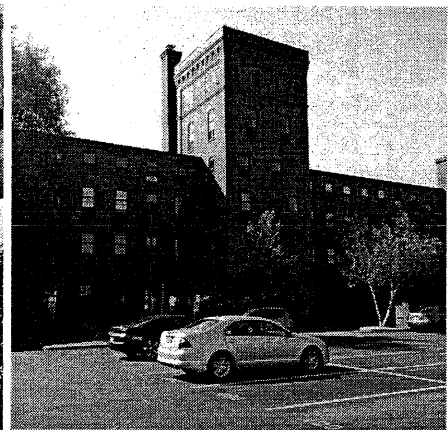
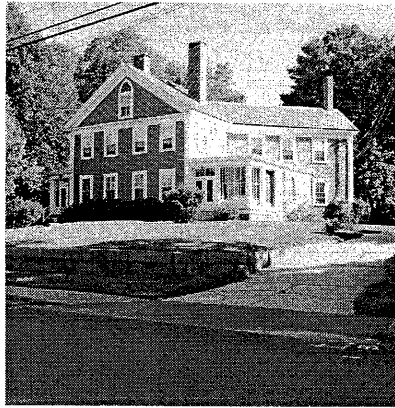
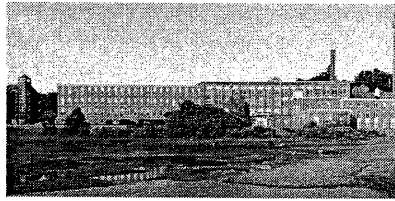
Appointments – May 22nd, 2017

Economic Development Commission

Mike Dawley, 10 Hunter Place, term to expire 4/30/20

Report of the Exeter Housing Advisory Committee

May 2017



Exeter
Housing
Advisory
Committee

10 Front Street
Town of Exeter, New Hampshire 03833
www.exeternh.gov/bcc-hac

**Town of Exeter
Report of the Housing Advisory Committee**

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EXETER HOUSING ADVISORY COMMITTEE
(Established by the Board of Selectmen, February 18, 2015)

Committee Charge

There is hereby established by the Board of Selectmen an eight (8) member Housing Advisory Committee.

Members of this advisory board shall consist of the following members:

- 1 member of the Planning Board
- 1 member of the Economic Development Commission
- 1 member of the Rockingham Planning Commission
- 1 local realtor or developer
- 1 local real estate financial professional
- 2 citizens at large

A member of the Board of Selectmen shall serve on the committee ex-officio as the Selectmen's Representative. Other members shall serve three-year staggered terms. Initial appointments shall be made for 1, 2 and 3 year terms and thereafter be 3 year terms.

The Housing Advisory Committee shall provide advice to the Board of Selectmen regarding, but not limited to, the available housing and potential future housing needs for the Town of Exeter. Their duties shall analyze the following:

- Availability of housing
- Cost of housing
- New housing starts including type and number of units
- Changing community demographics reflected in various types of housing being promoted in the community by private developers
- Need for long term housing sustainability including variety of types of housing available (purchase, rent, new housing starts, etc.)

This advisory committee shall also review a number of issues including, but not limited to:

- Numbers and types of housing units
- Median costs of various types of housing
- Review of housing relief programs (Section 8, Property Tax Exemptions, etc.)
- Development of long term strategies regarding housing
- Contribute to the update of the Master Plan housing chapter
- Address relevant Town boards on housing issues in the community
- Review regional housing patterns in comparison to Exeter
- Publish an annual report on the state of housing in Exeter to be included in the Town Report
- Seek ways to advocate for current residents to invest in their own properties through available programs (such as alternative energy exemption)

Mission Statement:

The mission of this advisory committee is to identify, analyze, and develop recommendations regarding our current housing availability and our future housing needs to aid in our economic development needs and to maintain a viable, developmentally balanced community.

EXETER HOUSING ADVISORY COMMITTEE
(Appointed by the Board of Selectmen)

Committee Members

Board of Selectmen representative – *Dan Chartrand*⁺⁺
Planning Board representative - *Kathy Corson*^{**}
Economic Development Commission representative - *John Mueller*
Local Realtor or Developer - *Barry Sandberg*
Rockingham Planning Commission representative - *Cliff Sinnott*
Citizen at large representative – *Nancy Belanger*^{##} (Chair)
Citizen at large representative - *Tony Texeira*

Staff

Town Manager – *Russ Dean*
Town Planner – *Dave Sharples*

⁺⁺ joined Committee in April 2017 as Board of Selectmen Representative
^{**} through March 2017; awaiting Planning Board action for 2017-2018
^{##} Board of Selectmen Representative through March 2017

Glossary of Terms

ACS / American Community Survey: An ongoing statistical survey by the U.S. Census Bureau sent to approximately 3.5 million U.S. households per year to gather non personally identifiable information regarding demographics, household characteristics, income, age and other factors.

Active Adult Community: As defined in the Exeter Zoning Ordinance an active adult community is a community or living facility designed specifically for the interest of seniors age 55 and older which may include recreational amenities and support services for maintenance free living for older adults who are healthy, active and capable of living independently.

Affordability: As used in this document affordability is a measure of the ability to pay for the cost of housing relative to household income, such that no more than 30% of the household's income is used for housing cost. For home owners this includes the cost of mortgage, property taxes and insurance. For renters it includes the cost of rent and utilities.

Age Restricted Housing: Age-restricted housing refers to housing development, which may be detached or attached, and for sale or for rent, within which residents must meet an age threshold, usually age 55 and older. Age restricted housing certified under Housing for Older Persons Act (HOPA – 1995) must have one member of each household over 55 in 80 percent or more of the occupied homes.

Buildout: A term used in reference to the full utilization of all land within a zoning district by development.

Continuing Care Retirement Community: A continuing care retirement community or "CCRC" is a residential retirement community with accommodations for independent living, assisted living, and nursing home care. CCRCs provide a continuum of care allowing residents to move between levels of care as needed. Examples of CCRCs in Exeter include Riverwoods (all phases) and Langdon Place. The Town Zoning Ordinance defines CCRCs as "Elderly Congregate Health Care Facilities."

Housing Tenure: A term used by the Census to indicate whether a housing unit is owned or rented.

In-fill Development: Construction which occurs on remaining vacant or underdeveloped parcels of land that exist close to existing development.

Low Income: Family income limits established by the U.S. Housing and Urban Development (HUD) administration to determine eligibility for rental and other forms of assistance. "Low income" is defined to be 80% or less of the median family income; very low income is defined to be 50% or less of median family income. In 2016 low income for the Portsmouth-Dover FMR is \$65,700 for a family of four; low income is \$41,700 for a family of four.

Median Income: The middle point of income in a population such that half the population has higher income than that point, and half have lower.

Mixed Use: Denotes the use or the potential use of a parcel that combines more than one use, often combining residential and commercial or office uses on a single lot or single building. In urban areas this is often manifested in buildings that have commercial uses at the street level and office or residential uses in upper floors.

Multifamily Housing: As defined by state law, multifamily housing is that which contains three or more dwelling units within a single structure.

Section 8: Refers to a provision ("Section 8") of the Fair Housing Act of 1937 (as amended) which provides for the payment of housing assistance allowances (called vouchers) to landlords which are used to subsidize the cost of rent for eligible low income households. The program is funded through the US Housing and Urban Development Administration (HUD) and administered by the New Hampshire through the NH Housing Finance Authority statewide, and by local housing authorities where they exist. In Exeter the Exeter Housing Authority administers Section 8 vouchers.

Vacancy Rate: The portion of the total housing units in a defined geographic area that are unoccupied (vacant), expressed as a percentage. In US Census surveys seasonal homes are typically classified as vacant.

Workforce housing: Workforce housing is the term used to describe housing that is affordable to people in the workforce who have earnings up to the median income for the area (in Exeter's case, the Portsmouth-Rochester Fair Market Housing Area or "FMHA" defined by HUD) in which the housing is located. The New Hampshire workforce housing law further defines this as follows

- Owned homes are affordable to a 4-person household for which income is at or below 100% of the area median income;
- Rental housing is affordable if the rent, including utilities, is at or below 60% of the area median income for a 3-person household.

Report of the Housing Advisory Committee May 2017

1. INTRODUCTION

The Board of Selectmen established the Housing Advisory Committee in 2015 for the purpose of examining the state of housing in Exeter. (See Committee Charge and Mission on page 2). Committee members were appointed in late 2015 and in 2016 began meeting in earnest to review data and publish its assessments and findings. As the town begins to look at the future, examining housing trends, needs and issues is an important step toward looking at the future Exeter. While the committee is advisory in nature and therefore is only offering a series of statements based on knowns, the town may take steps through its master plan update, the revision of zoning and land use regulations, or other means, to support actions relating to the findings of this report.

2. HOUSING DEMOGRAPHICS & TRENDS

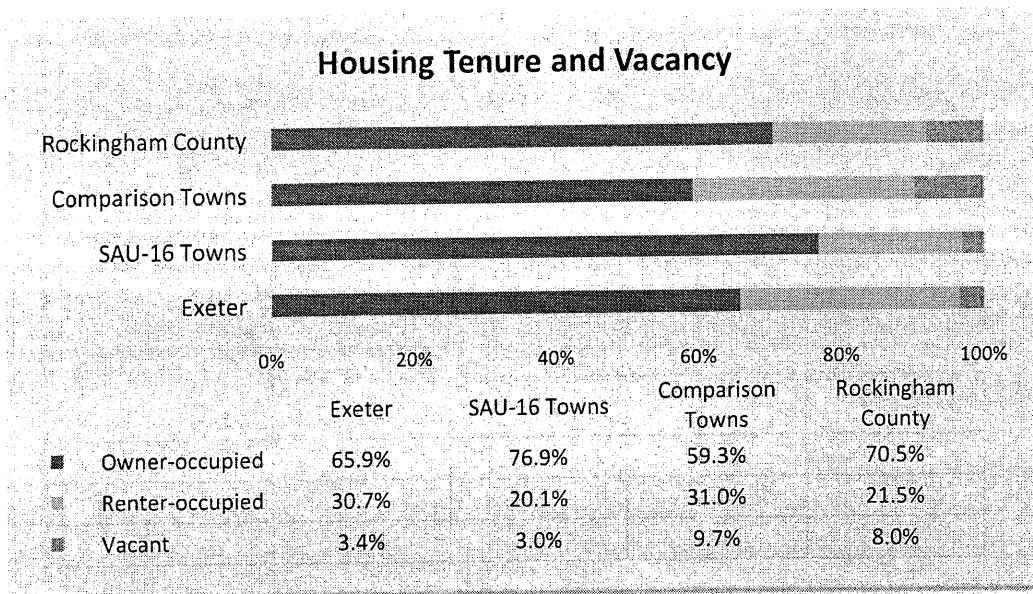
In support of the Housing Committee's research, various data sources were used to identify and review key information about basic housing demographics data and important trends. Information was obtained from the 2010 Census, the American Community Survey (ACS), 2010-2014, from the NH Office of Energy and Planning, from the NH Housing Finance Authority, the Exeter Planning Department, and other sources. Where available and when relevant, this data was also collected for surrounding communities and the county for comparison purposes. Comparison communities include seven immediately adjacent communities (Brentwood, East Kingston, Hampton, Hampton Falls, Kingston, Newfields, North Hampton and Stratham) as well as four nearby larger communities: Epping, Newmarket, Portsmouth and Dover. In this report information cited about "comparison communities" refers to values (average, median or summary values) for these communities combined. Information summarized for SAU 16 includes the communities includes data for Exeter, Stratham, Newfields, Brentwood, Kensington and East Kingston.

- **Housing Stock**

The Town of Exeter has a very diverse housing stock of nearly 6,500 units which vary in type, tenure and cost. Current data shows an inventory of approximately 6,469 units (American Community Survey (ACS), 2010-2014). Total housing has grown by about 530 units since 2000 representing a 0.6% annual growth rate, somewhat slower than the rest of Rockingham County where housing grew at about 1% per year during that period.

Tenure: Of these nearly 6,500 units, 68.2%, or 4,262, are owner occupied, with 31.8%, or 1,986 estimated as renter-occupied. Exeter has a slightly higher rate of ownership than the comparison communities which taken together has a 64.2% ownership rate but lower than the SAU-16 communities with 76.9%. The ratio of owner-to-renter occupied units in Exeter is relatively low compared to the immediate surrounding communities which typically see ownership rates of 80% or higher, but relatively high compared to Newmarket, Portsmouth and Dover which have roughly equal numbers of owner and renter units. Communities which have high numbers of multifamily units usually have a larger number of rental units in their housing mix.

Figure 1



Vacancy: According to ACS data, of all housing units only 3.4% or about 220, were indicated as vacant compared with 8.0% for Rockingham County and almost 10% for the 12 comparison communities. Among rental units, the most recent data from the NHHFA shows rental vacancy rates falling to extremely low levels of around 1%. Low vacancy rates have the effect of driving up housing prices, and this has been particularly evident in recent rental price trends affecting the Portsmouth-Dover-Rochester housing market area of which Exeter is a part. Over the past two years especially, rental prices in Exeter have risen sharply (see section below regarding housing cost and prices). Vacancy rates in a 'normal' housing market are typically closer to 5%.

Type: The diversity of Exeter's housing stock is reflected in the variety of housing types that exist here. According to the 2014 NH Office of Energy and Planning housing estimates 3129 units or about 47% are detached single family units, while 2729 or 41% are multifamily units (Figure 2). Of the remainder, 854 or about 13% are mobile homes.

Figure 2

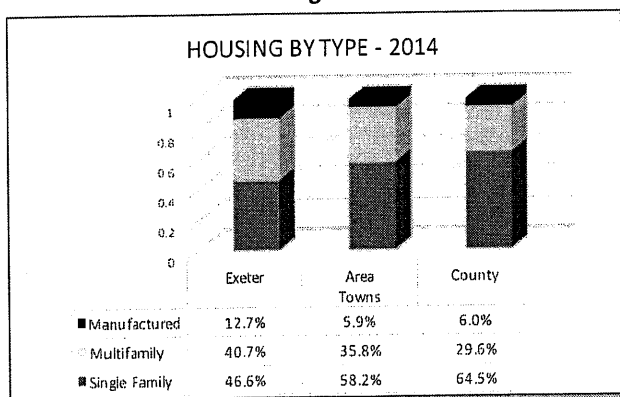
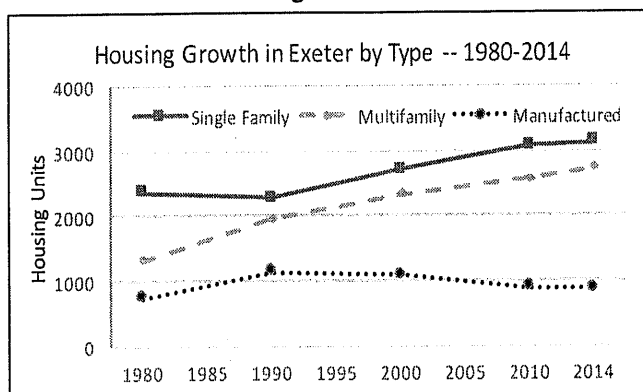


Figure 3



This contrasts markedly from the statistics in SAU 16, the comparison communities, and the County average which show a much higher proportion of single family units of 66%, 58% and 64% respectively (see chart) and a much lower percentage of mobile homes. Newmarket, Portsmouth and Dover, on the other hand, have a lower proportion of single family units, all around 40%. The older, larger, more densely developed communities in the region, the ones that were the center of more industrial rather than agricultural development, tend to have a more diverse housing mix with a larger percentage of multi-family units. Exeter stands out among all its neighbors for its relatively high number of mobile homes – at 13% it is more than twice the percentage as the region and county average. Changes in housing type from the 1990 until 2014 show a clear trend in Exeter toward an increase in the share of multifamily units, slower growth in single family units and a slow decline in the number of mobile homes (Figure 3).

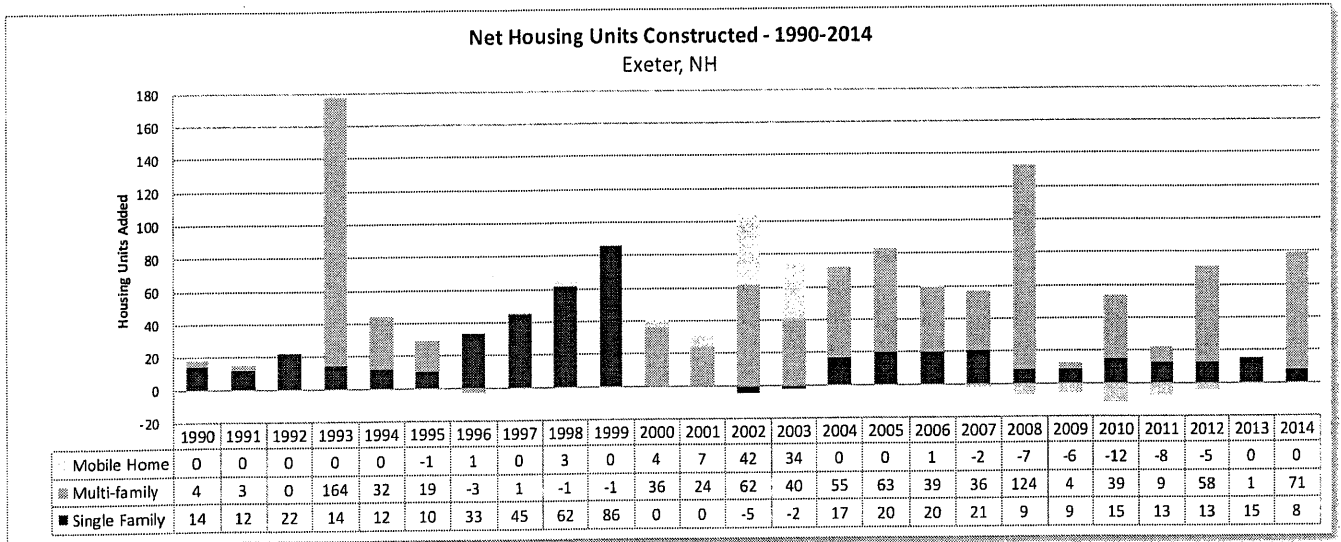
Age: Less than a quarter (22.6%) of all housing units that exist in Exeter were built before 1940, a number that is typical of the region and the State. Almost half (49.2%) the housing stock was built between 1960 and 2000. This pattern too is seen across the region and reflects the very rapid housing and population growth that took place in southern New Hampshire at that time. The housing stock in the SAU towns is even newer, with fully one-third constructed since 1990.

Home Size: As measured by the average number of bedrooms in each housing unit, Exeter's housing stock is slightly smaller in size than the average of the comparison communities. About 51% of Exeter's housing units have two bedrooms or less, while for the region that number is about 45%, and for Rockingham County, just 40%. This difference holds true for the total number of rooms as well. The median room size in Exeter is 5.3, compared to 6.0 for the comparison group and 7 for the SAU towns. In reviewing individual town differences, the pattern found in other housing trends is evident here as well. The older, larger, more dense communities have smaller units on average. Towns which grew more recently in more of a suburban pattern have larger average sizes because the average house size for new construction grew steady in the 1980s through the 2000s.

- **Recent and Permitted Construction**

In the three decades preceding 2000, a disproportionate amount of residential construction occurred in the single-family sector, whereas, according to building permit data, since 2000 a much greater share of growth has been in the multi-family sector (Figure 4). In fact, since 2000 four times the number of multifamily units have been added to the town's housing stock than single family units.

Figure 4



In the last three years, the pace of building activity has risen, especially in the multifamily sector. There have been a number of new residential developments approved for construction. Many of these projects are either under construction or near completion. These include Building #8 of Sterling Hill Lane (24 condos), 27 Chestnut Street (96 market rate apartments), 1-11 Charron Circle (13 detached condos), 2 Hampton Road (aka Windsor Crossing) (6 buildings, 30 condo units), 41-44 McKay Drive (91 apartments), 9 various new single family homes. This represents a total of 261 units of "in process" residential units with approved permits, 252 of which are multifamily units.

This recent more rapid pace of residential construction appears to be continuing. According to Planning & Building Department records as of June 2016, an additional 230 units (all multifamily and about half age-restricted) have been proposed and are in various stages of review (Figure 5). If all are eventually built, the Town will have added nearly 500 residential units to its housing stock within a three year period with over 95% being multifamily units. If all the proposed units are constructed it would mean Exeter will have slightly more multifamily than single family units (not counting mobile homes).

Recent construction (the past 5 years) fits a profile of residential development seen recently in other larger communities in New Hampshire, characterized by a growing share of multi-unit development, with relatively low bedroom count, built close to urban centers and made up of a mix of market rate and workforce affordable units. Factors driving these changes include an aging population, a market for upscale single family homes that was weakened during and after the Great Recession, and an increased demand for age-restricted, rental, and workforce housing

Figure 5
Summary of Permitted and In-Process Residential Building in Exeter
2000 through 1st Quarter, 2017

Period	Total Units	Single Family	Multifamily			Avg. nits Added/Yr.
			Total	Age Restricted	Income Restricted*	
2000-2009	793	278	515	428	35	79
2010-2014	254	71	183	144	20(?)	51
2015-2016	261	9	252	24	0 (?)	130
Proposed & In-Process (16-17)	253	23(?)	230	116**	67	126
Total	1561	381	1180	712	90	87

Source: Exeter Planning and Building Department, 2016

* Units approved under the Town's Affordable Housing Incentive Ordinance

** these units have ZBA variance approval only, which expires in October 2017

- **Age Restricted Housing**

The development of age restricted housing including Continuing Care Retirement Communities like Langdon Place and Riverwoods, and Active Adult Communities such as Sterling Hill, have been responsible for a disproportionate share of residential development since 2000. Of the roughly 1200 multifamily units constructed since 2000 we estimate that about 60% were age restricted while close to half of all housing proposed and in progress as of the close of 2016 are age-restricted. While this is partly driven by a housing market catering to an aging population, demographics and the market, Exeter appears to be attracting more than its share of such development, probably due to several factors including, the quality of the community, the healthcare and other services available, and a favorable property tax policy for qualifying elderly homeowners.

- **Housing Cost**

With regard to housing cost, the Housing Committee examined information pertaining to housing purchase price and value, to rental costs, and to the cost of housing in relation to both household income and measure of affordability. A summary of that information is presenting in the accompanying table (Figure 6).

Home Purchase Prices

Information pertaining to home value and purchase price is available from at least three types of sources: (1) self-reported, as from the Census (ACS), (2) from property values maintained for tax assessment purposes, and (3) from real estate market valuation from such sources as MLS, the New Hampshire Housing Finance Authority valuation surveys, and more recently, from web based real estate sources like Zillow. Each has advantages and disadvantages in understanding differences in value. The Census numbers, though self-reported probably provide the most consistent and comparable information from community to community over time. Tax assessment data is the most comprehensive and thorough because it covers 100% of housing units rather than just a sample. Market based surveys provide the most up to date reflection of home values and are most useful in understanding short term housing market trends.

**Figure 6
Housing Cost Information – Exeter and Comparison Communities**

Town / Area	Home Price & Value						Rental Cost			
	2010-2014 ACS Data*		2016 NHHFA Purchase Price Survey		2015 NH Dept. Revenue Admin.		2010-2014 ACS Data		NHHFA Rent Survey	
	Median Value, Owner-occupied	Exeter as % of County Avg.	Median Residential Sales Price+	Exeter as % of County	Residential Valuation per Housing	Exeter as % of County Avg.	Median Contract Rent (\$/month)	Exeter as % of County Avg.	Median Gross Rent (\$/mon)	Exeter as % of County Avg.
Exeter	\$257,000	92%	\$295,000	102%	\$189,292	90%	\$1,156	104%	\$1,795	126%
Brentwood	\$348,500	125%	\$388,300	135%	\$288,252	138%	\$1,212	109%	NA	-
Dover	\$238,700	85%	\$230,000	80%	\$143,496	69%	\$997	89%	\$1,073	0%
East Kingston	\$324,800	116%	NA	-	\$126,693	-	\$1,567	141%	NA	-
Epping	\$214,400	77%	\$248,000	86%	\$175,143	84%	\$892	80%	\$1,096	-
Hampton	\$329,900	118%	\$300,000	104%	\$229,089	110%	\$1,137	102%	\$1,221	103%
Hampton Falls	\$428,500	153%	NA	-	\$410,211	-	\$1,348	121%	NA	-
Kensington	\$364,700	130%	NA	-	\$348,338	-	\$1,676	150%	NA	-
Kingston	\$266,200	95%	\$260,000	90%	\$213,578	102%	\$928	83%	\$1,104	109%
Newfields	\$389,800	139%	NA	-	\$369,846	-	\$1,196	107%	NA	-
Newmarket	\$266,600	95%	\$245,000	85%	\$138,156	66%	\$1,029	92%	\$1,321	0%
North Hampton	\$371,200	133%	\$482,500	168%	\$417,018	199%	\$990	89%	NA	-
Portsmouth	\$336,600	120%	\$370,000	128%	\$216,165	103%	\$1,138	102%	\$1,404	114%
Stratham	\$378,600	135%	\$380,000	132%	\$319,972	153%	\$1,444	130%	\$1,803	-
Area Total/Avg.	\$322,536	115%	\$319,880	111%	\$209,206	100%	\$1,075	96%	\$1,359	113%
Rock. County	\$279,800	100%	\$288,000	100%	\$240,299	115%	\$1,114	100%	\$1,095	100%
New Hampshire	\$237,400	85%	\$220,000	76%	NA	-	\$1,001	90%	\$987	91%

Source: 2010-2014 ACS, 2016 NHHFA Purchase Price Trends Survey and NH Dept of Revenue Administration: 2014 PROPERTY TAX TABLES BY COUNTY

*NOTE: ACS Data are average values derived from 5 year household samples and are prone to high margins of error, especially for smaller communities.

+ "NA" indicates that sample size was too small to present reliable data

- **Census Bureau American Community Survey (ACS):** In reviewing the most recent American Community Survey¹ data on home value we find that, housing values in Exeter consistently fall in the lower third of those among the twelve surrounding towns. Exeter median home value is reported at \$257,000 compared to the surrounding town median of \$294,400 and the County median of \$279,000. This is explained by several factors including Exeter's comparatively large proportion of mobile homes in its housing mix, a smaller average home size, a somewhat older housing stock, and a larger proportion of owner occupied condominiums and multifamily units. In the comparison communities, housing value ranged from a low of \$214,000 in Epping to the high of \$428,000 in Hampton Falls.
- **Assessor Data:** The 2015 Assessors data contains approximately 5100 ownership records of residential properties, (single family, multifamily, condominiums and mobile homes) The median and average values of these units is \$245,000 and \$252,000 respectively.

¹ 2010-2014 5 Year American Community Survey (ACS) is produced by the US Census Bureau and replaces the more detailed single year household survey taken as part of the decennial Census prior to 2010. The data represents a 5 year rolling average of a smaller household survey results taken each year. The margin of error for ACS household data can be quite large in smaller communities.

While we have no comparable information for the surrounding communities or for the County we did compute the total assessed value of residential property per capita or per housing unit and compare that with other communities as a rough measure of on comparative residential values. Exeter's residential property valuation per housing unit in 2014 was about \$189,000, compared to \$209,000 for the surrounding communities. As with the median home values, this result puts Exeter in the lower third of the surrounding communities.

- o *Market Surveys:* The New Hampshire Housing Finance Authority publishes an annual housing-price market assessment using MLS and other survey data. Results from the latest survey published in 2016 show the median purchase price of all homes in Exeter is \$290,000, compared to \$345,000 for the Portsmouth NH-ME "NECTA" communities (a similar grouping to our comparison communities which includes Exeter). Once again, Exeter falls in the lower third in home prices in this group. (Note that 'all homes' include existing and new single family, condominium and mobile homes.) For the County as a whole, however, Exeter's median price is higher than the average of \$288,000.

Home Rental Rates

As with purchase prices, we obtained information about rents from several sources, primarily ACS survey and the annual NHHFA rental prices survey. The 2010-2014 ACS data shows that, of the roughly 1,850 rented housing units in Exeter, the median monthly gross rent is \$1156 (Figure 6). The average for the comparison communities is \$1,075/mo. and for Rockingham County, \$1114/mo. The most recent NHHFA survey, released in Fall of this year, tells a much different story. It shows the current median gross rent in Exeter to be \$1,795/mo., extraordinarily higher than the comparison communities for which data is available, and higher than the Portsmouth NECTA median rent of \$1,359/mo. The large difference between the ACS and NHHFA estimates is partially explained by the fact that the ACS looks backwards over 5 years and so has not captured the full impact of the rapid rise in rent over the past 4 to 5 years, and partially because the NHHFA results include estimated cost of utilities, which the ACS do not. Though different in magnitude, both results show that Exeter's median rents are significantly higher than those in surrounding communities. The reason for this is not certain but is most likely a combination of lack of supply and the existence of a large number of high end rental units in places such as the Mill Apartment, the former Eventide Home apartments and others.

Even so, the substantial gap between Exeter's median rent and that of the surrounding area (which also shows up in the NHHFA rental survey) reflects a difference in average rent costs that is not supported in ACS comparisons and appears to be an anomaly. In reviewing the published survey data it is evident that the large majority of the survey responses from rental units in Exeter are clustered around just two price points, \$1750 and \$2100 which appear to be units in one or several buildings with uniformly high rents. Given this, the ACS rental data is probably more reliable in comparing Exeter's rents to other communities and it shows rents in Exeter to be about 10% higher than that of the comparison communities.

Figure 7

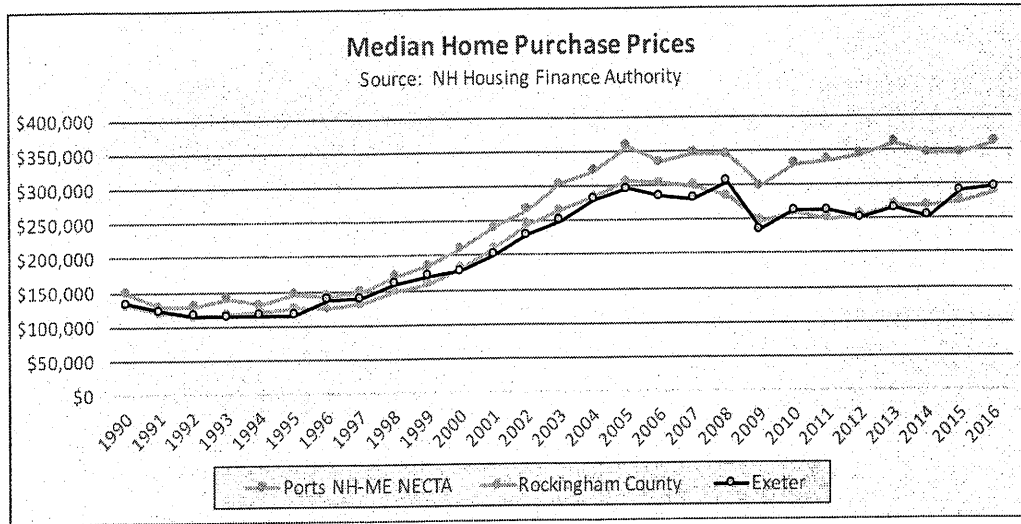
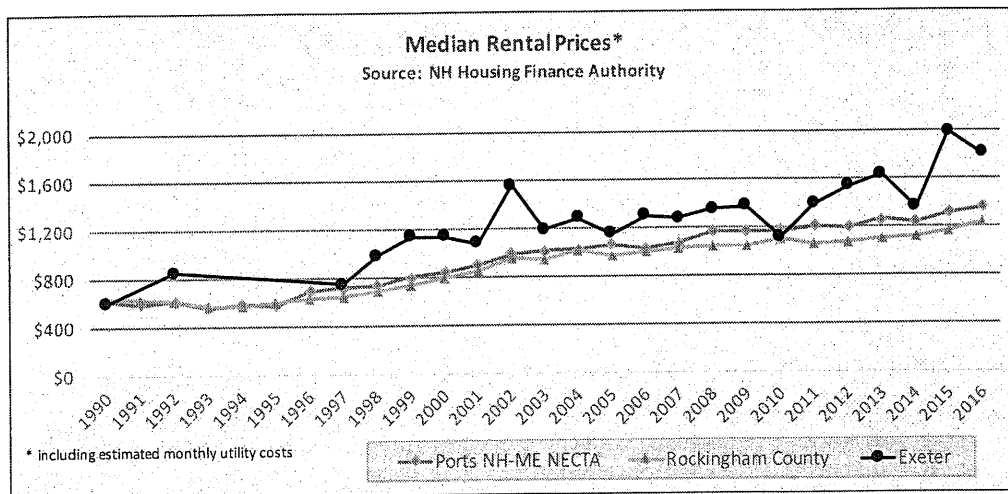


Figure 8



• Other Housing Market Information

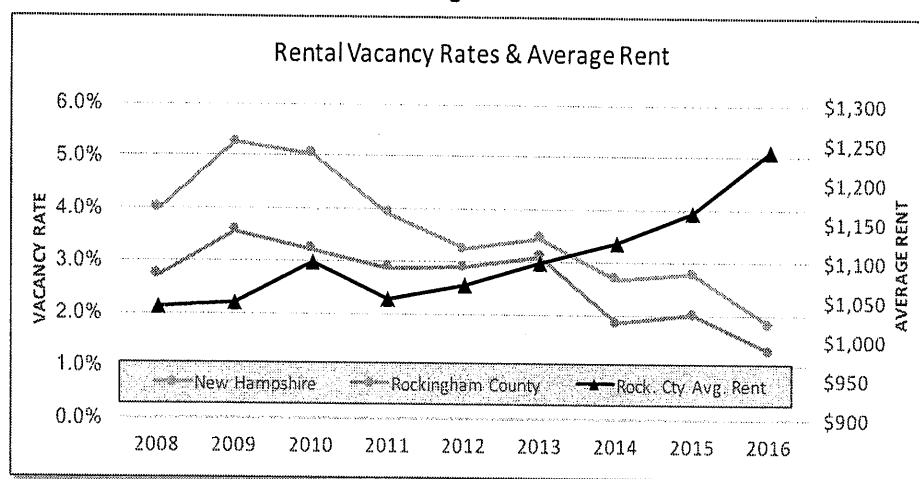
The Committee reviewed other housing market information, including sales data gathered from the Exeter Assessors office, and a variety of MLS sourced information pertaining to real estate market conditions. County level information for housing market data reviewed included number of sales, the assessed value-to-sales ratio, and average time on market. The general picture was consistent for each: the housing market has largely recovered from the Great Recession, though prices in most communities remain marginally below their pre-recession peak.

The number of sales and average selling price in Rockingham County as a whole are presently very strong. Closed sales reached an average of 5000 per year in 2015, a level not approached since 2005. This pace compares to the market low of about 3100 per year for an extended period between 2008 and 2010. Average selling prices have recovered as well. The peak average selling price was just under \$300,000 in

2005, which fell 21% to a low of 237,000 in 2011 and now has regained almost all that loss, rising to 288,000. The inventory of homes for sale and average time-on-market have tracked the housing cycle as well. The number of MLS listings peaked in early 2007 at an annual average of nearly 4000 listings. In 2015 that number had fallen to just 2600. Time on the market for homes for sale peaked in 2009 at nearly 13.5 months on average, and has since fallen to just half that time. As inventories have tightened, buyers have become more motivated, and local realtors report that prices are rising sharply.

As one final indicator of the state of the housing market, the committee reviewed the relationship between assessed value and purchase price of homes that were recently sold in Exeter. According to the Assessor's records, 191 of the 220 homes (87%) sold through September 2016 sold for more than their assessed value.

Figure 9



In the rental market one of the most important and predictive indicators is vacancy rate. Historically, vacancy rates have tended to be lower in the Seacoast region than other parts of the state. As of 2016 they have reached an unprecedented low level in Rockingham County of 1.3%. A rate this low means that, for all practical purposes, there are no vacant rental units other than those that are in transition between occupants. As illustrated in Figure 9, there is a strong correlation between low vacancy rates and high rental costs. As long as the supply of rental units remains constrained, upward pressure on rental prices can be expected to continue, significantly affecting affordability in this sector of the housing market.

- **Household Characteristics**

Other relevant information about the makeup of households in Exeter and the comparison communities was reviewed. Unless otherwise referenced, this information is taken from the 2010-2014 American Community Survey (ACS). A summary of key points is as follows:

Household Size - In Exeter, the average household size of owner occupied housing is 2.4 persons. Renter occupied shows an average size of 1.9 persons. Exeter's household size is smaller than in all other comparison communities except Portsmouth. The average for owner and renter units is 2.6 and 2.2 respectively.

Elderly Households — Exeter has a relatively high number of households who are headed by someone who is 65 years of age or older. Exeter has approximately 1,840 such households or 29.5% of total households, while the average among the comparison communities is only 22.4%. The State and County are 22% and 21% respectively. The only communities comparable to Exeter in the area are Hampton (28.3%), North Hampton (29.6%), and East Kingston (29.8%). This has particular relevance because of the elderly exemption, which grants certain valuation reductions based on age and income. In 2015, the town granted over 31 million dollars in elderly exemptions to 297 households.

Household Income — Household income in Exeter is slightly below the comparison communities, but slightly higher than the County average. Per capita income in Exeter was reported as \$40,310; median family income was \$96,538 and median household income was \$74,071. These values for Rockingham County as a whole were \$39,605, \$94,726 and \$79,368 respectively. (ACS, 2010-2014).

School aged children — Exeter has a smaller cohort or group of school aged children than the other communities which make up SAU 16. 19.7% of Exeter's population is in this group (ages 5-19) while the other five communities average 23.6% of their population as school aged. As of May 2017, the Exeter school system (Elementary schools and Exeter Coop) showed an enrollment total of 2,195 children in school. 1,011 of these are pre-school through grade five, 514 are between grades six and eight (Coop Middle School), and 670 attend Exeter High School. As of June 2015, there were 1,023 children in pre-school through grade 5, 516 in grades 6-8, and 665 in grades 9-12.

- **Affordability of Housing**

The term "affordable housing" can mean different things to different people. To some it is synonymous with 'low-income housing'. That is not our meaning here. Our use is intended as a straightforward consideration of the comparative cost of housing, both owner and rental, relative to household income.

The affordability of housing has been a long-standing concern in Exeter and in many communities in the Seacoast region, dating back to the early 1990s. That is when Exeter commissioned its first housing report which focused on affordability. Concerns about affordability diminished somewhat during the Great Recession with the 15-20% decline in housing purchase prices and during a brief period of relatively stable rental prices. For many households, however, this did not translate into greater affordability because of economic stresses in wages and income, and because of tightening mortgage lending standards which occurred at the same time. In 2016 as the housing market tightens again, purchase prices have returned to pre-recession levels and rental prices have risen well beyond them. Rental rates, in particular, have risen to levels that are between 20 and 30 percent higher than they were before the recession.

Affordability of housing can be defined and measured in a number of ways. At its basis, affordability is a measure of housing costs relative to income and other living costs. The State's workforce housing law (RSA 674:58-61) defines workforce affordability in two ways: to be 'affordable' for home owners or purchasers, the cost of housing (including mortgage, interest, insurance and taxes) must be less than 30% of the median income of a four person household.

For rental housing, the cost of rent must no more than 60 percent of the area’s median income for a 3-person household. Income and affordability targets are updated annually by the US Housing and Urban Development Administration. For 2015, the latest estimate available in the Portsmouth-Dover Rochester NH-ME housing market, the purchase price of a home considered affordable is \$289,000 (estimated maximum price at which the monthly total cost of mortgage principal, interest, taxes and insurance are less than 30% of median household income, assuming 5% down payment, 30 year mortgage at 4.2%). The maximum affordable rent cost for this market is set at \$1,160 (estimated maximum gross monthly rental cost [rent + utilities], using 30% of income).

The ACS provides a direct measure of affordability for both owners and renters, based in monthly housing costs. In the 2010-2014 ACS 36.8% of owner-households with a mortgage paid more than 30% of their income for housing, nearly the same as the average for the comparison communities of 37% and for Rockingham County as a whole at 36.6%. These are households that, by State definition, are living in homes that are ‘unaffordable’ based on the costs of housing relative to household income. Nearly two-thirds of Exeter households with mortgages paid more than \$2000 per month in housing costs.

For renter households, those living in housing that exceeds the affordability threshold is even higher: 45.8% in Exeter, 46.9% for the comparison communities and 46.2% for Rockingham County. This is a sobering statistic, suggesting that almost half of renter households are in housing situations that are defined as unaffordable.

- **Regional Housing Needs Analysis**

Under the State’s workforce housing law (RSA 674:58-61) and its own enabling statute (RSA 36:47 II.) the Rockingham Planning Commission is required to prepare and periodically update a regional housing needs assessment (including the need for affordable and workforce housing). The RPC last updated its regional analysis in 2013 and in 2015 updated the Town’s Master Plan Housing Chapter to estimate whether Exeter was supplying it regional ‘fair share’ of the need for affordable housing. That analysis included estimates of the Town’s share of the region’s workforce housing needs as follows (based on its proportionate share of housing):

Exeter	2015		
	Need	Supply	Net
Workforce Housing			
Total	3,253	4004	+751
Owner	2,456	3209	+753
Rental	797	795	- 2

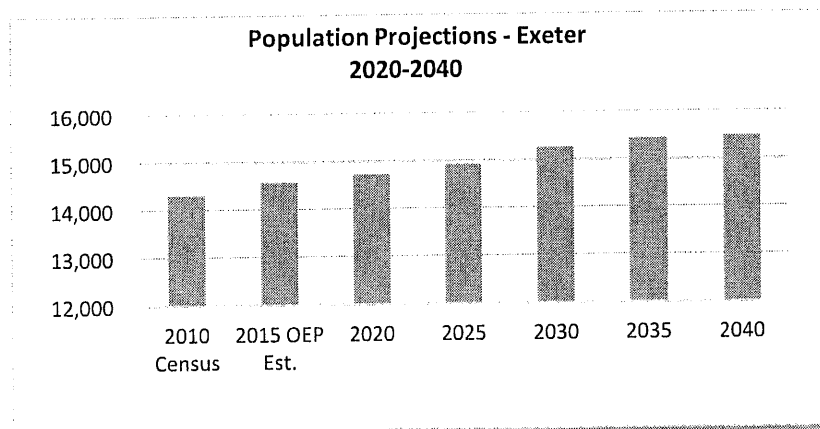
The RPC’s analysis indicated that the Town is meeting more than its share of workforce housing needs overall (and thus is not subject to the remedial requirements of the workforce housing law). This outcome is consistent with the housing data and trends discussed earlier, especially the existence of a larger number of both rental and multifamily housing in Exeter compared to the majority of towns in the region. The data also reinforces the tight supply and lower affordability of rental housing. In this category, the town had slightly fewer affordable units that are needed to meet its share (in 2015), according to the analysis. With the rise of rental prices since then, that gap has probably grown.

While the regional housing analysis assumes all communities should assume a proportionate share of the need for affordable housing, in reality, large communities like Exeter, Hampton, Newmarket, Dover and Portsmouth provide more than their share. This is due to the fact that these communities have the existing housing stock which tends to be more affordable, as well as the ability to support this kind of housing growth. This establishes a regional dynamic whereby the gap in the availability of affordable housing share tends to widen between larger communities like Exeter and smaller more rural 'bedroom' communities. The purpose of the state's workforce housing law is, in part, to counter act this dynamic.

- **Population and Housing Projections**

In considering the future need for housing in Exeter it is important to assess likely future growth in population. While southeastern New Hampshire grew very rapidly in the nineteen seventies, eighties and nineties, since 2000 growth has been much more modest. The latest (2016) population projections from the NH Office of Energy and Planning suggests that that relatively low rate of growth statewide will continue for the foreseeable future (Figure 10). While the Seacoast region is projected to grow faster than other areas of the state, that annual rate is projected to be only about 0.35% and for Exeter, 0.24% from 2020 through 2040 – a comparatively low rate of growth (Figure 10).

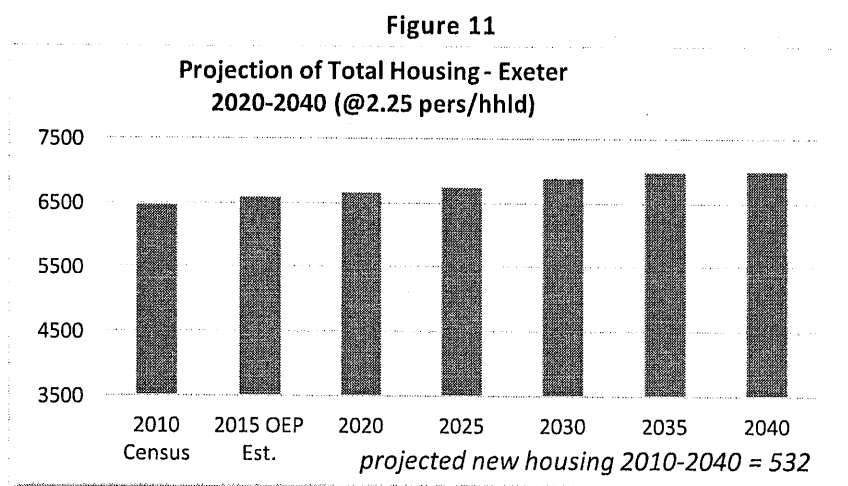
Figure 10



Assuming that average household size (presently 2.36 persons/household in the region and 2.25 in Exeter) remains about the same as it is today, that will mean that the underlying need for housing will also grow only modestly – by less than 500 units over the next 25 years (Figure 11). Yet that seems to be at odds with the recent increase in housing construction as enumerated here.

That is best explained by the fact that the town-level estimates in these population projections are based on the historical share of growth between all the towns in the County. Since recent history has shown a much greater share of growth occurring in the smaller, faster growing towns, Exeter gets a smaller share of the projected future growth. There is no certainty that this will continue, however, especially given the aging population. In fact we may be seeing a

reversal of those trends, wherein housing development is more rapid in the more urban communities like Exeter because the amenities they offer are a better match for current demand. A good case can be made, for example, that an older population will favor growth in larger communities like Exeter with its better access to services. If that is the case these projections will likely underestimate housing needs in Exeter.

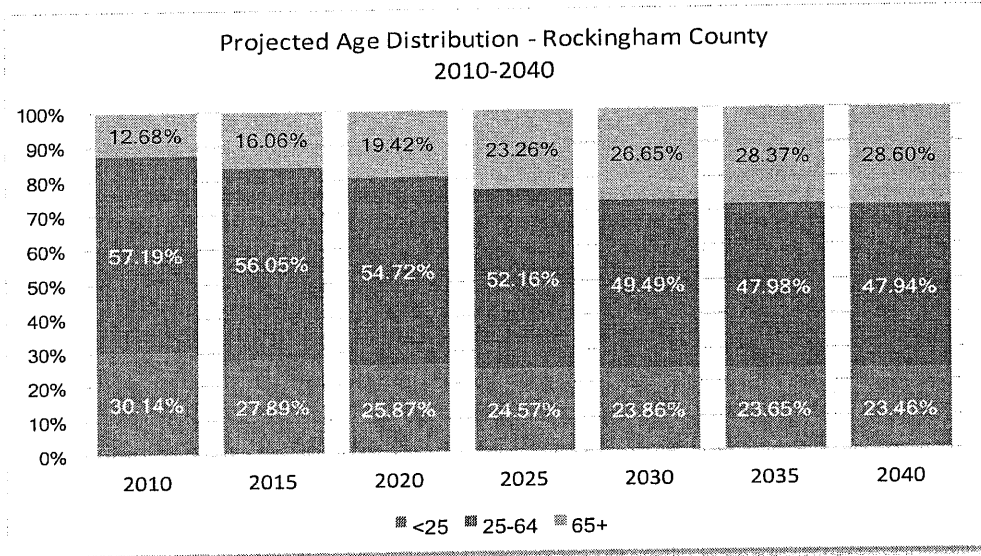


- **Aging Population**

As important as population projections are to consider future housing, so too are the well documented trends in aging in Exeter, Rockingham County and nationwide. As depicted in Figure 12, in Rockingham County, the number of people over 65 years will more than double as a percentage of the population between 2010 and 2040, while those under age 25 as a percentage will decline by 22%. The middle group, age 25-64, which is responsible for most new household formation, will decline by about 15%. These trends are exhibited in Exeter and the surrounding SAU16 communities as well, and will have differential impacts on the demand for services for both young and old population groups. As shown in Figure 13, however, the demographic shift in Exeter is projected to be a little less dramatic than compared to the region and the SAU-16 communities. The age projections indicate that Exeter will see comparatively smaller shifts in age groups as a percentage of population than the surrounding towns, especially in the youngest and oldest groups. It should be noted that these projections assume that migration patterns of the recent past (2000-2010) continue through 2040. The targeting of age-restricted housing will have the effect of boosting the in-migration of older populations which won't be reflected in these projections.

With respect to housing demand, one can conclude that there will be significant additional demand for housing types and options that cater to older residents, while demand for housing for the middle-aged group will be relatively stagnant. This, of course, has other wider implications for the region which are summarized in the 2015 update of the Rockingham Planning Commission's Regional Master Plan. (See following excerpt.) As is pointed out in that plan, other factors may change this outcome, such as in-migration of younger families. This, in turn, will largely depend on the economic health of the region and the appeal of the Town as a good place to live for younger families

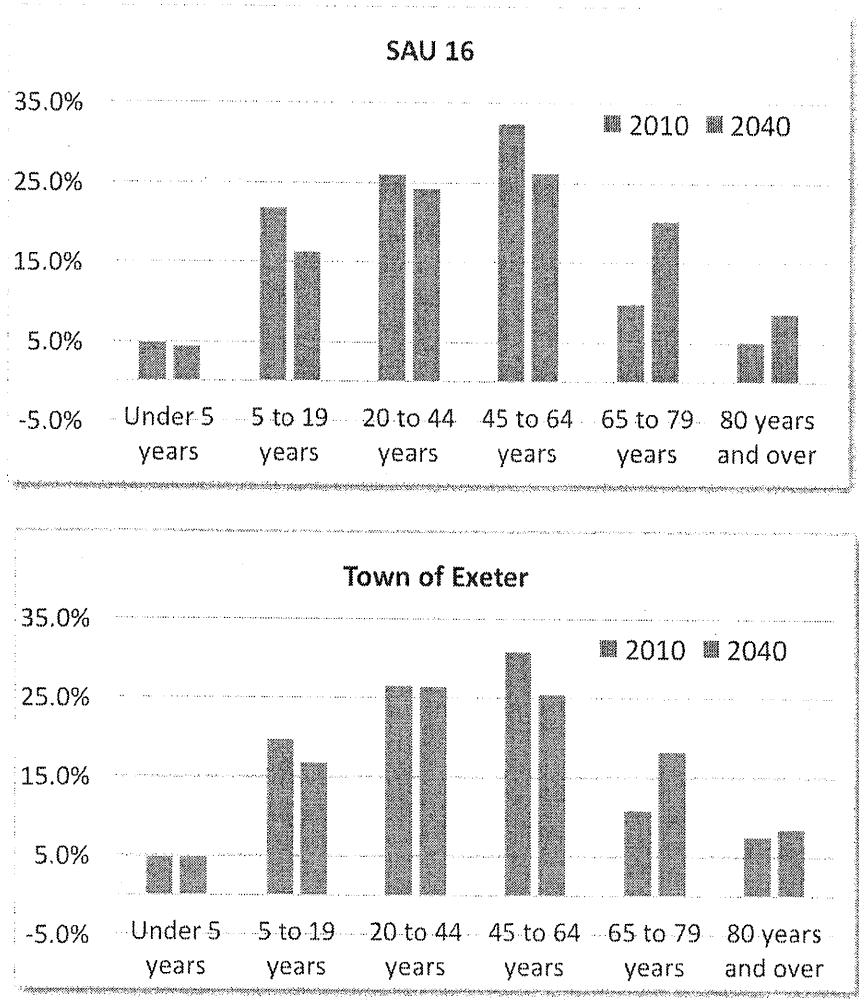
Figure 12



**Excerpt from 2015 Regional Master Plan, Rockingham Planning Commission
(Economic Development Chapter)**

Compared to the U.S. average, Rockingham County has a significantly smaller number of people younger than 35, a significantly larger number between the ages of 45 and 64, and close to the average older than 65. This unbalanced age distribution has consequences to the region's economy over time. For the present, the age distribution is economically favorable because we have a bulge in the age segments where workforce participation, wages and household income are at their peak. As this large cohort ages, it becomes less favorable with a number consequential effects on the region's economy, some positive, but most negative. A shrinking school aged population will likely mean higher education costs per student (since fixed costs won't change significantly) or school closures and reduced staff. A decline in the 45-64 age group would likely mean a loss of household income and spending since they both peak with this age group. The rapid rise in people over 65 will mean expanded need for services catering to seniors such as healthcare, home services which will create business opportunities, but also higher per capita health care expenditures, less demand for housing, especially larger houses, property tax losses from senior exemptions and a smaller workforce. These are trends, not yet outcomes. Other factors, such as delayed retirement for some seniors and an effective economic development strategy that results in an increase in the in-migration of younger people, may intervene to mitigate these trends.

Figure 13
Population by Age Cohort - 2010 & 2040
RPC Region, SAU-16 and Town of Exeter



3. KEY ISSUES AND FINDINGS

Based on the information presented above as well as additional information provided by the Exeter Planning Department, and members of the Housing Advisory Committee, we make the following findings relating to the availability, cost, affordability, need and development of housing in Exeter:

Availability of housing by type

- Exeter has a very diverse housing supply, much more than its neighboring communities.
- Exeter provides a high percentage of and rental housing compared to its neighbors.
- There has been a growing demand for higher density housing in and around Exeter's downtown over the past 30 years. Most of this new housing has been in the form of multifamily construction and renovation of older buildings (e.g. 27 & 31 Chestnut St., Squamscott Block and earlier, The Mill apartments, and the Front Street Tower). One beneficial effect of this trend can be to create a more vibrant and economically viable downtown.
- Since 2000, nearly three times as many multifamily units have been constructed in Exeter than single family units. This has helped preserve overall affordability in Exeter compared to the surrounding communities. More than half of the new multifamily units are age restricted and between 5% and 10% are income restricted (including workforce housing).
- The lower rate of construction of single family homes compared to other types of construction (condos, market rate apartments) has recently led to a tightening of supply and an increase in prices, especially in the past year.
- Lower rates of single family construction over the past decade likely reflect a lag in the construction of these homes following the economic recovery. We can expect an increase in single family construction demand over the next several years, however that will be constrained by current zoning and the limited availability of suitable land.
- Mobile homes, an affordable alternative for home ownership are comparatively numerous in Exeter but are slowly declining in number.
- An historically low vacancy rate for rental housing in Exeter (less than 2%) indicates that a shortage exists today for this type of housing.
- Improved accessibility to the Boston job market due to the Downeaster and I-95 commuter bus services may drive an increased demand for higher priced housing in Exeter.
- The enactment of the State Accessory Dwelling Unit (ADU) mandate (RSA 674:72-73), which takes effect in June 2017, will help stimulate the development of such units in pre-existing housing throughout the region. Although many communities in the region, including Exeter, already allowed ADUs (often permitted as 'in-law' apartments) before this law was passed, the effect of the law will encourage the addition of ADUs to the housing stock and expand the supply of affordable housing both in Exeter and the region.

- The region's aging population can be expected to drive an increase in demand for accessory dwelling units as the elderly seek affordable ways to stay in their homes or share housing with extended family.

Cost and affordability of housing

- Based on an updated workforce housing analysis conducted by the Rockingham Planning Commission (RPC) in 2016, Exeter continues to provide more than its fair share of workforce housing compared to the region. In large measure this is due to the Town's greater diversity of housing stock, including more multifamily condominium and rental units as a percentage of the overall housing stock.
- Fair market rent in the Portsmouth-Rochester Fair Market Rent Area (FMR) in 2016 was defined by income limits as \$1,107 for a 2-bedroom unit. This compares closely to the 2014 ACS reported median rent for Exeter of \$1,147. (The NHHFA rental price survey for 2016 reported a much higher median rent for Exeter (\$1795), however this was determined to be a result of sampling error in the survey.)
- Regionally and locally there is a significant unmet need for housing options for low and moderate income households. According to recent Census data for the RPC region, over 45% of all rental households and 27% of all owner households pay more than 30% of their gross income on housing, thus exceeding the threshold considered as 'affordable.'
- Exeter presently supplies more of the region's need for affordable and workforce housing than do the surrounding towns. Part of this disparity is justified because Exeter is an employment center and derives economic benefit from that development. Exeter is also better able to support the kinds of higher density housing that can be more affordable than low density single family housing. Nevertheless, Exeter likely bears a disproportionate cost for providing affordable housing opportunities.
- Rental households have a higher proportion of low and moderate income than owner occupied units. Approximately 55% of rental households in Exeter are classified as low income (defined by HUD as households with 80% or less than the median income), and 42% are classified as very low income (households with 50% or less than the median). For owner occupied households, approximately 35% are low income and 24% are very low income. Similar differences are found in the County as a whole.
- Exeter has many rental units that exceed median rental prices for the Town and region. This is likely due to a concentration of higher end rental units in converted Mill and newer buildings near the downtown, along with a lack of supply.
- Rental housing prices are accelerating at a rate that is outpacing inflation both regionally and in Exeter which will reduce overall housing affordability. The historically low rental vacancy rates reported in recent NHHFA rental surveys indicates that the rental market is highly constrained, placing upward pressure on rental costs.
- The property tax exemption program for residents 65 and over in age makes homes more affordable for approximately 300 elderly households, in comparison to property tax payers paying on 100% of the value of the home. (See below for further discussion)

Housing stock vs. community needs and market demand

- By a ratio of more than three to one, the large majority of new residential units constructed in the past 15 years have been multifamily units, and the majority of those are age-restricted.
- Despite the number of multifamily rental units constructed recently, the rental vacancy rate remains extremely low (less than 2%), indicating that there is additional unmet demand.
- Nearly 120 new multifamily housing units are in the planning or permitting process. If these or others are built they will further help to address this demand, although the overall cost of new housing is still likely to remain significant.
- Several housing developments constructed in this period have included units targeted at workforce and low to moderate income households, including the Squamscott Block (Water Street), Watson Woods (off Watson Road), and the Meeting Place (off Epping Road).
- The growth of age restricted housing is in part a response to a rapidly growing component of the population over 65, which is expected to grow from 18% of the Town's population in 2010 to 27% by 2040. Most of this change is from natural aging, however the availability of this type of housing has also attracted an in-migration of older residents, boosting that age group of the population above that of the regional average, which was just under 15% in 2010.
- Age restricted housing has varying effects on the cost of community services and property taxes, and economic activity per household. For example, age restricted housing does not add to school-aged population but may add to the demand for health related emergency services.

School Enrollment and Housing

- The growth in the number of housing units, including numerous multifamily units, in Exeter over the past 15 years has not resulted in the disproportionate enrollment of additional school aged children.
- No discernable link is found in the past decade between housing growth and school enrollment growth. This is partially due to the large number of age restricted housing that has been built over the past 15 years.
- Over the past 10 years, Exeter's elementary school enrollment has remained flat while the other SAU 16 communities have seen significant declines, ranging from 11% to 50%.
- Based on the age cohorts in the State's latest population projections, the school aged population (age 5 to 19) share of total population is expected to fall from 19.7% in 2010 to 16.7% in 2040, representing a loss of about 145 students. The loss projected in the other SAU 16 towns is even greater, totaling an additional 660 people of student age.
- According to SAU-16 enrollment projections, the Middle and High School combined enrollment will fall by about 345 students or 11% between 2017 and 2022, with the

bulk of the decline seen in the Cooperative Middle where enrollment is projected to decline by 18%. Meanwhile Exeter's share of enrollment is projected to grow from 39% to 42% over this period because age cohort groups are more balanced in Exeter than in the other communities. The projected overall decline in enrollment suggests that an in-flux of children from additional housing growth in the region would not result in capacity constraints in SAU facilities in the near-to-medium term.

- A declining school enrollment could mean that school facilities are underutilized, assuming current trends continue, and will provide additional ability for residential growth without impacting school capacity limits. The Cooperative Middle School is an exception to this as it was built with relatively little reserve capacity.

Buildout and zoning impact on development potential

- Based on the result of a generalized residential buildout analysis (not parcel-specific) it appears that certain residential zones have very limited remaining potential for new development, particularly multifamily development.
- Future single family, large lot development will be constrained by the quality of the remaining undevelopable land in Exeter, the general cost of buildable land, and the distance that land is from the Town center.
- Nearly one-third (33%) of Exeter's land area is set aside as conservation land (one out of every three acres is in a form of conservation). This will limit opportunities for residential growth in areas featuring large tracts of open space.
- Additional opportunities for single family 'small lot' residential in-fill development could be created by reducing lot size requirements in some residential zones.
- The town's open space development zoning ordinance as currently written may see little use in the future because there are fewer and fewer applicable developable parcels remain that can trigger the ordinance.
- It is unknown what effect, if any, impact fees are having on the rate of residential growth, the choice of housing (senior versus market rate) or cost of new construction in the town.
- Additional single family residential growth in the R-1 and R-2 zoning districts are constrained by the availability of vacant land and lot size (density) requirements. Under existing zoning requirements, housing unit growth in these districts will be largely limited to infill development, including additions of accessory dwelling units.
- Multifamily development is permitted by right or by special exception in all residential districts except in the RU district. In the current favorable market conditions for multifamily development, this may create a disproportionate opportunity for multifamily vs single family development.

Utilization and impact of housing related programs (Section 8 rental subsidies, Property tax exemptions, alternative energy tax credit)

- The Exeter Housing Authority offers two programs in which lower income individuals and families may apply for rent subsidy: Public Housing and the Section 8 Existing

Housing Program. These programs are very important to maintain affordable housing opportunities to lower income residents.

- The Exeter Housing Authority maintains 169 (as of 2016) 'Section 8' housing vouchers providing rent subsidies for income-eligible tenants of private rental units in Exeter.
- There are presently 339 individuals on the waiting list for housing, representing between a waiting time of between 12 and 24 months.
- The Exeter Housing Authority owns and maintains 107 units of public housing available to the elderly (62 years of age or older), disabled, and families with special needs. 85 of these units are for elderly and disabled residents, and 22 are for families.
- As indicated above, the Town provides property tax exemptions for senior citizens in approximately 300 elderly households. The subsidies range from 60% to 100% of the property tax bill depending on age. As a result the assessed valuation of the community is reduced annually by approximately \$30M which approximates \$800,000 in lost revenue made up by all others.
- With a rapidly growing number of elderly-headed households, the community needs to be mindful of the potential for the cost of the elderly exemption program to grow substantially in the future and as a result shift additional tax burden onto non-elderly households.
- The granting of variances from zoning ordinance use restrictions has resulted in over 200 units of approved housing units over 5 years.

Impact of Housing Mix on Property Taxes

- Due to the wide range of housing and values, property tax bills will vary widely within the wide strata of existing residential units.
- The cost of services for particular types of development cannot be easily ascertained, as it includes multiple variables which can only be measured over time.

4. RECOMMENDATIONS

Based on our analysis of existing housing conditions, current trends and projected needs, the Exeter Housing Committee makes the following recommendations for consideration by the Town:

1. The Housing Advisory Committee report should be transmitted to the Master Plan Committee for consideration in the preparation of the current Master Plan Update.
2. The Committee should continue to meet and report on the state of housing in the town on an ongoing basis to update trends and findings outlined in this report intended to support policy making decisions by the Town.
3. The Town should perform a realistic assessment of housing growth for the near term (next five years) and long term (10-20 years) based on expected population growth and current zoning conditions. This should be done in concert with a parcel-level buildout analysis of each residential zoning districts to determine the realistic potential for further housing development by type.

4. The Master Plan should further examine the cost of current housing, evaluate how those costs may continue to rise under existing conditions, and examine opportunities the Town may have to help moderate housing costs.
5. Zoning ordinances should be reviewed to ensure that adequate and desirable forms of residential growth is encouraged while maintaining a balance of housing types within the town's housing stock. Specifically, the Planning Board should undertake a comprehensive residential zoning review, including the following:
 - Review the appropriateness of allowing multifamily housing development by special exception in all parts of the R-1 district, especially in areas distant from existing infrastructure.
 - Evaluate open space / conservation ordinance triggering limits to determine if they are preventing the realistic application of ordinance given remaining development opportunities of this type.
 - Review the density and other incentives established by the affordable housing ordinance to determine if they are sufficient to encourage this form of mixed market and workforce-affordable housing development, and if insufficient, consider alternatives.
 - Evaluate residential zoning lot size requirements in single family residential zones and their impact on the construction of smaller and more affordable single family homes.
6. The impact of the Town's property tax exemption programs, including the elderly, alternative energy and downtown rehabilitation (RSA 79E) exemptions, should be quantified and monitored annually. Projections of impact should be developed to anticipate the effects of demographic and other trends. The programs should be periodically re-examined and calibrated to ensure fairness principles are being applied evenly across residential property types.
7. The Planning Board should consider opportunities and incentives to encourage residential infill development, especially in the R-1 and R-2 districts, as a means to expand the supply of smaller and more affordable single family, duplex housing types in existing residential neighborhoods. The Board should also monitor changes in the accessory dwelling unit building activity with the change in the ADU ordinance and consider taking steps to raise awareness about this housing option to homeowners as needed.
8. As part of the Master Plan update of the Town should examine the balance of single and multifamily housing including an analysis of the opportunities for additional development of each under existing zoning and land use policy.
9. Using the Master Plan as a basis, the Town should develop a comprehensive housing strategy, including zoning and other policy actions, to ensure that an appropriate housing stock, both in type and affordability, will exist to meet the needs of a vibrant, diverse and growing community.
10. The Town should work with the Rockingham Planning Commission and Workforce Housing Coalition of the Greater Seacoast as a means to cooperatively engage with surrounding communities about the equitable sharing of affordable housing responsibility in the region. Models of cooperation from other states and regions that have utilized regional housing summits, compacts or memorandums of understanding within a region to set shared affordable housing goals and targets should be explored and applied here as appropriate.

APPENDICES

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APPENDIX A

List of Sources

The following is a list of the key sources of information reviewed by the Housing Advisory Committee in preparing our report and others useful in understanding housing issues in southern New Hampshire.

Town of Exeter Master Plan, *Housing Chapter*, 2012

Exeter Housing Authority (Tony Texeira) – current statistics on housing assistance and Section 8 program.

Exeter Planning and Building Department – residential construction and permit statistics

Exeter Assessor's Office – data on residential assessed values and assessed values and sale price comparisons.

John Mueller – analysis of costs for residential and commercial construction in Exeter

Rockingham Planning Commission, *2015 Regional Master Plan, Housing Chapter; Economic Development Chapter*, April 2015

Rockingham Planning Commission, *Regional Housing Needs Analysis*, 2013

Rockingham Planning Commission – Municipal Level Age Cohort Estimates (unpublished, based on 2013 NHOEP Population Projections)

New Hampshire Housing Finance Authority, Residential Rental Price Survey and Purchase Price Survey, 2016.

New Hampshire Housing Finance Authority, *Meeting the Workforce Housing Challenge – A Guidebook for New Hampshire Municipalities*, June 2010

New Hampshire Housing Finance Authority, *Housing Needs in New Hampshire: Part 1: Big Houses, Small Households; Part 3: The Evolving Environment and Housing's Future*

Communities and Consequences, Peter Francese and Lorraine Stuart Merrill, 2008

NH Office of Energy and Planning - *Planning for Accessory Dwellings - Technical Bulletin & Resources Page*

NH Office of Energy and Planning – *State, County and Municipal Population Projections, (2020-2040)*, September 2016

U.S. Census Bureau, *American Community Survey (ACS), Household Characteristics, 2010-2014 and 2010 Census*

APPENDIX B

**Residential Building Activity
Exeter Planning and Building Department**

TOWN OF EXETER

FIVE YEARS OF RESIDENTIAL DEVELOPMENT IN EXETER 2010 - 2014

Year	House Units Approved (Single Family)	House Construction (Single Family)	Multi-family/ Conversions, Approved	Multi-family Construction	Conversions Original Units/ Total Units
2010	7	19	0	36	1 / 2
2011	0	15	17 (senior)	3	2 / 4
2012	3	14	0	41 (all senior)	0
2013	7	15	5	32 (all senior)	7 / 15
2014	21	8	167	71 (32 senior)	0
Five (5) Year Total	38 units (20 lots)	71	189 (17 senior)	183 (144 senior)	10 / 21
265 new units built		27% of total was single family		69% of total was multi-family (54% senior)	4 % was conversions

Bedroom Counts for Residential Projects In Process with Active Permits 11/18/2016

Address	Type of Building	Units	# of Bedrooms	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
8 Sterling Hill Lane	Condos	24	36	12	12		
5 of 13 Charron Circle	Detached Condos	5	15			5	
Windsor Crossing Bldg 2	TH Condo Units	6	14		4	2	
Windsor Crossing Bldg 3	TH Condo Units	5	12		3	2	
Windsor Crossing Bldg 5	TH Condo Units	4	10		2	2	
Windsor Crossing Bldg 6	TH Condo Units	4	10		2	2	
41 McKay Drive	Apartments	51	80	22	29		
44 McKay Drive	Apartments	40	67	13	27		
various 2016	New S/F Homes	10	28	1	2	5	2
Total In Process		149	272	48	81	18	2

1 Bedroom (48)	48
2 Bedroom (81)	162
3 Bedroom (18)	54
4 Bedroom (2)	8
Total Bedrooms	272

Bedroom Counts for Proposed Residential Projects (permits not issued)

Address	Type of Building	Units	# of Bedrooms	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
2 Meeting Place Drive	Apt. Bldg.	24	30	18	6		
Meeting Place - Bldg 4	Apt. Bldg.	43	unknown				
Porches at Exeter	Condo Units	7	unknown				
183 Epping Road	Age Res. Apt. Bldg	116	unknown				
Windsor Crossing Bldg 7	Condo Units	38	unknown				
Total Proposed		228					
Total In Process & Proposed		377					
Total CO's Issued		158					
		535					

Rev. 11/18/2016

2015 - 2016 Residential Projects in Exeter as of November 2016 Certificates of Occupancy Issued

Date Permit	Bldg. Permit #	Address	Type of Building	# of Units	# of Bdrms.	Date CO Issued
7/16/2014	#14-426	7 Sterling Hill Lane	Condos	32	64	last unit 7/11/2015
5/13/2015	#15-079	27 Chestnut Street	Apt. Bldg.	49	67	7/26 & 11/7/2016
5/13/2015	#15-080	31 Chestnut Street	Apt. Bldg.	49	67	9/27 & 11/7/2016
8/21/2015	various	2,4,6,7,8,9,11,13 Charron	Detached Condos	8	24	Various
2015	various	various	New S/F Homes	9	30	Various
6/30/2015	#15-125	Windsor Crossing Bldg 1	TH Condo Units	6	14	last unit 8/5/2016
7/13/2015	#15-249	Windsor Crossing Bldg 4	TH Condo Units	5	12	last unit 7/11/2016
Total CO's				158	278	

Residential Projects in Process

Date Permit	Bldg. Permit #	Address	Type of Building	# of Units	# of Bdrms.	Developer
10/19/2015	#15-283	8 Sterling Hill Lane	Condos	24	36	Eric Katz
4/18/2016	16-125	10 Charron Circle	Detached Condo	1	3	Charron Circle LLC
4/18/2016	16-124	12 Charron Circle	Detached Condo	1	3	Charron Circle LLC
7/1/2016	BP-16-30	5 Charron Circle	Detached Condo	1	3	Charron Circle LLC
7/1/2016	BP-16-29	3 Charron Circle	Detached Condo	1	3	Charron Circle LLC
7/1/2016	BP-16-28	1 Charron Circle	Detached Condo	1	3	Charron Circle LLC
5/18/2016	15-302	Windsor Crossing Bldg 2	TH Condo Units	6	14	2 Hampton Road LLC
1/29/2016	16-040	Windsor Crossing Bldg 5	TH Condo Units	4	10	2 Hampton Road LLC
9/16/2015	#15-344F	Windsor Crossing Bldg 3	TH Condo Units	5	12	2 Hampton Road LLC
12/17/2015	#15-490F	Windsor Crossing Bldg 6	TH Condo Units	4	10	2 Hampton Road LLC
5/9/2016	#16-158	41 McKay Drive	Apartments	51	75	Colcord Pond Assoc.
5/9/2016	#16-159	44 McKay Drive	Apartments	40	72	Colcord Pond Assoc.
2016	various	various new S/F Homes	S/F Homes	10	28	Various
Total In Process				149	272	

Residential Projects Proposed

2 Meeting Place Drive	Apt. Bldg. (Multi-use bldg.)	24	unknown	Mr. Felder
Meeting Place - Bldg 4	Apt. Bldg.	43	unknown	Mr. Felder
Porches at Exeter	Condo Units	7	unknown	Kathleen Mahoney
Windsor Crossing Bldg 7	Condo Units	38	unknown	2 Hampton Road LLC
183 Epping Road	Age Restricted Apt. Bldg.	116	unknown	Calamar Enterprises
Total Proposed		228		
		535		

APPENDIX C

Federal Fair Market Rents and Subsidized Housing Income Limits (HUD)

Components of HUD FMR Areas in New Hampshire

Boston-Cambridge, MA-NH HMFA	Seabrook, South Hampton
Hillsborough County, NH (part) HMFA	Antrim, Bennington, Deering, Frankestown, Greenfield, Hancock, Hillsborough, Lyndeborough, New Boston, Peterborough, Sharon, Temple, Windsor
Lawrence, MA-NH HMFA	Atkinson, Chester, Danville, Derry, Fremont, Hampstead, Kingston, Newton, Plaistow, Raymond, Salem, Sandown, Windham
Manchester, NH HMFA	Bedford, Goffstown, Manchester, Weare
Nashua, NH HMFA	Amherst, Brookline, Greenville, Hollis, Hudson, Litchfield, Mason, Merrimack, Milford, Mont Vernon, Nashua, New Ipswich, Pelham, Wilton
Portsmouth-Rochester, NH HMFA	Brentwood, East Kingston, Epping, Exeter, Greenland, Hampton, Hampton Falls, Kensington, New Castle, Newfields, Newington, Newmarket, North Hampton, Portsmouth, Rye, Stratham, Barrington, Dover, Durham, Farmington, Lee, Madbury, Middleton, Milton, New Durham, Rochester, Rollinsford, Somersworth, Strafford
Western Rockingham Co., NH HMFA	Auburn, Candia, Deerfield, Londonderry, Northwood, Nottingham
Belknap County	Alton, Barnstead, Belmont, Center Harbor, Gilford, Gilmanton, Laconia, Meredith, New Hampton, Sanbornton, Tilton
Carroll County	Albany, Bartlett, Brookfield, Chatham, Conway, Eaton, Effingham, Freedom, Hale's Location, Hart's Location, Jackson, Madison, Moultonborough, Ossipee, Sandwich, Tamworth, Tuftonboro, Wakefield, Wolfeboro
Cheshire County	Alstead, Chesterfield, Dublin, Fitzwilliam, Gilsum, Harrisville, Hinsdale, Jaffrey, Keene, Marlborough, Marlow, Nelson, Richmond, Rindge, Roxbury, Stoddard, Sullivan, Surry, Swanzey, Troy, Walpole, Westmoreland, Winchester
Coos County	Atkinson and Gilmanton Grant, Bean's Grant, Bean's Purchase, Berlin, Cambridge, Carroll, Chandler's Purchase, Clarksville, Colebrook, Columbia, Crawford's Purchase, Cutt's Grant, Dalton, Dix's Grant, Dixville, Dummer, Errol, Erving's Location, Gorham, Greens Grant, Hadley's Purchase, Jefferson, Kilkeny Township, Lancaster, Low and Burbank's Grant, Martin's Location, Milan, Millsfield, Northumberland, Odell Township, Pinkham's Grant, Pittsburg, Randolph, Sargent's Purchase, Second College Grant, Shelburne, Stark, Stewartstown, Stratford, Success Township, Thompson and Meserves Purchase, Wentworth's Location, Whitefield

Components of HUD FMR Areas in New Hampshire

Grafton County

Alexandria, Ashland, Bath, Benton, Bethlehem, Bridgewater, Bristol, Campton, Canaan, Dorchester, Easton, Ellsworth, Enfield, Franconia, Grafton, Groton, Hanover, Haverhill, Hebron, Holderness, Landaff, Lebanon, Lincoln, Lisbon, Littleton, Livermore, Lyman, Lyme, Monroe, Orange, Orford, Piermont, Plymouth, Rumney, Sugar Hill, Thornton, Warren, Waterville, Wentworth, Woodstock

Merrimack County

Allenstown, Andover, Boscawen, Bow, Bradford, Canterbury, Chichester, Concord, Danbury, Dunbarton, Epsom, Franklin, Henniker, Hill, Hooksett, Hopkinton, Loudon, New London, Newbury, Northfield, Pembroke, Pittsfield, Salisbury, Sutton, Warner, Webster, Wilmot

Sullivan County

Acworth, Charlestown, Claremont, Cornish, Croydon, Goshen, Grantham, Langdon, Lempster, Newport, Plainfield, Springfield, Sunapee, Unity, Washington

Fair Market Rents FY 2017

effective: 10/1/16

	Unit Size (number of bedrooms)							Manufactured Home space
	0	1	2	3	4	5	6	
HUD Metropolitan FMR Areas								
Boston-Cambridge, MA-NH HMFA	\$1,194	\$1,372	\$1,691	\$2,116	\$2,331	\$2,681	\$3,030	\$676
Hillsborough County, NH (part) HMFA	\$633	\$824	\$997	\$1,247	\$1,661	\$1,910	\$2,159	\$399
Lawrence, MA-NH HMFA	\$890	\$1,024	\$1,305	\$1,633	\$1,799	\$2,069	\$2,339	\$522
Manchester, NH HMFA	\$796	\$936	\$1,177	\$1,472	\$1,622	\$1,865	\$2,109	\$471
Nashua, NH HMFA	\$749	\$895	\$1,181	\$1,642	\$1,789	\$2,057	\$2,326	\$472
Portsmouth-Rochester, NH HMFA	\$931	\$937	\$1,174	\$1,601	\$1,829	\$2,103	\$2,378	\$470
Western Rockingham Co., NH HMFA	\$964	\$1,011	\$1,331	\$1,665	\$1,835	\$2,110	\$2,386	\$532
Nonmetropolitan Counties								
Belknap County	\$676	\$747	\$981	\$1,308	\$1,352	\$1,555	\$1,758	\$392
Carroll County	\$702	\$760	\$968	\$1,211	\$1,461	\$1,680	\$1,899	\$387
Cheshire County	\$677	\$807	\$1,033	\$1,338	\$1,469	\$1,689	\$1,910	\$413
Coos County	\$577	\$606	\$699	\$920	\$1,092	\$1,256	\$1,420	\$280
Grafton County	\$778	\$877	\$1,127	\$1,436	\$1,659	\$1,908	\$2,157	\$451
Merrimack County	\$707	\$825	\$1,035	\$1,402	\$1,596	\$1,835	\$2,075	\$414
Sullivan County	\$678	\$702	\$933	\$1,261	\$1,303	\$1,498	\$1,694	\$373

2017 AREA INCOME LIMITS

Low Income - 80%
 Very Low Income - 50%
 Extremely Low Income - 30%

Effective Dates

Section 8 Program: 4/14/2017
 HOME Program: 6/6/2016

Revised Date

4/14/2017

Area	Income Limit	Household Size (Persons)							
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
HUD Metropolitan FMR Areas									
Boston-Cambridge-Quincy, MA-NH HMFA	80% of AMFI	\$54,750	\$62,550	\$70,350	\$78,150	\$84,450	\$90,700	\$96,950	\$103,200
NH Portion	60% of AMFI	\$43,440	\$49,680	\$55,860	\$62,040	\$67,020	\$72,000	\$76,980	\$81,900
HUD Median Family Income - \$103,400	50% of AMFI	\$36,200	\$41,400	\$46,550	\$51,700	\$55,850	\$60,000	\$64,150	\$68,250
	30% of AMFI	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$36,000	\$38,450	\$41,320
HOME	30% of AMFI	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900
Lawrence, MA-NH HMFA									
NH Portion	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
HUD Median Family Income - \$87,600	60% of AMFI	\$36,840	\$42,060	\$47,340	\$52,560	\$56,820	\$61,020	\$65,220	\$69,420
	50% of AMFI	\$30,700	\$35,050	\$39,450	\$43,800	\$47,350	\$50,850	\$54,350	\$57,850
HOME	30% of AMFI	\$18,450	\$21,050	\$23,700	\$26,300	\$28,780	\$31,140	\$33,350	\$35,350
HERA Special*	30% of AMFI	\$17,700	\$20,200	\$22,750	\$25,250	\$27,300	\$29,300	\$31,350	\$33,350
HERA Special*	60% of AMFI	\$37,620	\$42,960	\$48,360	\$53,700	\$58,020	\$62,340	\$66,600	\$70,920
HERA Special*	50% of AMFI	\$31,350	\$35,800	\$40,300	\$44,750	\$48,350	\$51,950	\$55,500	\$59,100
Portsmouth-Rochester, NH HMFA									
NH Portion	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
HUD Median Family Income - \$90,700	60% of AMFI	\$37,500	\$42,840	\$48,180	\$53,520	\$57,840	\$62,100	\$66,420	\$70,680
	50% of AMFI	\$31,250	\$35,700	\$40,150	\$44,600	\$48,200	\$51,750	\$55,350	\$58,900
HOME	30% of AMFI	\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$31,140	\$33,350	\$35,350
HERA Special*	30% of AMFI	\$17,500	\$20,000	\$22,500	\$25,000	\$27,000	\$29,000	\$31,000	\$33,000
HERA Special*	60% of AMFI	\$38,100	\$43,560	\$49,020	\$54,420	\$58,800	\$63,180	\$67,500	\$71,880
HERA Special*	50% of AMFI	\$31,750	\$36,300	\$40,850	\$45,350	\$49,000	\$52,650	\$56,250	\$59,900
Western Rockingham Co., NH HMFA									
NH Portion	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
HUD Median Family Income - \$105,600	60% of AMFI	\$44,400	\$50,700	\$57,060	\$63,360	\$68,460	\$73,500	\$78,600	\$83,640
	50% of AMFI	\$37,000	\$42,250	\$47,550	\$52,800	\$57,050	\$61,250	\$65,500	\$69,700
HOME	30% of AMFI	\$22,200	\$25,400	\$28,550	\$31,700	\$34,250	\$36,800	\$39,350	\$41,850
HERA Special*	30% of AMFI	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
Manchester, NH HMFA									
NH Portion	80% of AMFI	\$43,900	\$50,200	\$56,450	\$62,700	\$67,750	\$72,750	\$77,750	\$82,800
HUD Median Family Income - \$78,400	60% of AMFI	\$32,940	\$37,680	\$42,360	\$47,040	\$50,820	\$54,600	\$58,380	\$62,100
	50% of AMFI	\$27,450	\$31,400	\$35,300	\$39,200	\$42,350	\$45,500	\$48,650	\$51,750
HOME	30% of AMFI	\$16,450	\$18,800	\$21,150	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
HERA Special*	30% of AMFI	\$15,900	\$18,150	\$20,400	\$22,650	\$24,500	\$26,300	\$28,100	\$29,900
HERA Special*	60% of AMFI	\$33,600	\$38,400	\$43,200	\$47,940	\$51,780	\$55,620	\$59,460	\$63,300
HERA Special*	50% of AMFI	\$28,000	\$32,000	\$36,000	\$39,950	\$43,150	\$46,350	\$49,550	\$52,750

2017 AREA INCOME LIMITS

Low Income - 80%
 Very Low Income - 50%
 Extremely Low Income - 30%

Effective Dates

Section 8 Program: 4/14/2017
 HOME Program: 6/6/2016

Revised Date

4/14/2017

Area	Income Limit	Household Size (Persons)							
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Nashua, NH HMFA HUD Median Family Income - \$94,100	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
	60% of AMFI	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520	\$70,020	\$74,580
	50% of AMFI	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
	30% of AMFI	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,960	\$37,140	\$41,320
	30% of AMFI	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
Hillsborough Co., NH (part) HMFA HUD Median Family Income - \$87,100	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
	60% of AMFI	\$36,600	\$41,820	\$47,040	\$52,260	\$56,460	\$60,660	\$64,860	\$69,000
	50% of AMFI	\$30,500	\$34,850	\$39,200	\$43,550	\$47,050	\$50,550	\$54,050	\$57,500
	30% of AMFI	\$18,350	\$20,950	\$23,550	\$26,150	\$28,780	\$32,960	\$37,140	\$41,320
	30% of AMFI	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550
Non-Metro County FMR Areas Belknap County, NH HUD Median Family Income - \$71,600	80% of AMFI	\$40,900	\$46,750	\$52,600	\$58,400	\$63,100	\$67,750	\$72,450	\$77,100
	60% of AMFI	\$30,660	\$35,040	\$39,420	\$43,800	\$47,340	\$50,820	\$54,360	\$57,840
	50% of AMFI	\$25,550	\$29,200	\$32,850	\$36,500	\$39,450	\$42,350	\$45,300	\$48,200
	30% of AMFI	\$15,350	\$17,550	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
	30% of AMFI	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Carroll County, NH HUD Median Family Income - \$63,300	80% of AMFI	\$40,900	\$46,750	\$52,600	\$58,400	\$63,100	\$67,750	\$72,450	\$77,100
	60% of AMFI	\$30,660	\$35,040	\$39,420	\$43,800	\$47,340	\$50,820	\$54,360	\$57,840
	50% of AMFI	\$25,550	\$29,200	\$32,850	\$36,500	\$39,450	\$42,350	\$45,300	\$48,200
	30% of AMFI	\$15,350	\$17,550	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
	30% of AMFI	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Cheshire County, NH HUD Median Family Income - \$69,700	80% of AMFI	\$40,900	\$46,750	\$52,600	\$58,400	\$63,100	\$67,750	\$72,450	\$77,100
	60% of AMFI	\$30,660	\$35,040	\$39,420	\$43,800	\$47,340	\$50,820	\$54,360	\$57,840
	50% of AMFI	\$25,550	\$29,200	\$32,850	\$36,500	\$39,450	\$42,350	\$45,300	\$48,200
	30% of AMFI	\$15,350	\$17,550	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
	30% of AMFI	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250

2017 AREA INCOME LIMITS

Low Income - 80%
 Very Low Income - 50%
 Extremely Low Income - 30%

Effective Dates

Section 8 Program: 4/14/2017
 HOME Program: 6/6/2016

Revised Date

4/14/2017

Area	Income Limit	Household Size (Persons)							
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Coos County, NH	80% of AMFI	\$40,900	\$46,750	\$52,600	\$58,400	\$63,100	\$67,750	\$72,450	\$77,100
HUD Median Family Income - \$56,400	60% of AMFI	\$30,660	\$35,040	\$39,420	\$43,800	\$47,340	\$50,820	\$54,360	\$57,840
	50% of AMFI	\$25,550	\$29,200	\$32,850	\$36,500	\$39,450	\$42,350	\$45,300	\$48,200
	30% of AMFI	\$15,350	\$17,550	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
HOME	30% of AMFI	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Grafton County, NH	80% of AMFI	\$40,900	\$46,750	\$52,600	\$58,400	\$63,100	\$67,750	\$72,450	\$77,100
HUD Median Family Income - \$69,500	60% of AMFI	\$30,660	\$35,040	\$39,420	\$43,800	\$47,340	\$50,820	\$54,360	\$57,840
	50% of AMFI	\$25,550	\$29,200	\$32,850	\$36,500	\$39,450	\$42,350	\$45,300	\$48,200
	30% of AMFI	\$15,350	\$17,550	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
HOME	30% of AMFI	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Merrimack County, NH	80% of AMFI	\$45,750	\$52,300	\$58,850	\$65,350	\$70,600	\$75,850	\$81,050	\$86,300
HUD Median Family Income - \$81,700	60% of AMFI	\$34,320	\$39,240	\$44,160	\$49,020	\$52,980	\$56,880	\$60,840	\$64,740
	50% of AMFI	\$28,600	\$32,700	\$36,800	\$40,850	\$44,150	\$47,400	\$50,700	\$53,950
	30% of AMFI	\$17,150	\$19,600	\$22,050	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
HOME	30% of AMFI	\$17,500	\$20,000	\$22,500	\$24,950	\$28,950	\$30,950	\$32,950	\$34,950
HERA Special*	60% of AMFI	\$35,040	\$40,080	\$45,060	\$50,040	\$54,060	\$58,080	\$62,100	\$66,060
HERA Special*	50% of AMFI	\$29,200	\$33,400	\$37,550	\$41,700	\$45,050	\$48,400	\$51,750	\$55,050
Sullivan County, NH	80% of AMFI	\$40,900	\$46,750	\$52,600	\$58,400	\$63,100	\$67,750	\$72,450	\$77,100
HUD Median Family Income - \$70,200	60% of AMFI	\$30,660	\$35,040	\$39,420	\$43,800	\$47,340	\$50,820	\$54,360	\$57,840
	50% of AMFI	\$25,550	\$29,200	\$32,850	\$36,500	\$39,450	\$42,350	\$45,300	\$48,200
	30% of AMFI	\$15,350	\$17,550	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
HOME	30% of AMFI	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250

* Income Limits for any Tax Subsidy project in a HUD impacted area whose current limit would be less than last year or less than its FY2008 limit times the FY2017 Median over the FY 2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

New Hampshire Housing provides this table for your convenience. Project Managers should use the specific rent and income limits applicable to their project's funding sources and follow the specific program rules provided by the US Department of Housing and Urban Development.

Other Median Family Incomes:

New Hampshire Statewide	\$83,100	U S	\$68,000
New Hampshire Metro	\$90,300	U S Metro	\$70,100
New Hampshire Non-Metro	\$73,000	U S Non-Metro	\$55,200

APPENDIX D

**Workforce Housing Purchase Price
and Rent Limits (RSA 674:51-61)**

2017 Workforce Housing Purchase and Rent Limits, RSA 674:58 - 61

This is an update to information that New Hampshire Housing provided to the Legislature in 2008 as it deliberated on the Workforce Housing statute. The purpose of this table is to assist municipalities in implementing the NH Workforce Housing statute, RSA 674:58 - 61. This analysis incorporates statutory requirements, and includes reasonable market assumptions for the targeted households' income levels such as interest rate, downpayment, mortgage term, taxes, and insurance. Please note that this table provides information about the estimated maximum affordable amounts for purchase and rent.

Ownership		Renters	
100% of 2017 HUD Median Area Income Family of four		60% of 2017 HUD Median Area Income Adjusted for a family of three	
	Income	Income	Monthly Rent ²
			Estimated Maximum Affordable
HUD Metropolitan Fair Market Rent Areas (HMFA):			
Boston-Cambridge-Quincy MA-NH	\$103,400	\$55,840	\$1,400
Hillsborough Co. NH (Part)	\$87,100	\$47,030	\$1,180
Lawrence, MA-NH	\$87,600	\$47,300	\$1,180
Manchester, NH	\$78,400	\$42,340	\$1,060
Nashua, NH	\$94,100	\$50,810	\$1,270
Portsmouth-Rochester, NH	\$90,700	\$48,980	\$1,220
Western Rockingham Co, NH	\$105,600	\$57,020	\$1,430
County Fair Market Rent Areas (Non Metro):			
Belknap County	\$71,600	\$38,660	\$970
Carroll County	\$63,300	\$34,180	\$850
Cheshire County	\$69,700	\$37,640	\$940
Coos County	\$56,400	\$30,460	\$760
Grafton County	\$69,500	\$37,530	\$940
Merrimack County	\$81,700	\$44,120	\$1,100
Sullivan County	\$70,200	\$37,910	\$950

¹ Estimated maximum price using 30% of income, 5% down payment, 30 year mortgage at 3.65%, 0.5 points, PMI, and estimated taxes and hazard insurance.

² Estimated maximum gross monthly rental cost (rent + utilities), using 30% of income.

APPENDIX E

Housing & Demographic Data

HOUSING CHARACTERISTIC	Exeter		Comparison Towns		SAU 16 Towns		Rockingham Cty		New Hampshire		Brentwood		East Kingston	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY														
Total housing units	6469.00	6.469	59445	100.0%	13025	100.0%	127,468	1.00	617,286	1.00	1,400	1.00	928	1.00
Occupied housing units	6,248	96.6%	53659	90.3%	12631	97.0%	117,284	0.92	519,580	0.84	1,400	1.00	882	0.95
Vacant housing units	221	3.4%	5786	9.7%	394	3.0%	10,184	0.08	97,706	0.16	0	0.00	46	0.05
UNITS IN STRUCTURE														
Total housing units	6,469	6.469	59445	100.0%	13025	100.0%	127,468	127,468	617,286	617,286	1,400	1,400	928	928
1-unit, detached	3,041	47.0%	32284	54.3%	8594	66.0%	82,762	64.9%	391,463	63.4%	1,190	85.0%	822	88.6%
1-unit, attached	325	5.0%	4311	7.3%	912	7.0%	9,663	7.6%	31,949	5.2%	88	6.3%	57	6.1%
2 units	354	5.5%	3580	6.0%	445	3.4%	5,979	4.7%	36,226	5.9%	43	3.1%	13	1.4%
3 or 4 units	430	6.6%	4278	7.2%	456	3.5%	4,675	3.7%	35,921	5.8%	0	0.0%	0	0.0%
5 to 9 units	337	5.2%	4143	7.0%	451	3.5%	4,593	3.6%	29,200	4.7%	0	0.0%	0	0.0%
10 to 19 units	209	3.2%	2691	4.5%	209	1.6%	4,291	3.4%	19,101	3.1%	0	0.0%	0	0.0%
20 or more units	873	13.5%	5240	8.8%	902	6.9%	8,095	6.4%	37,132	6.0%	29	2.1%	0	0.0%
Mobile home	900	13.9%	2902	4.9%	1050	8.1%	7,380	5.8%	36,204	5.9%	50	3.6%	30	3.2%
Boat, RV, van, etc.	0	0.0%	16	0.0%	6	0.0%	29	0.0%	90	0.0%	0	0.0%	6	0.6%
YEAR STRUCTURE BUILT														
Total housing units	6,469	6.469	59445	100.0%	13025	100.0%	127,468	127,468	617,286	617,286	1,400	1,400	928	928
Built 2010 or later	80	1.2%	546	0.9%	149	1.1%	1,166	0.9%	4,480	0.7%	28	2.0%	12	1.3%
Built 2000 to 2009	913	14.1%	7134	12.0%	2406	18.5%	15,937	12.5%	73,272	11.9%	421	30.1%	299	32.2%
Built 1990 to 1999	707	10.9%	6151	10.3%	1952	15.0%	17,097	13.4%	66,071	10.7%	227	16.2%	189	20.3%
Built 1980 to 1989	1,213	18.8%	11871	20.0%	2767	21.2%	28,414	22.3%	126,670	20.5%	212	15.1%	122	13.1%
Built 1970 to 1979	878	13.6%	6992	11.8%	1595	12.2%	21,248	16.7%	92,566	15.0%	155	11.1%	94	10.1%
Built 1960 to 1969	376	5.8%	4723	7.9%	734	5.6%	11,535	9.0%	53,811	8.7%	86	6.1%	68	7.3%
Built 1950 to 1959	530	8.2%	5583	9.4%	884	6.8%	9,239	7.2%	45,159	7.3%	69	4.9%	19	2.0%
Built 1940 to 1949	309	4.8%	2975	5.0%	389	3.0%	4,483	3.5%	23,859	3.9%	12	0.9%	21	2.3%
Built 1939 or earlier	1,463	22.6%	13470	22.7%	2149	16.5%	18,349	14.4%	131,398	21.3%	190	13.6%	105	11.3%
ROOMS														
Total housing units	6,469	6.469	59445	100.0%	13025	100.0%	127,468	127,468	617,286	617,286	1,400	1,400	928	928
1 room	45	0.7%	1228	2.1%	69	0.5%	1,569	1.2%	11,071	1.8%	24	1.7%	0	0.0%
2 rooms	218	3.4%	1943	3.3%	286	2.2%	3,250	2.5%	15,942	2.6%	17	1.2%	8	0.9%
3 rooms	752	11.6%	6569	11.1%	975	7.5%	9,655	7.6%	52,612	8.5%	83	5.9%	26	2.8%
4 rooms	1,377	21.3%	11390	19.2%	1842	14.1%	20,601	16.2%	105,818	17.1%	70	5.0%	83	8.9%
5 rooms	1,118	17.3%	9498	16.0%	2082	16.0%	20,869	16.4%	118,399	19.2%	178	12.7%	190	20.5%
6 rooms	981	15.2%	9044	15.2%	1885	14.5%	22,324	17.5%	108,443	17.6%	198	14.1%	164	17.7%
7 rooms	755	11.7%	7239	12.2%	1821	14.0%	17,794	14.0%	78,971	12.8%	175	12.5%	184	19.8%
8 rooms	510	7.9%	5714	9.6%	1655	12.7%	15,105	11.9%	56,962	9.2%	256	18.3%	132	14.2%
9 rooms or more	713	11.0%	6820	11.5%	2410	18.5%	16,301	12.8%	69,068	11.2%	399	28.5%	141	15.2%
Median rooms	5.3	(X)	6.0	(X)	7.0	(X)	5.8	(X)	5.5	(X)	7.2	(X)	6.5	(X)
BEDROOMS														
Total housing units	6,469	6.469	59445	100.0%	13025	100.0%	127,468	127,468	617,286	617,286	1,400	1,400	928	100.0%
No bedroom	57	0.9%	1399	2.4%	81	0.6%	1,751	1.4%	11,980	1.9%	24	1.7%	0	0.0%
1 bedroom	1,047	16.2%	7588	12.8%	1393	10.7%	12,159	9.5%	66,745	10.8%	99	7.1%	43	4.6%
2 bedrooms	2,224	34.4%	19189	32.3%	3462	26.6%	37,538	29.4%	189,403	30.7%	198	14.1%	265	28.6%
3 bedrooms	2,154	33.3%	20297	34.1%	4928	37.8%	50,039	39.3%	236,382	38.3%	548	39.1%	357	38.5%
4 bedrooms	848	13.1%	9126	15.4%	2676	20.5%	22,208	17.4%	91,786	14.9%	435	31.1%	248	26.7%
5 or more bedrooms	139	2.1%	1846	3.1%	485	3.7%	3,773	3.0%	20,990	3.4%	96	6.9%	15	1.6%
HOUSING TENURE														
Occupied housing units	6,248	100.0%	53659	100.0%	12631	100.0%	117,284	100.0%	519,580	100.0%	1,400	100.0%	882	100.0%
Owner-occupied	4,262	68.2%	35230	65.7%	10013	79.3%	89,850	76.6%	369,160	71.0%	1,148	82.0%	804	91.2%
Renter-occupied	1,986	31.8%	18429	34.3%	2618	20.7%	27,434	23.4%	150,420	29.0%	252	18.0%	78	8.8%
HOUSEHOLD SIZE														
Average household size of owner	2.39	(X)	2.60	(X)	2.73	(X)	2.65	(X)	2.58	(X)	2.94	(X)	2.81	(X)
Average household size of renter	1.94	(X)	2.24	(X)	2.57	(X)	2.08	(X)	2.19	(X)	3.15	(X)	2.47	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT														
Occupied housing units	6,248	100.0%	53659	100.0%	12631	100.0%	117,284	117,284	519,580	519,580	1,400	1,400	882	882
Moved in 2010 or later	1,360	21.8%	13143	24.5%	2197	17.4%	22,621	19.3%	111,815	21.5%	225	0.16	98	11.1%
Moved in 2000 to 2009	2,891	46.3%	20272	37.8%	5532	43.8%	46,504	39.7%	210,236	40.5%	592	0.42	389	44.1%
Moved in 1990 to 1999	1,280	20.5%	8983	16.7%	2740	21.7%	24,695	21.1%	94,183	18.1%	311	22.2%	207	23.5%
Moved in 1980 to 1989	416	6.7%	4614	8.6%	1215	9.6%	12,939	11.0%	55,269	10.6%	164	11.7%	91	10.3%
Moved in 1970 to 1979	178	2.8%	2122	4.0%	636	5.0%	6,846	5.7%	28,095	5.4%	69	4.9%	48	5.4%
Moved in 1969 or earlier	123	2.0%	1744	3.3%	311	2.5%	3,879	3.3%	19,982	3.8%	39	2.8%	49	5.6%
VEHICLES AVAILABLE														
Occupied housing units	6,248	6,248	53659	100.0%	12631	100.0%	117,284	117,284	519,580	519,580	1,400	1,400	882	882
No vehicles available	320	5.1%	2467	4.6%	465	3.7%	3,591	3.1%	27,444	5.3%	74	5.3%	9	1.0%
1 vehicle available	2,332	37.3%	18388	34.3%	3539	28.0%	31,766	27.1%	159,778	30.8%	198	14.1%	182	20.6%
2 vehicles available	2,766	44.3%	23022	42.9%	5774	45.7%	51,374	43.8%	220,114	42.4%	724	51.7%	394	44.7%
3 or more vehicles available	830	13.3%	9782	18.2%	2853	22.6%	30,553	26.1%	112,244	21.6%	404	28.9%	297	33.7%
HOUSE HEATING FUEL														
Occupied housing units	6,248	6,248	53659	100.0%	12631	100.0%	117,284	117,284	519,580	519,580	1,400	1,400	882	882
Utility gas	2,067	33.1%	15407	28.7%	2437	19.3%	17,991	15.3%	102,284	19.7%	23	1.6%	74	8.4%
Bottled, tank, or LP gas	594	9.5%	5631	10.5%	1944	15.4%	18,590	15.9%	73,878	14.2%	232	16.6%	201	22.8%
Electricity	728	11.7%	6893	12.8%	865	6.8%	11,411	9.7%	42,362	8.2%	38	2.7%	8	0.9%
Fuel oil, kerosene, etc.	2,665	42.7%	23082	43.0%	6792	53.8%	61,088	52.1%	245,012	47.2%	1,030	73.6%	522	59.2%
Coal or coke	0	0.0%	30	0.1%	0	0.0%	174	0.1%	861	0.2%	0	0.0%	0	0.0%
Wood	110	1.8%	1615	3.0%	475	3.8%	5,732	4.9%	42,913	8.3%	77	5.5%	72	8.2%
Solar energy	0	0.0%	0	0.0%	0	0.0%	75	0.1%	321	0.1%	0	0.0%	0	0.0%
Other fuel	73	1.2%	528	1.0%	107	0.8%	1,985	1.7%	7,851	1.5%	0	0.0%	0	0.0%
No fuel used	11	0.2%	473	0.9%	11	0.1%	238	0.2%	4,098	0.8%	0	0.0%	0	0.0%
SELECTED CHARACTERISTICS														
Occupied housing units	6,248	6,248	53659	100.0%	12631	100.0%	117,284	117,284	519,580	519,580	1,400	1,400	882	882
Lacking complete plumbing facilities	9	0.1%	114	0.2%	9	0.1%	264	0.2%	2,664	0.5%	0	0.0%	0	0.0%
Lacking complete kitchen facilities	23	0.4%	396	0.7%	52	0.4%	736	0.6%	3,619	0.7%	29	2.1%	0	0.0%
No telephone service available	65	1.0%	1035	1.9%	106	0.8%	1,767	1.5%	9,638	1.9%	20	1.4%	0	0.0%
OCCUPANTS PER ROOM														

HOUSING CHARACTERISTICS FOR EXETER, NH AND AREA COMMUNITIES

HOUSING CHARACTERISTIC	Exeter		Comparison Towns		SAU 16 Towns		Rockingham Cty		New Hampshire		Brentwood		East Kingston	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Occupied housing units	6,248	6,248	5,369	100.0%	12,631	100.0%	117,284	117,284	519,580	519,580	1,400	1,400	882	882
1.00 or less	6,220	99.6%	5,287	98.5%	12,576	99.6%	115,973	98.9%	512,444	98.6%	1,388	99.1%	877	99.4%
1.01 to 1.50	28	0.4%	502	0.9%	43	0.3%	896	0.8%	4,745	0.9%	0	0.0%	5	0.6%
1.51 or more	0	0.0%	286	0.5%	12	0.1%	415	0.4%	2,391	0.5%	12	0.9%	0	0.0%
VALUE														
Owner-occupied units	4,262	4,262	3,520	100.0%	10,013	100.0%	89,850	89,850	369,160	369,160	1,148	1,148	804	804
Less than \$50,000	621	14.6%	1,572	4.5%	726	7.3%	3,749	4.2%	19,068	5.2%	29	2.5%	41	5.1%
\$50,000 to \$99,999	222	5.2%	1,012	2.9%	274	2.7%	2,553	2.8%	18,639	5.0%	0	0.0%	3	0.4%
\$100,000 to \$149,999	210	4.9%	1,655	4.7%	336	3.4%	5,087	5.7%	32,953	8.9%	25	2.2%	18	2.2%
\$150,000 to \$199,999	309	7.3%	3,354	9.5%	649	6.5%	8,611	9.6%	61,776	16.7%	70	6.1%	29	3.6%
\$200,000 to \$299,999	1,394	32.7%	10,771	30.6%	2,656	26.5%	31,136	34.7%	126,942	34.4%	305	26.6%	233	29.0%
\$300,000 to \$499,999	1,209	28.4%	12,654	35.9%	4,025	40.2%	29,569	32.9%	85,243	23.1%	601	52.4%	418	52.0%
\$500,000 to \$999,999	297	7.0%	3,788	10.8%	1,297	13.0%	7,904	8.8%	20,500	5.6%	111	9.7%	50	6.2%
\$1,000,000 or more	0	0.0%	424	1.2%	50	0.5%	1,241	1.4%	4,039	1.1%	7	0.6%	12	1.5%
Median (dollars)	257,000	(X)	343,000	(X)	356,600	(X)	279,800	(X)	237,400	(X)	348,500	(X)	324,800	(X)
MORTGAGE STATUS														
Owner-occupied units	4,262	4,262	3,520	100.0%	10,013	100.0%	89,850	89,850	369,160	369,160	1,148	1,148	804	804
Housing units with a mortgage	2,729	64.0%	2,426	68.7%	6,995	69.9%	65,202	72.6%	253,557	68.7%	866	75.4%	619	77.0%
Housing units without a mortgage	1,533	36.0%	1,104	31.3%	3,018	30.1%	24,648	27.4%	115,603	31.3%	282	24.6%	185	23.0%
SELECTED MONTHLY OWNER COSTS														
Housing units with a mortgage	2,729	2,729	2,426	100.0%	6,995	100.0%	65,202	65,202	253,557	253,557	866	866	619	619
Less than \$300	0	0.0%	8	0.0%	8	0.1%	9	0.0%	239	0.1%	0	0.0%	3	0.5%
\$300 to \$499	23	0.8%	92	0.4%	28	0.4%	227	0.3%	1,286	0.5%	0	0.0%	5	0.8%
\$500 to \$699	35	1.3%	138	0.8%	57	0.8%	356	0.5%	3,730	1.5%	0	0.0%	0	0.0%
\$700 to \$999	42	1.5%	578	2.4%	96	1.4%	1,940	3.0%	14,230	5.6%	0	0.0%	16	2.6%
\$1,000 to \$1,499	520	19.1%	3,623	15.0%	943	13.5%	9,656	14.8%	52,046	20.5%	99	11.4%	76	12.3%
\$1,500 to \$1,999	351	12.9%	5,707	23.5%	1,155	16.5%	15,696	24.1%	68,408	27.0%	146	16.9%	111	17.9%
\$2,000 or more	1,758	64.4%	14,070	58.1%	4,708	67.3%	37,318	57.2%	113,618	44.8%	621	71.7%	408	65.9%
Median (dollars)	2,262	(X)	2,274	(X)	2,415	(X)	2,154	(X)	1,905	(X)	2,482	(X)	2,286	(X)
Housing units without a mortgage	1,533	1,533	1,104	100.0%	3,018	100.0%	24,648	24,648	115,603	115,603	282	282	185	185
Less than \$100	92	6.0%	92	0.8%	92	3.0%	142	0.6%	457	0.4%	0	0.0%	0	0.0%
\$100 to \$199	73	4.8%	178	1.6%	73	2.4%	374	1.5%	1,697	1.5%	0	0.0%	0	0.0%
\$200 to \$299	28	1.8%	283	2.6%	28	0.9%	484	2.0%	3,700	3.2%	0	0.0%	0	0.0%
\$300 to \$399	104	6.8%	404	3.7%	153	5.1%	780	3.2%	9,841	8.5%	25	8.9%	2	1.1%
\$400 or more	1,236	80.6%	10,057	91.3%	2,672	88.5%	22,868	92.8%	103,908	89.9%	257	91.1%	183	98.9%
Median (dollars)	809	(X)	866	(X)	978.00	(X)	816	(X)	739	(X)	914	(X)	1,000.00	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME														
Housing units with a mortgage (where computed)	2,712	2,712	2,410	100.0%	6,964	100.0%	65,002	65,002	252,763	252,763	866	866	605	605
Less than 20.0 percent	932	34.4%	816	33.9%	2,642	37.9%	20,300	31.2%	80,525	31.9%	367	42.4%	174	28.8%
20.0 to 24.9 percent	381	14.0%	4,099	17.0%	1,107	15.9%	11,314	17.4%	44,120	17.5%	211	24.4%	123	20.3%
25.0 to 29.9 percent	401	14.8%	3,218	13.3%	834	12.0%	9,551	14.7%	35,057	13.9%	96	11.1%	53	8.8%
30.0 to 34.9 percent	269	9.9%	2,466	10.2%	644	9.2%	6,256	9.6%	24,394	9.7%	30	3.5%	55	9.1%
35.0 percent or more	729	26.9%	6,161	25.6%	1,737	24.9%	17,581	27.0%	68,667	27.2%	162	18.7%	200	33.1%
Not computed	17	(X)	109	(X)	31	(X)	200	(X)	794	(X)	0	(X)	14	(X)
Housing unit without a mortgage (where computed)	1,517	1,517	1,091	100.0%	2,998	100.0%	24,432	24,432	114,622	114,622	282	282	185	185
Less than 10.0 percent	401	26.4%	2,831	25.9%	805	26.9%	6,668	27.3%	28,740	25.1%	74	26.2%	35	18.9%
10.0 to 14.9 percent	306	20.2%	2,170	19.9%	576	19.2%	4,808	19.7%	23,463	20.5%	72	25.5%	13	7.0%
15.0 to 19.9 percent	180	10.5%	1,513	13.9%	337	11.2%	3,061	12.5%	16,186	14.1%	67	23.8%	23	12.4%
20.0 to 24.9 percent	122	8.0%	993	9.1%	245	8.2%	2,233	9.1%	11,893	10.4%	0	0.0%	11	5.9%
25.0 to 29.9 percent	111	7.3%	926	8.5%	242	8.1%	1,863	7.6%	8,382	7.3%	14	5.0%	32	17.3%
30.0 to 34.9 percent	126	8.3%	584	5.4%	229	7.6%	1,456	6.0%	5,864	5.1%	7	2.5%	21	11.4%
35.0 percent or more	291	19.2%	1,895	17.4%	564	18.8%	4,343	17.8%	20,094	17.5%	48	17.0%	50	27.0%
Not computed	16	(X)	102	(X)	20	(X)	216	(X)	981	(X)	0	(X)	0	(X)
GROSS RENT														
Occupied units paying rent	1,849	1,849	1,758	100.0%	2,398	100.0%	26,263	26,263	144,061	144,061	191	191	78	78
Less than \$200	63	3.4%	278	1.6%	63	2.6%	368	1.4%	1,874	1.3%	0	0.0%	0	0.0%
\$200 to \$299	27	1.5%	473	2.7%	27	1.1%	628	2.4%	5,097	3.5%	0	0.0%	0	0.0%
\$300 to \$499	24	1.3%	756	4.3%	32	1.3%	990	3.8%	7,742	5.4%	0	0.0%	8	10.3%
\$500 to \$749	154	8.3%	1,204	6.8%	216	9.0%	1,770	6.7%	17,524	12.2%	25	13.1%	0	0.0%
\$750 to \$999	420	22.7%	4,831	27.2%	466	19.4%	6,349	24.2%	39,634	27.5%	12	6.3%	6	7.7%
\$1,000 to \$1,499	781	42.2%	7,094	39.9%	1,012	42.2%	10,710	40.8%	52,247	36.3%	118	61.8%	21	26.9%
\$1,500 or more	380	20.6%	3,122	17.6%	582	24.3%	5,448	20.7%	19,943	13.8%	36	18.8%	43	55.1%
Median (dollars)	1,156	(X)	1,147	(X)	1,300	(X)	1,114	(X)	1,001	(X)	1,212	(X)	1,567	(X)
No rent paid	137	(X)	NA	(X)	NA	(X)	1,171	(X)	6,359	(X)	61	(X)	0	(X)
GROSS RENT AS A PERCENTAGE OF														
Occupied units paying rent (where computed)	1,822	1,822	1,753	100.0%	2,371	100.0%	26,032	26,032	141,914	141,914	191	191	78	78
Less than 15.0 percent	335	18.4%	2,105	12.0%	374	15.8%	2,747	10.6%	14,573	10.3%	23	12.0%	0	0.0%
15.0 to 19.9 percent	186	10.2%	2,181	12.4%	264	11.1%	3,365	12.9%	18,397	13.0%	0	0.0%	36	46.2%
20.0 to 24.9 percent	270	14.8%	2,849	16.2%	388	16.4%	4,288	16.5%	19,787	13.9%	21	11.0%	14	17.9%
25.0 to 29.9 percent	196	10.8%	2,219	12.6%	234	9.9%	3,586	13.8%	18,818	13.3%	15	7.9%	0	0.0%
30.0 to 34.9 percent	139	7.6%	1,816	10.3%	175	7.4%	2,614	10.0%	14,277	10.1%	8	4.2%	0	0.0%
35.0 percent or more	696	38.2%	6,403	36.4%	936	39.5%	9,432	36.2%	56,062	39.5%	124	64.9%	28	35.9%
Not computed	164	(X)	856	(X)	247	(X)	1,402	(X)	8,506	(X)	61	(X)	0	(X)

DP04: SELECTED HOUSING CHARACTERISTICS, 2010-2014 American Community Survey 5-Year Estimates

SOURCE:

HOUSING CHARACTERISTIC	Exeter		Epping		Hampton		Hampton Falls		Kensington		Kingston		Newfields	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY														
Total housing units	6,469	6.469	2,909	1.00	9,516	1.00	929	1.00	837	1.00	2,644	1.00	579	1.00
Occupied housing units	6,248	96.6%	2,604	0.90	6,618	0.70	902	0.97	746	0.89	2,442	0.92	574	0.99
Vacant housing units	221	3.4%	305	0.10	2,898	0.30	27	0.03	91	0.11	202	0.08	5	0.01
UNITS IN STRUCTURE														
Total housing units	6,469	6.469	2,909	2.909	9,516	9.516	929	929	837	837	2,644	2,644	579	579
1-unit, detached	3,041	47.0%	2,119	72.8%	5,280	55.5%	816	87.8%	810	96.8%	2,073	78.4%	520	89.8%
1-unit, attached	325	5.0%	152	5.2%	954	10.0%	44	4.7%	12	1.4%	88	3.3%	33	5.7%
2 units	354	5.5%	34	1.2%	711	7.5%	47	5.1%	4	0.5%	113	4.3%	20	3.5%
3 or 4 units	430	6.6%	141	4.8%	397	4.2%	16	1.7%	2	0.2%	107	4.0%	0	0.0%
5 to 9 units	337	5.2%	13	0.4%	587	6.2%	0	0.0%	0	0.0%	153	5.8%	3	0.5%
10 to 19 units	209	3.2%	37	1.3%	544	5.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20 or more units	873	13.5%	39	1.3%	769	8.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobile home	900	13.9%	374	12.9%	274	2.9%	6	0.6%	9	1.1%	100	3.8%	3	0.5%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	10	0.4%	0	0.0%
YEAR STRUCTURE BUILT														
Total housing units	6,469	6.469	2,909	2.909	9,516	9.516	929	929	837	837	2,644	2,644	579	579
Built 2010 or later	80	1.2%	129	4.4%	68	0.7%	3	0.3%	4	0.5%	10	0.4%	0	0.0%
Built 2000 to 2009	913	14.1%	500	17.2%	972	10.2%	127	13.7%	157	18.8%	217	8.2%	74	12.8%
Built 1990 to 1999	707	10.9%	379	13.0%	968	10.2%	136	14.6%	115	13.7%	191	7.2%	198	34.2%
Built 1980 to 1989	1,213	18.8%	722	24.8%	1,960	20.6%	137	14.7%	103	12.3%	768	29.0%	59	10.2%
Built 1970 to 1979	878	13.6%	413	14.2%	1,364	14.3%	98	10.5%	157	18.8%	376	14.2%	51	8.8%
Built 1960 to 1969	376	5.8%	208	7.2%	889	9.3%	101	10.9%	52	6.2%	389	14.7%	16	2.8%
Built 1950 to 1959	530	8.2%	83	2.9%	1,216	12.8%	74	8.0%	42	5.0%	252	9.5%	69	11.9%
Built 1940 to 1949	309	4.8%	105	3.6%	769	8.1%	10	1.1%	47	5.6%	90	3.4%	0	0.0%
Built 1939 or earlier	1,463	22.6%	370	12.7%	1,310	13.8%	243	26.2%	160	19.1%	351	13.3%	112	19.3%
ROOMS														
Total housing units	6,469	6.469	2,909	2.909	9,516	9.516	929	929	837	837	2,644	2,644	579	579
1 room	45	0.7%	0	0.0%	374	3.9%	17	1.8%	0	0.0%	38	1.4%	0	0.0%
2 rooms	218	3.4%	38	1.3%	515	5.4%	20	2.2%	0	0.0%	11	0.4%	3	0.5%
3 rooms	752	11.6%	134	4.6%	1,229	12.9%	45	4.8%	0	0.0%	185	7.0%	23	4.0%
4 rooms	1,377	21.3%	381	13.1%	1,689	17.7%	57	6.1%	64	7.6%	610	23.1%	13	2.2%
5 rooms	1,118	17.3%	750	25.8%	1,362	14.3%	54	5.8%	97	11.6%	272	10.3%	56	9.7%
6 rooms	981	15.2%	677	23.3%	1,335	14.0%	123	13.2%	139	16.6%	610	23.1%	177	30.6%
7 rooms	755	11.7%	352	12.1%	1,182	12.4%	195	21.0%	177	21.1%	336	12.7%	59	10.2%
8 rooms	510	7.9%	261	9.0%	961	10.1%	120	12.9%	140	16.7%	268	10.1%	85	14.7%
9 rooms or more	713	11.0%	316	10.9%	869	9.1%	298	32.1%	220	26.3%	314	11.9%	163	28.2%
Median rooms	5.3	(X)	5.7	(X)	5.2	(X)	7.3	(X)	7.2	(X)	5.8	(X)	6.8	(X)
BEDROOMS														
Total housing units	6,469	6.469	2,909	100.0%	9,516	100.0%	929	100.0%	837	100.0%	2,644	100.0%	579	100.0%
No bedroom	57	0.9%	0	0.0%	385	4.0%	17	1.8%	0	0.0%	38	1.4%	0	0.0%
1 bedroom	1,047	16.2%	172	5.9%	978	10.3%	72	7.8%	21	2.5%	263	9.9%	24	4.1%
2 bedrooms	2,224	34.4%	767	26.4%	3,285	34.5%	111	11.9%	109	13.0%	657	24.8%	57	9.8%
3 bedrooms	2,154	33.3%	1,586	54.5%	2,883	30.3%	386	41.6%	415	49.6%	1,209	45.7%	266	45.9%
4 bedrooms	848	13.1%	337	11.6%	1,637	17.2%	265	28.5%	231	27.6%	385	14.6%	189	32.6%
5 or more bedrooms	139	2.1%	47	1.6%	348	3.7%	78	8.4%	61	7.3%	92	3.5%	43	7.4%
HOUSING TENURE														
Occupied housing units	6,248	100.0%	2,604	100.0%	6,618	100.0%	902	100.0%	746	100.0%	2,442	100.0%	574	100.0%
Owner-occupied	4,262	68.2%	2,236	85.9%	4,694	70.9%	776	86.0%	692	92.8%	2,067	84.6%	523	91.1%
Renter-occupied	1,986	31.8%	368	14.1%	1,924	29.1%	126	14.0%	54	7.2%	375	15.4%	51	8.9%
HOUSEHOLD SIZE														
Average household size of owner	2.39	(X)	2.63	(X)	2.34	(X)	2.67	(X)	2.68	(X)	2.51	(X)	2.92	(X)
Average household size of renter	1.94	(X)	1.89	(X)	1.96	(X)	1.86	(X)	3.70	(X)	2.32	(X)	1.90	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT														
Occupied housing units	6,248	100.0%	2,604	2.604	6,618	6.618	902	902	746	746	2,442	2,442	574	574
Moved in 2010 or later	1,360	21.8%	419	16.1%	1,459	22.0%	125	13.9%	78	10.5%	395	16.2%	88	15.3%
Moved in 2000 to 2009	2,891	46.3%	1,145	44.0%	2,470	37.3%	300	33.3%	295	39.5%	774	31.7%	234	40.8%
Moved in 1990 to 1999	1,280	20.5%	464	17.8%	1,612	24.4%	280	31.0%	168	22.5%	466	19.1%	138	24.0%
Moved in 1980 to 1989	416	6.7%	377	14.5%	637	9.6%	91	10.1%	90	12.1%	456	18.7%	50	8.7%
Moved in 1970 to 1979	178	2.8%	83	3.2%	317	4.8%	56	6.2%	94	12.6%	174	7.1%	35	6.1%
Moved in 1969 or earlier	123	2.0%	116	4.5%	123	1.9%	50	5.5%	21	2.8%	177	7.2%	29	5.1%
VEHICLES AVAILABLE														
Occupied housing units	6,248	6.248	2,604	2.604	6,618	6.618	902	902	746	746	2,442	2,442	574	574
No vehicles available	320	5.1%	109	4.2%	172	2.6%	4	0.4%	13	1.7%	46	1.9%	2	0.3%
1 vehicle available	2,332	37.3%	610	23.4%	2,229	33.7%	177	19.6%	113	15.1%	523	21.4%	75	13.1%
2 vehicles available	2,766	44.3%	1,101	42.3%	2,995	45.3%	436	48.3%	302	40.5%	1,151	47.1%	292	50.9%
3 or more vehicles available	830	13.3%	784	30.1%	1,222	18.5%	285	31.6%	318	42.6%	722	29.6%	205	35.7%
HOUSE HEATING FUEL														
Occupied housing units	6,248	6.248	2,604	2.604	6,618	6.618	902	902	746	746	2,442	2,442	574	574
Utility gas	2,067	33.1%	16	0.6%	3,858	58.3%	15	1.7%	56	7.5%	40	1.6%	19	3.3%
Bottled, tank, or LP gas	594	9.5%	879	33.8%	383	5.8%	133	14.7%	49	6.6%	308	12.6%	84	14.6%
Electricity	728	11.7%	135	5.2%	743	11.2%	32	3.5%	17	2.3%	51	2.1%	35	6.1%
Fuel oil, kerosene, etc.	2,665	42.7%	1,277	49.0%	1,409	21.3%	663	73.5%	521	69.8%	1,841	75.4%	388	67.6%
Coal or coke	0	0.0%	0	0.0%	0	0.0%	4	0.4%	0	0.0%	0	0.0%	0	0.0%
Wood	110	1.8%	246	9.4%	89	1.3%	41	4.5%	99	13.3%	154	6.3%	35	6.1%
Solar energy	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other fuel	73	1.2%	51	2.0%	97	1.5%	14	1.6%	4	0.5%	38	1.6%	13	2.3%
No fuel used	11	0.2%	0	0.0%	39	0.6%	0	0.0%	0	0.0%	10	0.4%	0	0.0%
SELECTED CHARACTERISTICS														
Occupied housing units	6,248	6.248	2,604	2.604	6,618	6.618	902	902	746	746	2,442	2,442	574	574
Lacking complete plumbing facilities	9	0.1%	0	0.0%	4	0.1%	24	2.7%	0	0.0%	35	1.4%	0	0.0%
Lacking complete kitchen facilities	23	0.4%	0	0.0%	47	0.7%	24	2.7%	0	0.0%	35	1.4%	0	0.0%
No telephone service available	65	1.0%	19	0.7%	119	1.8%	33	3.7%	6	0.8%	85	3.5%	0	0.0%
OCCUPANTS PER ROOM														

HOUSING CHARACTERISTICS FOR EXETER, NH AND AREA COMMUNITIES

HOUSING CHARACTERISTIC	Exeter		Epping		Hampton		Hampton Falls		Kensington		Kingston		Newfields	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Occupied housing units	6,248	6.248	2,604	2.604	6,618	6.618	902	9.02	746	7.46	2,442	2.442	574	5.74
1.00 or less	6,220	99.6%	2,517	96.7%	6,544	98.9%	877	97.2%	736	98.7%	2,329	95.4%	574	100.0%
1.01 to 1.50	28	0.4%	87	3.3%	65	1.0%	0	0.0%	10	1.3%	75	3.1%	0	0.0%
1.51 or more	0	0.0%	0	0.0%	9	0.1%	25	2.8%	0	0.0%	38	1.6%	0	0.0%
VALUE														
Owner-occupied units	4,262	4.262	2,236	2.236	4,694	4.694	776	7.76	692	6.92	2,067	2.067	523	5.23
Less than \$50,000	621	14.6%	115	5.1%	113	2.4%	10	1.3%	8	1.2%	28	1.4%	11	2.1%
\$50,000 to \$99,999	222	5.2%	149	6.7%	75	1.6%	8	1.0%	0	0.0%	61	3.0%	3	0.6%
\$100,000 to \$149,999	210	4.9%	119	5.3%	99	2.1%	9	1.2%	10	1.4%	106	5.1%	10	1.9%
\$150,000 to \$199,999	309	7.3%	569	25.4%	283	6.0%	49	6.3%	20	2.9%	318	15.4%	16	3.1%
\$200,000 to \$299,999	1,394	32.7%	851	38.1%	1,331	28.4%	66	8.5%	167	24.1%	825	39.9%	103	19.7%
\$300,000 to \$499,999	1,209	28.4%	357	16.0%	2,198	46.8%	374	48.2%	331	47.8%	659	31.9%	232	44.4%
\$500,000 to \$999,999	297	7.0%	57	2.5%	540	11.5%	229	29.5%	156	22.5%	70	3.4%	145	27.7%
\$1,000,000 or more	0	0.0%	19	0.8%	55	1.2%	31	4.0%	0	0.0%	0	0.0%	3	0.6%
Median (dollars)	257,000	(X)	214,400	(X)	329,900	(X)	428,500	(X)	364,700	(X)	266,200	(X)	389,800	(X)
MORTGAGE STATUS														
Owner-occupied units	4,262	4.262	2,236	2.236	4,694	4.694	776	7.76	692	6.92	2,067	2.067	523	5.23
Housing units with a mortgage	2,729	64.0%	1,789	80.0%	3,003	64.0%	573	73.8%	546	78.9%	1,299	62.8%	382	73.0%
Housing units without a mortgage	1,533	36.0%	447	20.0%	1,691	36.0%	203	26.2%	146	21.1%	768	37.2%	141	27.0%
SELECTED MONTHLY OWNER COSTS														
Housing units with a mortgage	2,729	2.729	1,789	1.789	3,003	3.003	573	5.73	546	5.46	1,299	1.299	382	3.82
Less than \$300	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.9%	0	0.0%	0	0.0%
\$300 to \$499	23	0.8%	0	0.0%	26	0.9%	0	0.0%	0	0.0%	18	1.4%	0	0.0%
\$500 to \$699	35	1.3%	0	0.0%	7	0.2%	8	1.4%	6	1.1%	0	0.0%	0	0.0%
\$700 to \$999	42	1.5%	40	2.2%	171	5.7%	11	1.9%	7	1.3%	29	2.2%	9	2.4%
\$1,000 to \$1,499	520	19.1%	370	20.7%	380	12.7%	37	6.5%	32	5.9%	261	20.1%	16	4.2%
\$1,500 to \$1,999	351	12.9%	522	29.2%	768	25.6%	116	20.2%	102	18.7%	370	28.5%	59	15.4%
\$2,000 or more	1,758	64.4%	857	47.9%	1,651	55.0%	401	70.0%	394	72.2%	621	47.8%	298	78.0%
Median (dollars)	2,262	(X)	1,974	(X)	2,155	(X)	2,686	(X)	2,420	(X)	1,970	(X)	2,650	(X)
Housing units without a mortgage	1,533	1.533	447	4.47	1,691	1.691	203	2.03	146	1.46	768	7.68	141	1.41
Less than \$100	92	6.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$100 to \$199	73	4.8%	10	2.2%	15	0.9%	0	0.0%	0	0.0%	10	1.3%	0	0.0%
\$200 to \$299	28	1.8%	78	17.4%	36	2.1%	5	2.5%	0	0.0%	0	0.0%	0	0.0%
\$300 to \$399	104	6.8%	27	6.0%	44	2.6%	6	3.0%	0	0.0%	15	2.0%	5	3.5%
\$400 or more	1,236	80.6%	332	74.3%	1,596	94.4%	192	94.6%	146	100.0%	743	96.7%	136	96.5%
Median (dollars)	809	(X)	574	(X)	815	(X)	992	(X)	956	(X)	733	(X)	1,000.00	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME														
Housing units with a mortgage (where)	2,712	2.712	1,766	1.766	2,969	2.969	573	5.73	546	5.46	1,286	1.286	382	3.82
Less than 20.0 percent	932	34.4%	528	29.9%	930	31.3%	294	40.8%	183	33.5%	490	38.1%	140	36.6%
20.0 to 24.9 percent	381	14.0%	265	15.0%	624	21.0%	68	11.9%	100	18.3%	195	15.2%	75	19.6%
25.0 to 29.9 percent	401	14.9%	240	13.6%	449	15.1%	77	13.4%	75	13.7%	170	13.2%	36	9.4%
30.0 to 34.9 percent	269	9.9%	238	13.5%	212	7.1%	26	4.5%	66	12.1%	133	10.3%	34	8.9%
35.0 percent or more	729	26.9%	495	28.0%	754	25.4%	168	29.3%	122	22.3%	298	23.2%	97	25.4%
Not computed	17	(X)	23	(X)	34	(X)	0	(X)	0	(X)	13	(X)	0	(X)
Housing unit without a mortgage (where)	1,517	1.517	447	4.47	1,691	1.691	203	2.03	142	1.42	768	7.68	141	1.41
Less than 10.0 percent	401	26.4%	165	36.9%	545	32.2%	29	14.3%	39	27.5%	145	18.9%	33	23.4%
10.0 to 14.9 percent	306	20.2%	81	18.1%	450	26.6%	27	13.3%	32	22.5%	70	9.1%	32	22.7%
15.0 to 19.9 percent	160	10.5%	41	9.2%	177	10.5%	41	20.2%	27	19.0%	162	21.1%	9	6.4%
20.0 to 24.9 percent	122	8.0%	39	8.7%	171	10.1%	44	21.7%	8	5.6%	44	5.7%	28	19.9%
25.0 to 29.9 percent	111	7.3%	33	7.4%	126	7.5%	25	12.3%	7	4.9%	91	11.8%	15	10.6%
30.0 to 34.9 percent	126	8.3%	17	3.8%	59	3.5%	7	3.4%	9	6.3%	53	6.9%	8	5.7%
35.0 percent or more	291	19.2%	71	15.9%	163	9.6%	30	14.8%	20	14.1%	203	26.4%	16	11.3%
Not computed	16	(X)	0	(X)	0	(X)	0	(X)	4	(X)	0	(X)	0	(X)
GROSS RENT														
Occupied units paying rent	1,849	1.849	322	3.22	1,815	1.815	111	1.11	42	4.2	363	3.63	51	5.1
Less than \$200	63	3.4%	0	0.0%	15	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$200 to \$299	27	1.5%	0	0.0%	13	0.7%	0	0.0%	0	0.0%	62	17.1%	0	0.0%
\$300 to \$499	24	1.3%	30	9.3%	66	3.6%	0	0.0%	0	0.0%	37	10.2%	0	0.0%
\$500 to \$749	154	8.3%	109	33.8%	92	5.1%	19	17.1%	3	7.1%	0	0.0%	8	15.7%
\$750 to \$999	420	22.7%	129	40.1%	412	22.7%	20	18.0%	2	4.8%	160	44.1%	12	23.5%
\$1,000 to \$1,499	781	42.2%	122	37.9%	803	44.2%	42	37.8%	10	23.8%	61	16.8%	7	13.7%
\$1,500 or more	380	20.6%	11	3.4%	414	22.8%	30	27.0%	27	64.3%	43	11.8%	24	47.1%
Median (dollars)	1,156	(X)	892	(X)	1,135	(X)	1,348	(X)	1,676	(X)	928	(X)	1,196	(X)
No rent paid	137	(X)	46	(X)	109	(X)	15	(X)	12	(X)	12	(X)	0	(X)
GROSS RENT AS A PERCENTAGE OF														
Occupied units paying rent (where)	1,822	1.822	322	3.22	1,815	1.815	111	1.11	42	4.2	363	3.63	51	5.1
Less than 15.0 percent	335	18.4%	70	21.7%	133	7.3%	15	13.5%	0	0.0%	11	3.0%	0	0.0%
15.0 to 19.9 percent	186	10.2%	59	18.3%	187	10.3%	21	18.9%	10	23.8%	71	19.6%	8	15.7%
20.0 to 24.9 percent	270	14.8%	113	35.1%	261	14.4%	31	27.9%	9	21.4%	82	22.6%	14	27.5%
25.0 to 29.9 percent	136	10.8%	0	0.0%	219	12.1%	36	32.4%	5	11.9%	57	15.7%	4	7.8%
30.0 to 34.9 percent	139	7.6%	11	3.4%	191	10.5%	5	4.5%	0	0.0%	93	25.6%	3	5.9%
35.0 percent or more	696	38.20%	69	21.40%	824	45.40%	3	2.70%	18	42.90%	49	13.50%	22	43.10%
Not computed	164	(X)	46	(X)	109	(X)	15	(X)	12	(X)	12	(X)	0	(X)

SOURCE:

DP04: SELECTED HOU:

HOUSING CHARACTERISTIC	Exeter		North Hampton		Stratham		Newmarket		Portsmouth		Dover	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY												
Total housing units	6,469	6.469	1,853	1.00	2,812	2.812	4,050	1.00	11,072	1.00	13,447	1.00
Occupied housing units	6,248	96.6%	1,735	0.94	2,781	98.9%	3,816	0.94	10,325	0.93	12,586	0.94
Vacant housing units	221	3.4%	118	0.06	31	1.1%	234	0.06	747	0.07	861	0.06
UNITS IN STRUCTURE												
Total housing units	6,469	6.469	1,853	1.853	2,812	2.812	4,050	4.050	11,072	11.072	13,447	13.447
1-unit, detached	3,041	47.0%	1,526	82.4%	2,211	78.6%	1,572	38.8%	4,411	39.8%	5,893	43.8%
1-unit, attached	325	5.0%	9	0.5%	397	14.1%	370	9.1%	912	8.2%	870	6.5%
2 units	354	5.5%	8	0.4%	11	0.4%	221	5.5%	921	8.3%	1,080	8.0%
3 or 4 units	430	6.6%	8	0.4%	24	0.9%	316	7.8%	1,284	11.6%	1,553	11.5%
5 to 9 units	337	5.2%	10	0.5%	111	3.9%	315	7.8%	1,264	11.4%	1,350	10.0%
10 to 19 units	209	3.2%	0	0.0%	0	0.0%	414	10.2%	750	6.8%	737	5.5%
20 or more units	873	13.5%	0	0.0%	0	0.0%	691	17.1%	1,196	10.8%	1,643	12.2%
Mobile home	900	13.9%	292	15.8%	58	2.1%	151	3.7%	334	3.0%	321	2.4%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
YEAR STRUCTURE BUILT												
Total housing units	6,469	6.469	1,853	1.853	2,812	2.812	4,050	4.050	11,072	11.072	13,447	13.447
Built 2010 or later	80	1.2%	0	0.0%	25	0.9%	0	0.0%	71	0.6%	116	0.9%
Built 2000 to 2009	913	14.1%	258	13.9%	542	19.3%	598	14.8%	377	3.4%	1,679	12.5%
Built 1990 to 1999	707	10.9%	306	16.5%	517	18.4%	413	10.2%	722	6.5%	1,084	8.1%
Built 1980 to 1989	1,213	18.8%	432	23.3%	1,058	37.6%	1,393	34.4%	1,705	15.4%	1,987	14.8%
Built 1970 to 1979	878	13.6%	261	14.1%	260	9.2%	342	8.4%	1,142	10.3%	1,401	10.4%
Built 1960 to 1969	376	5.8%	232	12.5%	136	4.8%	178	4.4%	665	6.0%	1,327	9.9%
Built 1950 to 1959	530	8.2%	156	8.4%	155	5.5%	142	3.5%	1,280	11.6%	1,496	11.1%
Built 1940 to 1949	309	4.8%	15	0.8%	0	0.0%	103	2.5%	778	7.0%	716	5.3%
Built 1939 or earlier	1,463	22.6%	193	10.4%	119	4.2%	881	21.8%	4,332	39.1%	3,641	27.1%
ROOMS												
Total housing units	6,469	6.469	1,853	1.853	2,812	2.812	4,050	4.050	11,072	11.072	13,447	13.447
1 room	45	0.7%	11	0.6%	0	0.0%	233	5.8%	309	2.8%	177	1.3%
2 rooms	218	3.4%	35	1.9%	40	1.4%	134	3.3%	544	4.9%	360	2.7%
3 rooms	752	11.6%	51	2.8%	91	3.2%	504	12.4%	1,541	13.9%	1,905	14.2%
4 rooms	1,377	21.3%	121	6.5%	235	8.4%	1,053	26.0%	2,550	23.0%	3,087	23.0%
5 rooms	1,118	17.3%	260	14.0%	443	15.8%	545	13.5%	1,907	17.2%	2,266	16.9%
6 rooms	981	15.2%	335	18.1%	226	8.0%	768	19.0%	1,427	12.9%	1,884	14.0%
7 rooms	755	11.7%	297	16.0%	471	16.7%	315	7.8%	1,010	9.1%	1,731	12.9%
8 rooms	510	7.9%	250	13.5%	532	18.9%	293	7.2%	1,007	9.1%	899	6.7%
9 rooms or more	713	11.0%	493	26.6%	774	27.5%	205	5.1%	777	7.0%	1,138	8.5%
Median rooms	5.3	(X)	6.9	(X)	7.3	(X)	4.7	(X)	4.8	(X)	5.0	(X)
BEDROOMS												
Total housing units	6,469	6.469	1,853	100.0%	2,812	100.0%	4,050	100.0%	11,072	100.0%	13,447	100.0%
No bedroom	57	0.9%	11	0.6%	0	0.0%	233	5.8%	408	3.7%	226	1.7%
1 bedroom	1,047	16.2%	86	4.6%	159	5.7%	504	12.4%	2,077	18.8%	2,043	15.2%
2 bedrooms	2,224	34.4%	316	17.1%	609	21.7%	1,691	41.8%	3,991	36.0%	4,909	36.5%
3 bedrooms	2,154	33.3%	794	42.8%	1,188	42.2%	1,165	28.8%	3,035	27.4%	4,311	32.1%
4 bedrooms	848	13.1%	506	27.3%	725	25.8%	391	9.7%	1,251	11.3%	1,678	12.5%
5 or more bedrooms	139	2.1%	140	7.6%	131	4.7%	66	1.6%	310	2.8%	280	2.1%
HOUSING TENURE												
Occupied housing units	6,248	100.0%	1,735	100.0%	2,781	2,781	3,816	100.0%	10,325	100.0%	12,586	100.0%
Owner-occupied	4,262	68.2%	1,581	91.1%	2,584	92.9%	2,036	53.4%	5,452	52.8%	6,375	50.7%
Renter-occupied	1,986	31.8%	154	8.9%	197	7.1%	1,780	46.6%	4,873	47.2%	6,211	49.3%
HOUSEHOLD SIZE												
Average household size of owner	2.39	(X)	2.53	(X)	2.65	(X)	2.65	(X)	2.17	(X)	2.56	(X)
Average household size of renter	1.94	(X)	2.06	(X)	2.28	(X)	1.98	(X)	1.81	(X)	2.11	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT												
Occupied housing units	6,248	100.0%	1,735	1.735	2,781	2.781	3,816	3.816	10,325	10.325	12,586	12.586
Moved in 2010 or later	1,360	21.8%	244	14.1%	348	12.5%	1,331	34.9%	3,215	31.1%	4,106	32.6%
Moved in 2000 to 2009	2,891	46.3%	720	41.5%	1,131	40.7%	1,484	38.9%	3,891	37.7%	5,087	40.4%
Moved in 1990 to 1999	1,280	20.5%	407	23.5%	636	22.9%	541	14.2%	1,350	13.1%	1,759	14.0%
Moved in 1980 to 1989	416	6.7%	216	12.4%	404	14.5%	351	9.2%	903	8.7%	772	6.1%
Moved in 1970 to 1979	178	2.8%	81	4.7%	212	7.6%	42	1.1%	567	5.5%	378	3.0%
Moved in 1969 or earlier	123	2.0%	67	3.9%	50	1.8%	67	1.8%	399	3.9%	484	3.8%
VEHICLES AVAILABLE												
Occupied housing units	6,248	6.248	1,735	1.735	2,781	2.781	3,816	3.816	10,325	10.325	12,586	12.586
No vehicles available	320	5.1%	38	2.2%	47	1.7%	231	6.1%	625	6.1%	777	6.2%
1 vehicle available	2,332	37.3%	423	24.4%	639	23.0%	1,326	34.7%	4,698	45.5%	4,863	38.6%
2 vehicles available	2,766	44.3%	771	44.4%	1,296	46.6%	1,721	45.1%	3,692	35.8%	5,381	42.8%
3 or more vehicles available	830	13.3%	503	29.0%	799	28.7%	538	14.1%	1,310	12.7%	1,565	12.4%
HOUSE HEATING FUEL												
Occupied housing units	6,248	6.248	1,735	1.735	2,781	2.781	3,816	3.816	10,325	10.325	12,586	12.586
Utility gas	2,067	33.1%	7	0.4%	198	7.1%	216	5.7%	4,699	45.5%	4,119	32.7%
Bottled, tank, or LP gas	594	9.5%	150	8.6%	784	28.2%	698	18.3%	370	3.6%	766	6.1%
Electricity	728	11.7%	75	4.3%	39	1.4%	926	24.3%	1,956	18.9%	2,110	16.8%
Fuel oil, kerosene, etc.	2,665	42.7%	1,420	81.8%	1,666	59.9%	1,760	46.1%	3,134	30.4%	4,786	38.0%
Coal or coke	0	0.0%	0	0.0%	0	0.0%	26	0.7%	0	0.0%	0	0.0%
Wood	110	1.8%	42	2.4%	82	2.9%	151	4.0%	136	1.3%	281	2.2%
Solar energy	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other fuel	73	1.2%	41	2.4%	12	0.4%	39	1.0%	30	0.3%	111	0.9%
No fuel used	11	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	413	3.3%
SELECTED CHARACTERISTICS												
Occupied housing units	6,248	6.248	1,735	1.735	2,781	2.781	3,816	3.816	10,325	10.325	12,586	12.586
Lacking complete plumbing facilities	9	0.1%	11	0.6%	0	0.0%	0	0.0%	8	0.1%	23	0.2%
Lacking complete kitchen facilities	23	0.4%	0	0.0%	0	0.0%	44	1.2%	64	0.6%	130	1.0%
No telephone service available	65	1.0%	7	0.4%	15	0.5%	77	2.0%	368	3.6%	221	1.8%
OCCUPANTS PER ROOM												

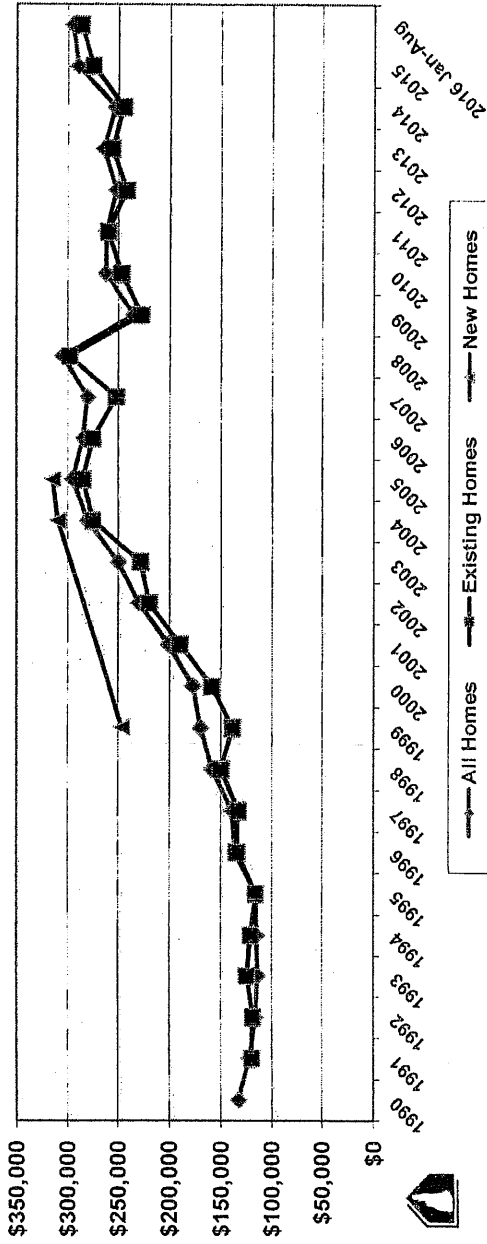
HOUSING CHARACTERISTIC	Exeter		North Hampton		Stratham		Newmarket		Portsmouth		Dover	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Occupied housing units	6,248	6,248	1,735	1,735	2,781	2,781	3,816	3,816	10,325	10,325	12,586	12,586
1.00 or less	6,220	99.6%	1,724	99.4%	2,781	100.0%	3,676	96.3%	10,226	99.0%	12,402	98.5%
1.01 to 1.50	28	0.4%	0	0.0%	0	0.0%	99	2.6%	37	0.4%	96	0.8%
1.51 or more	0	0.0%	11	0.6%	0	0.0%	41	1.1%	62	0.6%	88	0.7%
VALUE												
Owner-occupied units	4,262	4,262	1,581	1,581	2,584	2,584	2,036	2,036	5,452	5,452	6,375	6,375
Less than \$50,000	621	14.6%	68	4.3%	16	0.6%	80	3.9%	289	5.3%	143	2.2%
\$50,000 to \$99,999	222	5.2%	168	10.6%	46	1.8%	36	1.8%	82	1.5%	159	2.5%
\$100,000 to \$149,999	210	4.9%	56	3.5%	63	2.4%	192	9.4%	194	3.6%	544	8.5%
\$150,000 to \$199,999	309	7.3%	28	1.8%	205	7.9%	236	11.6%	191	3.5%	1,031	16.2%
\$200,000 to \$299,999	1,394	32.7%	257	16.3%	454	17.6%	804	39.5%	1,426	26.2%	2,555	40.1%
\$300,000 to \$499,999	1,209	28.4%	510	32.3%	1,234	47.8%	584	28.7%	2,256	41.4%	1,691	26.5%
\$500,000 to \$999,999	297	7.0%	372	23.5%	538	20.8%	104	5.1%	887	16.3%	232	3.6%
\$1,000,000 or more	0	0.0%	122	7.7%	28	1.1%	0	0.0%	127	2.3%	20	0.3%
Median (dollars)	257,000	(X)	371,200	(X)	370,700	(X)	286,600	(X)	336,600	(X)	238,700	(X)
MORTGAGE STATUS												
Owner-occupied units	4,262	4,262	1,581	1,581	2,584	2,584	2,036	2,036	5,452	5,452	6,375	6,375
Housing units with a mortgage	2,729	64.0%	887	56.1%	1,853	71.7%	1,578	77.5%	3,786	69.4%	4,306	67.5%
Housing units without a mortgage	1,533	36.0%	694	43.9%	731	28.3%	458	22.5%	1,666	30.6%	2,069	32.5%
SELECTED MONTHLY OWNER COSTS												
Housing units with a mortgage	2,729	2,729	887	887	1,853	1,853	1,578	1,578	3,786	3,786	4,306	4,306
Less than \$300	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$300 to \$499	23	0.8%	20	2.3%	0	0.0%	0	0.0%	0	0.0%	49	1.1%
\$500 to \$699	35	1.3%	7	0.8%	16	0.9%	0	0.0%	10	0.3%	131	3.0%
\$700 to \$999	42	1.5%	33	3.7%	22	1.2%	9	0.6%	58	1.5%	533	12.4%
\$1,000 to \$1,499	520	19.1%	162	18.3%	200	10.8%	290	18.4%	647	17.1%	1,368	31.8%
\$1,500 to \$1,999	351	12.9%	80	9.0%	386	20.8%	434	27.5%	894	23.6%	2,225	51.7%
\$2,000 or more	1,758	64.4%	585	66.0%	1,229	66.3%	845	53.5%	2,177	57.5%	2,225	51.7%
Median (dollars)	2,262	(X)	2,426	(X)	2,409	(X)	2,085	(X)	2,160	(X)	2,033	(X)
Housing units without a mortgage	1,533	1,533	694	694	731	731	458	458	1,666	1,666	2,069	2,069
Less than \$100	92	6.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	18	0.9%
\$100 to \$199	73	4.8%	12	1.7%	0	0.0%	40	8.7%	0	0.0%	79	3.8%
\$200 to \$299	28	1.8%	0	0.0%	0	0.0%	49	10.5%	9	0.5%	59	2.9%
\$300 to \$399	104	6.8%	9	1.3%	17	2.3%	9	2.0%	82	4.9%	1,913	92.5%
\$400 or more	1,236	80.6%	673	97.0%	714	97.7%	361	78.8%	1,575	94.5%	1,913	92.5%
Median (dollars)	809	(X)	965	(X)	1,000.00	(X)	783	(X)	818	(X)	767	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME												
Housing units with a mortgage (where)	2,712	2,712	887	887	1,853	1,853	1,578	1,578	3,786	3,786	4,298	4,298
Less than 20.0 percent	932	34.4%	376	42.4%	846	45.7%	495	25.7%	1,248	33.0%	1,310	30.5%
20.0 to 24.9 percent	381	14.0%	96	10.8%	217	11.7%	360	22.8%	697	18.4%	687	16.0%
25.0 to 29.9 percent	401	14.8%	135	15.2%	173	9.3%	262	16.6%	412	10.9%	699	14.9%
30.0 to 34.9 percent	269	9.9%	92	10.4%	190	10.3%	196	12.4%	414	10.9%	511	11.9%
35.0 percent or more	729	26.9%	188	21.2%	427	23.0%	355	22.5%	1,015	26.8%	1,151	26.8%
Not computed	17	(X)	0	(X)	0	(X)	0	(X)	0	(X)	8	(X)
Housing unit without a mortgage (where)	1,517	1,517	694	694	731	731	446	446	1,617	1,617	2,048	2,048
Less than 10.0 percent	401	26.4%	218	31.4%	223	30.5%	163	36.5%	348	21.5%	413	20.2%
10.0 to 14.9 percent	306	20.2%	158	22.8%	121	16.6%	55	12.3%	303	18.7%	450	22.0%
15.0 to 19.9 percent	160	10.5%	64	9.2%	51	7.0%	50	11.2%	295	18.2%	346	16.9%
20.0 to 24.9 percent	122	8.0%	47	6.8%	76	10.4%	47	10.5%	151	9.3%	205	10.0%
25.0 to 29.9 percent	111	7.3%	67	9.7%	63	8.6%	25	5.6%	130	8.0%	187	9.1%
30.0 to 34.9 percent	126	8.3%	17	2.4%	58	7.9%	18	4.0%	41	2.5%	143	7.0%
35.0 percent or more	291	19.2%	123	17.7%	139	19.0%	88	19.7%	349	21.6%	304	14.8%
Not computed	16	(X)	0	(X)	0	(X)	12	(X)	49	(X)	21	(X)
GROSS RENT												
Occupied units paying rent	1,849	1,849	136	136	187	187	1,742	1,742	4,770	4,770	6,101	6,101
Less than \$200	63	3.4%	0	0.0%	0	0.0%	41	2.4%	111	2.3%	48	0.8%
\$200 to \$299	27	1.5%	0	0.0%	0	0.0%	24	1.4%	164	3.4%	183	3.0%
\$300 to \$499	24	1.3%	0	0.0%	0	0.0%	68	3.9%	302	6.3%	221	3.6%
\$500 to \$749	154	8.3%	9	6.6%	26	13.9%	154	8.8%	237	5.0%	447	7.3%
\$750 to \$999	420	22.7%	60	44.1%	14	7.5%	527	30.3%	882	18.5%	2,175	35.6%
\$1,000 to \$1,499	791	42.2%	51	37.5%	75	40.1%	750	43.1%	2,010	42.1%	2,243	36.8%
\$1,500 or more	380	20.6%	16	11.8%	72	38.5%	178	10.2%	1,064	22.3%	784	12.9%
Median (dollars)	1,156	(X)	990	(X)	1,388	(X)	1,029	(X)	1,138	(X)	997	(X)
No rent paid	137	(X)	18	(X)	10	(X)	38	(X)	103	(X)	110	(X)
GROSS RENT AS A PERCENTAGE OF												
Occupied units paying rent (where)	1,822	1,822	136	136	187	187	1,684	1,684	4,730	4,730	6,041	6,041
Less than 15.0 percent	335	18.4%	0	0.0%	16	8.6%	219	13.0%	664	14.0%	619	10.2%
15.0 to 19.9 percent	186	10.2%	0	0.0%	24	12.8%	139	8.3%	655	13.8%	785	13.0%
20.0 to 24.9 percent	270	14.8%	49	33.8%	60	32.1%	209	12.4%	858	18.1%	861	14.3%
25.0 to 29.9 percent	196	10.8%	16	11.8%	14	7.5%	331	19.7%	560	11.8%	766	12.7%
30.0 to 34.9 percent	139	7.6%	8	5.9%	25	13.4%	213	12.6%	487	10.3%	633	10.5%
35.0 percent or more	696	38.2%	66	48.5%	48	25.7%	573	34.0%	1,506	31.8%	2,377	39.3%
Not computed	164	(X)	18	(X)	10	(X)	96	(X)	143	(X)	170	(X)

SOURCE:

DP04: SELECTED HOUS

Town of Exeter, Rockingham County

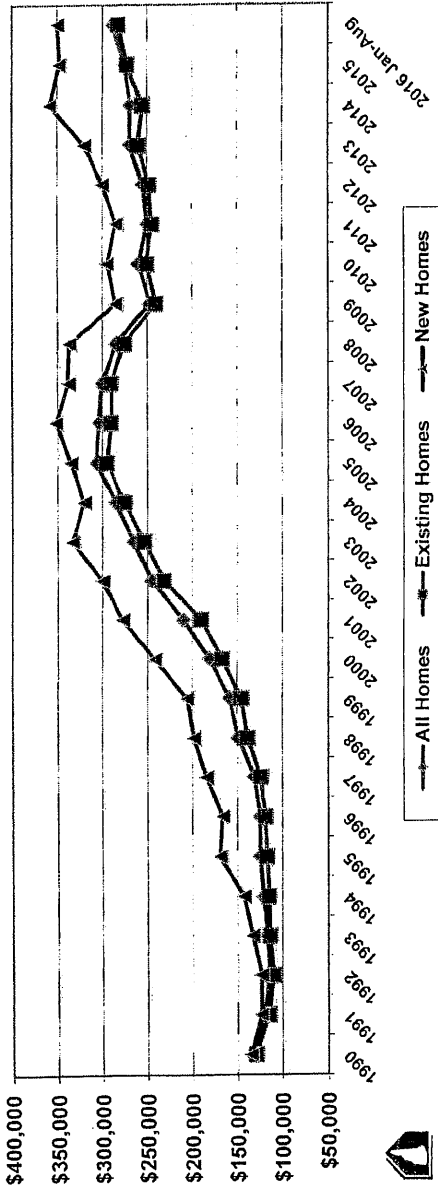
Median Home Purchase Price



Year	All Homes		Existing Homes		New Homes		Non-Condominiums		Condominiums	
	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size
2016 Jan-Aug	\$295,000	193	\$286,500	178	#N/A	15	\$342,500	120	\$200,000	73
2015	\$290,000	278	\$275,000	251	#N/A	27	\$317,000	176	\$242,500	102
2014	\$253,000	171	\$245,000	157	#N/A	14	\$300,000	105	\$197,466	66
2013	\$265,000	190	\$255,933	170	#N/A	20	\$315,500	140	\$209,500	50
2012	\$252,000	191	\$242,000	152	#N/A	39	\$285,000	137	\$218,500	54
2011	\$262,000	135	\$260,000	121	#N/A	14	\$300,000	95	#N/A	40
2010	\$262,500	142	\$247,000	125	#N/A	17	\$290,000	107	#N/A	35
2009	\$235,000	160	\$227,533	149	#N/A	11	\$275,000	118	#N/A	42
2008	\$305,000	123	\$298,000	112	#N/A	11	\$339,000	86	#N/A	37
2007	\$280,000	140	\$252,000	112	#N/A	28	\$340,000	88	\$195,000	52
2006	\$285,000	178	\$275,000	140	#N/A	38	\$370,000	90	\$188,000	88
2005	\$295,000	266	\$285,000	203	\$314,600	63	\$335,000	151	\$220,000	115
2004	\$280,550	259	\$275,000	209	\$309,730	50	\$330,000	159	\$158,000	100
2003	\$250,000	225	\$228,000	187	#N/A	38	\$344,900	148	\$139,000	77
2002	\$230,000	233	\$220,000	197	#N/A	36	\$265,000	166	\$120,000	67
2001	\$201,000	215	\$190,000	187	#N/A	28	\$250,000	146	\$95,000	69
2000	\$177,500	247	\$158,900	202	#N/A	45	\$212,000	186	\$87,000	61
1999	\$169,900	255	\$138,837	187	\$246,209	68	\$202,000	193	\$73,200	62
1998	\$159,000	129	\$150,000	106	#N/A	23	\$173,000	110	#N/A	19
1997	\$139,200	190	\$133,000	160	#N/A	30	\$146,500	166	#N/A	24

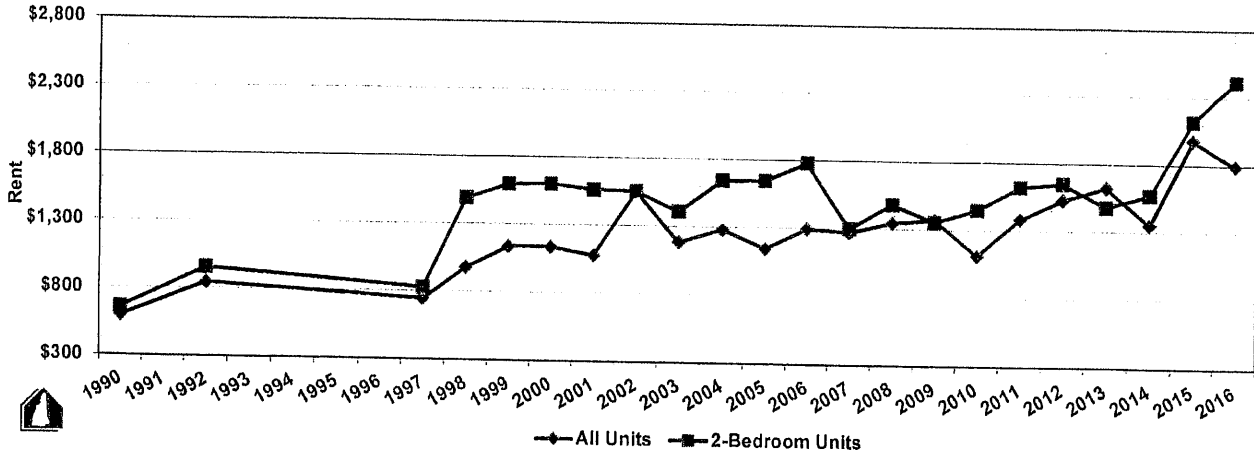
Rockingham County

Median Home Purchase Price



Year	All Homes		Existing Homes		New Homes		Non-Condominiums		Condominiums	
	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size
2016 Jan-Aug	\$288,000	3554	\$282,000	3384	\$350,000	170	\$312,000	2625	\$205,000	929
2015	\$275,000	5281	\$272,000	5050	\$347,800	231	\$295,700	3862	\$215,000	1419
2014	\$268,000	2780	\$255,000	2473	\$358,600	307	\$292,766	2014	\$205,000	766
2013	\$269,000	3566	\$260,000	3115	\$320,000	451	\$283,000	2869	\$205,000	697
2012	\$255,000	3118	\$247,900	2700	\$299,933	418	\$267,000	2506	\$202,500	612
2011	\$250,000	2636	\$245,000	2304	\$284,318	332	\$265,000	2136	\$195,000	500
2010	\$259,000	2589	\$250,000	2260	\$294,561	329	\$272,000	2074	\$195,000	515
2009	\$247,000	2769	\$240,000	2411	\$285,000	358	\$260,000	2185	\$195,000	584
2008	\$285,000	2328	\$275,000	1923	\$336,670	405	\$310,000	1768	\$217,000	560
2007	\$300,000	2887	\$290,000	2301	\$338,000	586	\$329,000	2046	\$219,000	841
2006	\$303,750	3223	\$290,000	2561	\$351,933	662	\$335,000	2250	\$225,000	973
2005	\$307,000	4402	\$295,000	3405	\$334,900	997	\$338,000	3006	\$225,000	1396
2004	\$284,900	5042	\$275,000	3920	\$320,333	1122	\$314,900	3566	\$212,500	1476
2003	\$265,000	4459	\$253,000	3613	\$332,900	846	\$285,000	3396	\$190,000	1063
2002	\$244,900	4588	\$231,000	3630	\$299,933	958	\$262,000	3564	\$164,900	1024
2001	\$209,900	4403	\$190,000	3436	\$277,057	967	\$235,000	3272	\$136,000	1131
2000	\$180,900	4901	\$167,000	3806	\$241,964	1095	\$199,000	3833	\$116,000	1068
1999	\$159,000	4774	\$145,900	3646	\$205,675	1128	\$169,900	3826	\$102,000	948
1998	\$149,000	2894	\$139,000	2263	\$198,000	631	\$155,000	2517	\$90,000	377
1997	\$131,000	3873	\$124,000	3189	\$184,345	684	\$136,900	3383	\$85,000	490
1996	\$125,000	2523	\$119,000	2115	\$166,400	408	\$132,000	2125	\$74,500	398
1995	\$125,000	3360	\$117,500	2678	\$169,300	682	\$130,400	2807	\$74,900	553
1994	\$121,000	3458	\$114,900	2683	\$143,000	775	\$126,000	2862	\$79,900	596
1993	\$117,000	2973	\$113,900	2238	\$133,429	735	\$123,000	2521	\$70,000	452

Median Gross Rental Cost



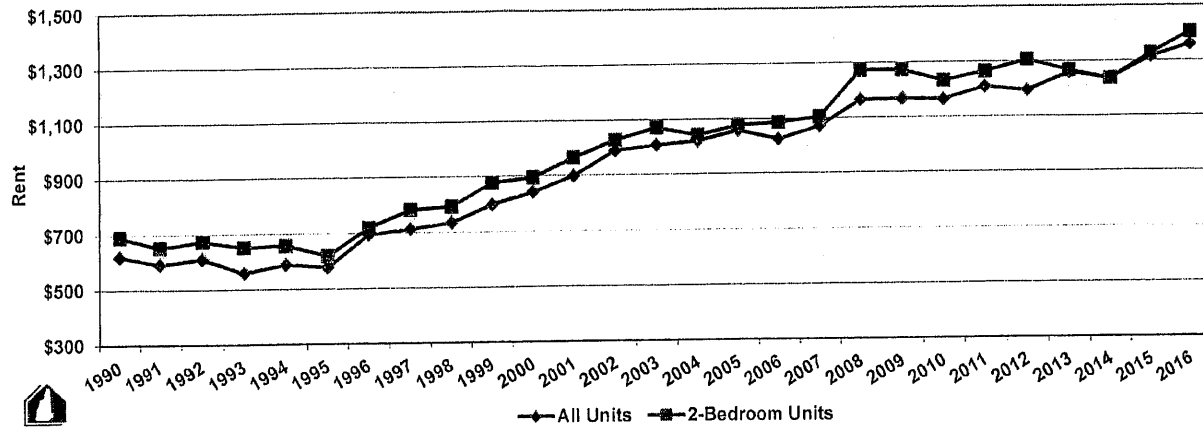
Year	All Units		0-Bedroom Units		1-Bedroom Units		2-Bedroom Units		3-Bedroom Units		4+-Bedroom Units	
	Median Gross Rental Cost	Sample Size	Median Rental Cost	Sample Size	Median Rental Cost	Sample Size	Median Rental Cost	Sample Size	Median Rental Cost	Sample Size	Median Rental Cost	Sample Size
2016	\$1,795	73	#N/A	8	#N/A	15	\$2,419	43	#N/A	7	#N/A	#N/A
2015	\$1,982	134	#N/A	17	\$1,830	35	\$2,125	76	#N/A	6	#N/A	#N/A
2014	\$1,356	110	#N/A	10	\$1,077	33	\$1,575	57	#N/A	9	#N/A	1
2013	\$1,627	89	#N/A	8	\$1,052	20	\$1,484	52	#N/A	9	#N/A	#N/A
2012	\$1,531	97	#N/A	12	\$1,085	24	\$1,653	54	#N/A	7	#N/A	#N/A
2011	\$1,386	93	#N/A	12	\$1,130	26	\$1,623	50	#N/A	5	#N/A	#N/A
2010	\$1,114	113	#N/A	17	\$925	33	\$1,452	52	#N/A	10	#N/A	1
2009	\$1,374	95	#N/A	13	\$1,100	21	\$1,357	52	#N/A	7	#N/A	2
2008	\$1,348	85	#N/A	13	\$1,121	20	\$1,485	49	#N/A	2	#N/A	1
2007	\$1,274	109	#N/A	14	\$978	30	\$1,303	60	#N/A	4	#N/A	1
2006	\$1,294	76	#N/A	7	\$1,066	23	\$1,780	44	#N/A	2	#N/A	#N/A
2005	\$1,147	84	#N/A	14	\$962	24	\$1,649	43	#N/A	3	#N/A	#N/A
2004	\$1,282	75	#N/A	14	#N/A	16	\$1,646	36	#N/A	3	#N/A	6
2003	\$1,186	85	#N/A	15	#N/A	15	\$1,412	43	#N/A	11	#N/A	1
2002	\$1,557	56	#N/A	8	#N/A	11	\$1,557	26	#N/A	10	#N/A	1
2001	\$1,079	74	\$397	20	#N/A	13	\$1,566	37	#N/A	4	#N/A	#N/A
2000	\$1,137	77	\$399	22	#N/A	13	\$1,602	33	#N/A	8	#N/A	1
1999	\$1,137	82	\$463	22	#N/A	19	\$1,599	32	#N/A	7	#N/A	2
1998	\$980	87	#N/A	17	\$512	23	\$1,494	39	#N/A	8	#N/A	#N/A
1997	\$746	93	#N/A	17	\$630	35	\$830	34	#N/A	7	#N/A	#N/A
1996	#N/A	10	#N/A	#N/A	#N/A	8	#N/A	2	#N/A	#N/A	#N/A	#N/A
1995	#N/A	16	#N/A	#N/A	#N/A	11	#N/A	2	#N/A	3	#N/A	#N/A
1994	#N/A	12	#N/A	1	#N/A	2	#N/A	7	#N/A	2	#N/A	#N/A
1993	#N/A	9	#N/A	1	#N/A	2	#N/A	6	#N/A	#N/A	#N/A	#N/A
1992	\$846	70	#N/A	8	\$800	20	\$957	33	#N/A	9	#N/A	#N/A
1991	#N/A	16	#N/A	#N/A	#N/A	4	#N/A	6	#N/A	4	#N/A	2
1990	\$596	65	#N/A	6	\$520	26	\$660	29	#N/A	3	#N/A	1

Source: NHHFA Residential Rental Cost Survey

Note: Calculations based on a sample size of less than 20 are highly volatile and not considered valid.

Portsmouth NH-ME Metropolitan NECTA

Median Gross Rental Cost

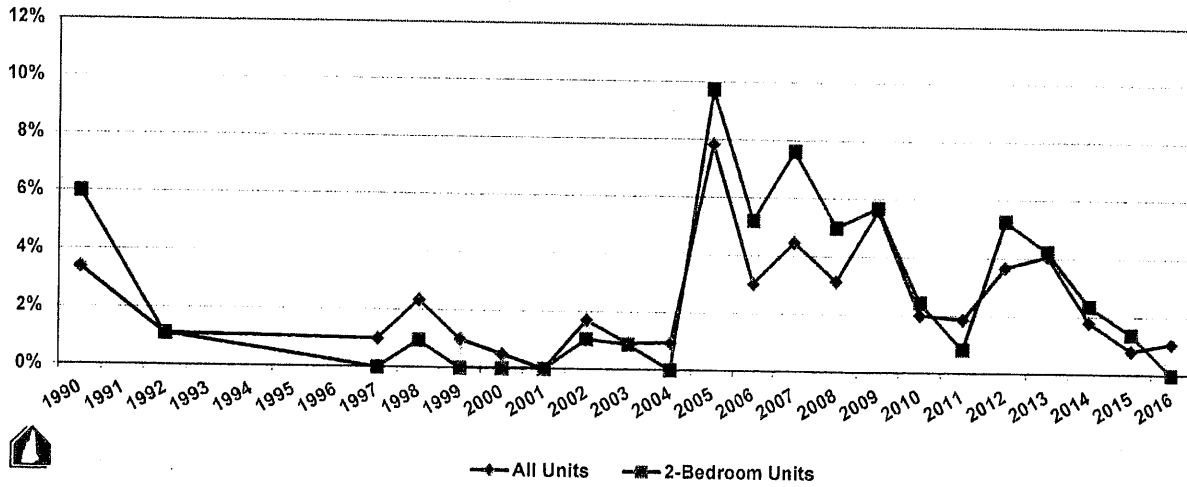


Year	All Units		0-Bedroom Units		1-Bedroom Units		2-Bedroom Units		3-Bedroom Units		4+-Bedroom Units	
	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size
2016	\$1,359	1,070	\$925	53	\$1,089	279	\$1,404	631	\$1,654	98	#N/A	9
2015	\$1,315	1,145	\$898	62	\$1,038	289	\$1,328	662	\$1,593	118	#N/A	14
2014	\$1,237	1,119	\$869	44	\$1,002	277	\$1,237	652	\$1,526	124	\$2,001	22
2013	\$1,260	1,063	\$850	61	\$990	276	\$1,267	573	\$1,561	133	\$1,991	20
2012	\$1,194	1,087	\$830	53	\$1,010	295	\$1,306	594	\$1,536	135	#N/A	10
2011	\$1,209	1,132	\$846	62	\$997	325	\$1,265	618	\$1,521	119	#N/A	8
2010	\$1,166	1,373	\$766	66	\$930	387	\$1,233	773	\$1,463	139	#N/A	8
2009	\$1,168	1,170	\$757	72	\$910	334	\$1,272	628	\$1,482	126	#N/A	10
2008	\$1,165	929	\$760	56	\$910	268	\$1,272	475	\$1,447	120	#N/A	10
2007	\$1,071	1,039	\$739	74	\$886	285	\$1,106	552	\$1,450	115	#N/A	13
2006	\$1,026	904	\$737	48	\$895	326	\$1,086	441	\$1,367	80	#N/A	9
2005	\$1,058	981	\$684	44	\$868	250	\$1,078	552	\$1,187	125	#N/A	10
2004	\$1,022	951	\$632	37	\$865	240	\$1,042	558	\$1,289	101	#N/A	15
2003	\$1,007	769	\$550	35	\$831	208	\$1,071	432	\$1,280	83	#N/A	11
2002	\$989	702	\$605	39	\$809	183	\$1,028	407	\$1,236	65	#N/A	8
2001	\$899	592	\$618	50	\$734	160	\$965	321	\$1,227	56	#N/A	5
2000	\$842	705	\$502	59	\$662	181	\$894	391	\$1,081	68	#N/A	6
1999	\$800	699	\$465	60	\$615	169	\$878	403	\$1,063	61	#N/A	6
1998	\$736	575	\$450	43	\$583	158	\$794	304	\$1,036	58	#N/A	12
1997	\$715	667	\$455	49	\$555	188	\$784	365	\$987	57	#N/A	8
1996	\$695	552	\$430	26	\$556	130	\$720	332	\$986	60	#N/A	4
1995	\$578	330	\$425	20	\$488	122	\$620	171	#N/A	16	#N/A	1
1994	\$590	443	\$421	35	\$499	121	\$660	232	\$750	55	#N/A	#N/A
1993	\$560	406	\$430	28	\$523	97	\$653	218	\$717	63	#N/A	#N/A
1992	\$612	411	\$422	30	\$530	142	\$675	191	\$811	47	#N/A	1
1991	\$592	289	\$391	21	\$468	64	\$654	165	\$801	31	#N/A	8
1990	\$621	356	\$311	21	\$539	109	\$692	202	\$745	20	#N/A	4

Source: NHHFA Residential Rental Cost Survey

Note: Calculations based on a sample size of less than 20 are highly volatile and not considered valid.

Vacancy Rate of Rental Housing Units

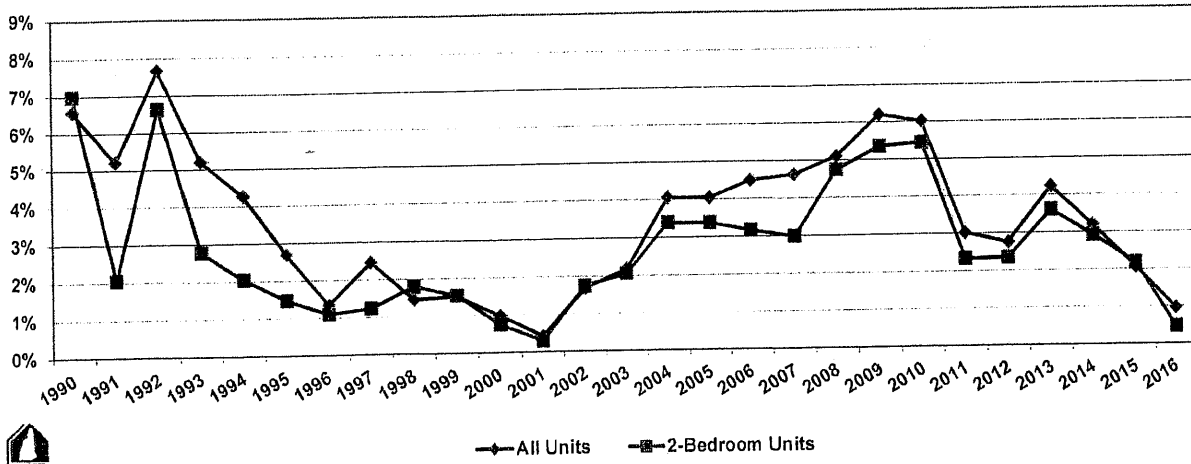


Year	All Units		2-Bedroom Units	
	Vacancy Rate	Sample Size	Vacancy Rate	Sample Size
2016	1.1%	73	0.0%	43
2015	0.8%	134	1.4%	76
2014	1.8%	110	2.4%	57
2013	4.1%	89	4.2%	52
2012	3.7%	97	5.3%	54
2011	1.9%	93	0.8%	50
2010	2.0%	113	2.5%	52
2009	5.6%	95	5.7%	52
2008	3.2%	85	5.0%	49
2007	4.5%	109	7.6%	60
2006	3.0%	76	5.2%	44
2005	7.9%	84	9.8%	43
2004	1.0%	75	0.0%	36
2003	0.9%	85	0.9%	43
2002	1.7%	56	1.0%	26
2001	0.0%	74	0.0%	37
2000	0.5%	77	0.0%	33
1999	1.0%	82	0.0%	32
1998	2.4%	87	0.9%	39
1997	1.0%	93	0.0%	34
1996	#N/A	10	#N/A	2
1995	#N/A	16	#N/A	2
1994	#N/A	12	#N/A	7
1993	#N/A	9	#N/A	6
1992	1.1%	70	1.1%	33
1991	#N/A	16	#N/A	6
1990	3.4%	65	6.0%	29

Source: NHHFA Residential Rental Cost Survey
 Note: Calculations based on a sample size of less than 20 are highly volatile and not considered valid.
 Caution should be used in interpreting these numbers since the survey methods used may underestimate the real rate of vacancy.

Portsmouth NH-ME Metropolitan NECTA

Vacancy Rate of Rental Housing Units

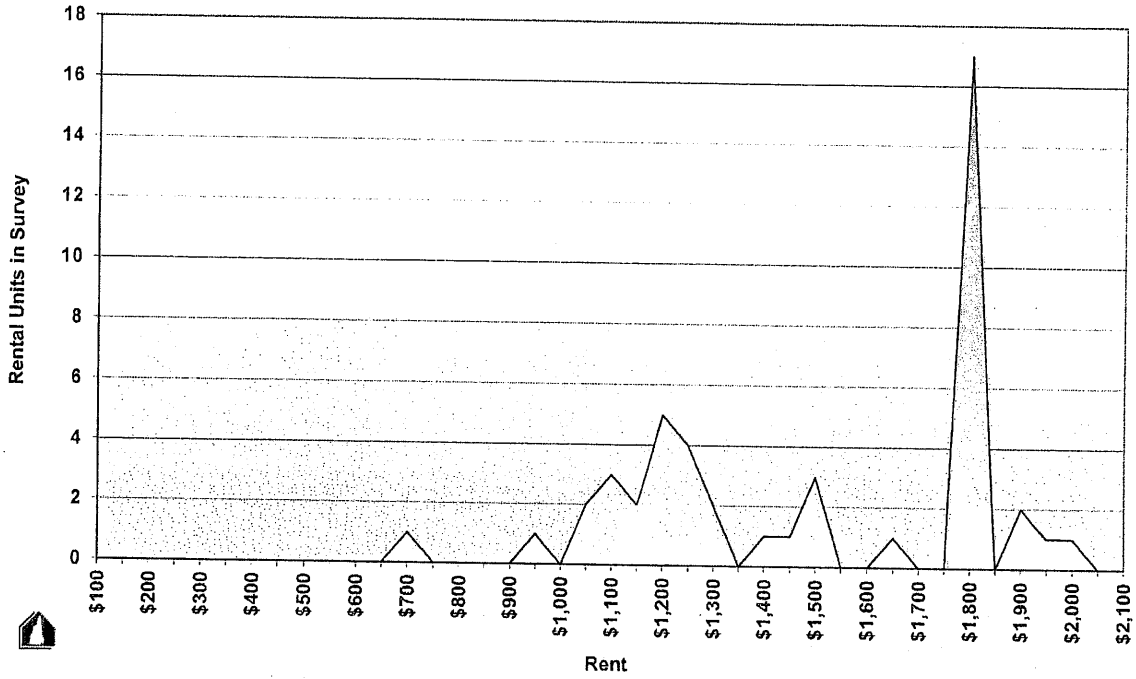


Year	All Units		2-Bedroom Units	
	Vacancy Rate	Sample Size	Vacancy Rate	Sample Size
2016	1.0%	1,070	0.5%	631
2015	2.1%	1,145	2.2%	662
2014	3.2%	1,119	2.9%	652
2013	4.2%	1,063	3.6%	573
2012	2.8%	1,087	2.4%	594
2011	3.0%	1,132	2.3%	618
2010	6.0%	1,373	5.5%	773
2009	6.2%	1,170	5.4%	628
2008	5.1%	929	4.7%	475
2007	4.6%	1,039	3.0%	552
2006	4.5%	904	3.2%	441
2005	4.0%	981	3.4%	552
2004	4.1%	951	3.4%	558
2003	2.2%	769	2.1%	432
2002	1.7%	702	1.8%	407
2001	0.4%	592	0.3%	321
2000	1.0%	705	0.8%	391
1999	1.5%	699	1.6%	403
1998	1.5%	575	1.8%	304
1997	2.5%	667	1.2%	365
1996	1.4%	552	1.1%	332
1995	2.7%	330	1.5%	171
1994	4.3%	443	2.0%	232
1993	5.2%	406	2.8%	218
1992	7.7%	411	6.6%	191
1991	5.2%	289	2.1%	165
1990	6.6%	356	7.0%	202

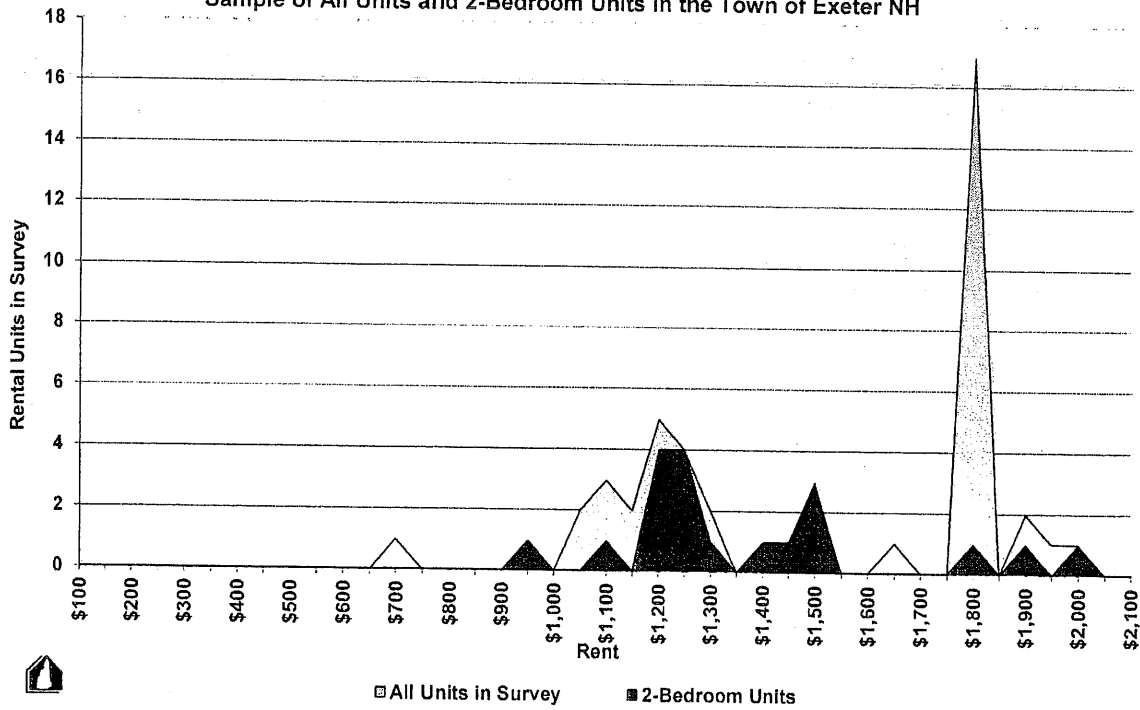
Source: NHHFA Residential Rental Cost Survey
 Note: Calculations based on a sample size of less than 20 are highly volatile and not considered valid.
 Caution should be used in interpreting these numbers since the survey methods used may underestimate the real rate of vacancy.

Town of Exeter

Frequency of Rental Housing in the 2016 NHHFA Residential Rental Cost Survey
Sample of All Units in the Town of Exeter NH



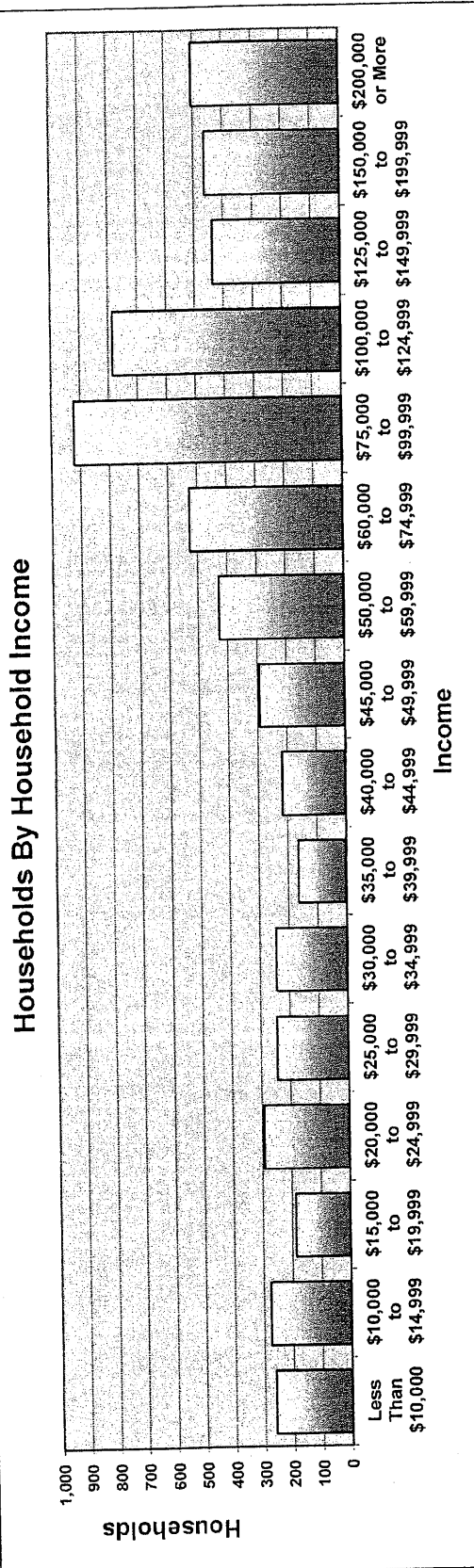
Frequency of Rental Housing in the 2016 NHHFA Residential Rental Cost Survey
Sample of All Units and 2-Bedroom Units in the Town of Exeter NH



New Hampshire Housing Area Profile

Exeter

INCOME CHARACTERISTICS



Household Income in 2014

Exeter	Households by Age of Householder										MOE 65 & Over	MOE 55 & Over	Households		MOE Non-Family HH
	Households	MOE	Under 25	MOE 25 to 44	MOE 45 to 64	MOE 65 & Over	Households	MOE	Family HH	Non-Family HH					
Less Than \$10,000	262	+/-111	24	+/-40	83	+/-62	87	+/-59	68	+/-47	142	+/-84	139	+/-77	
\$10,000 to \$14,999	276	+/-129	0	+/-17	24	+/-25	40	+/-29	212	+/-118	25	+/-27	251	+/-124	
\$15,000 to \$19,999	186	+/-96	0	+/-17	44	+/-48	54	+/-40	88	+/-69	65	+/-53	121	+/-79	
\$20,000 to \$24,999	293	+/-130	0	+/-17	128	+/-107	32	+/-28	133	+/-76	118	+/-107	175	+/-79	
\$25,000 to \$29,999	245	+/-114	0	+/-17	67	+/-81	45	+/-36	133	+/-75	121	+/-90	124	+/-77	
\$30,000 to \$34,999	244	+/-115	0	+/-17	51	+/-72	119	+/-74	64	+/-53	69	+/-88	187	+/-99	
\$35,000 to \$39,999	164	+/-81	0	+/-17	32	+/-29	69	+/-57	63	+/-47	79	+/-54	91	+/-60	
\$40,000 to \$44,999	218	+/-87	0	+/-17	87	+/-62	78	+/-38	53	+/-40	49	+/-38	157	+/-75	
\$45,000 to \$49,999	294	+/-122	0	+/-17	108	+/-96	66	+/-42	120	+/-63	130	+/-54	171	+/-102	
\$50,000 to \$59,999	428	+/-137	0	+/-17	73	+/-81	151	+/-78	204	+/-92	283	+/-131	138	+/-64	
\$60,000 to \$74,999	527	+/-139	32	+/-40	206	+/-103	205	+/-101	84	+/-57	226	+/-84	304	+/-109	
\$75,000 to \$99,999	922	+/-221	0	+/-17	225	+/-91	463	+/-156	234	+/-89	652	+/-188	273	+/-105	
\$100,000 to \$124,999	784	+/-204	29	+/-43	174	+/-81	376	+/-132	205	+/-83	602	+/-172	176	+/-91	
\$125,000 to \$149,999	437	+/-129	18	+/-27	181	+/-94	129	+/-56	109	+/-58	341	+/-119	90	+/-56	
\$150,000 to \$199,999	462	+/-122	0	+/-17	151	+/-72	286	+/-100	25	+/-29	449	+/-130	23	+/-25	
\$200,000 or More	506	+/-104	13	+/-20	179	+/-67	264	+/-86	50	+/-44	435	+/-100	42	+/-37	
Total Households	6,248	+/-214	116	+/-76	1,823	+/-174	2,464	+/-208	1,845	+/-186	3,786	+/-185	2,462	+/-249	
Median Household Inc	\$74,071	+/-6,863	\$115,172	+/-11,388	\$74,688	+/-17,499	\$88,367	+/-6,551	\$49,536	+/-4,724	\$86,536	+/-8,954	\$44,493	+/-3,850	

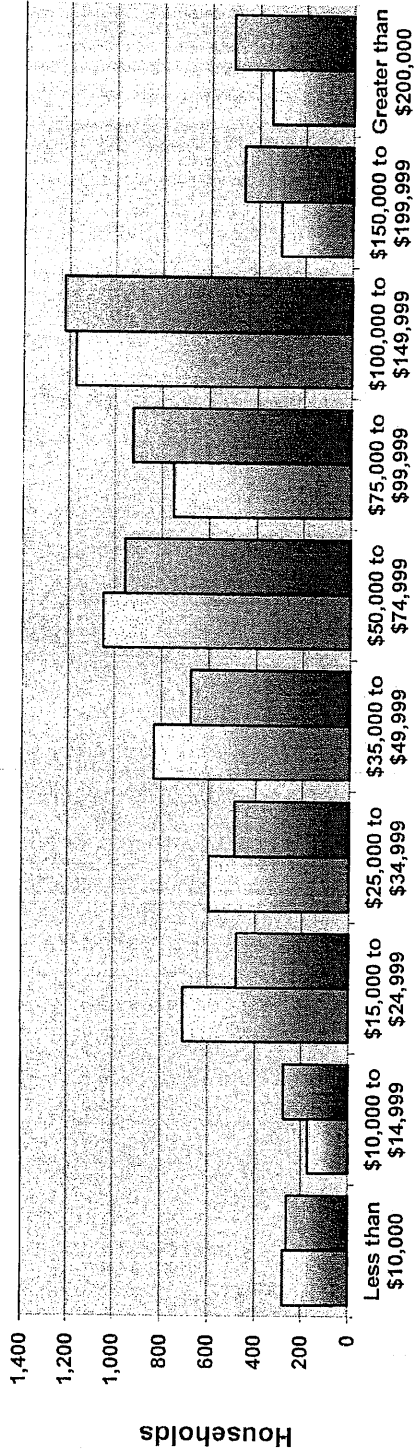
Source: 2010-2014 American Community Survey Table B19001; B19037; B19101; B19102; B19112; B19113; B19049
 Data from the American Community Survey are estimates

New Hampshire Housing Area Profile

Exeter

INCOME CHARACTERISTICS

Households By Household Income



Households By Household Income

Household Income	2005-2009 Households	Margin of Error	2010-2014 Households	Margin of Error
Less than \$10,000	278	+/-139	262	+/-111
\$10,000 to \$14,999	173	+/-87	276	+/-129
\$15,000 to \$24,999	702	+/-179	479	+/-162
\$25,000 to \$34,999	596	+/-162	489	+/-162
\$35,000 to \$49,999	832	+/-196	676	+/-170
\$50,000 to \$74,999	1,048	+/-248	955	+/-195
\$75,000 to \$99,999	752	+/-160	922	+/-221
\$100,000 to \$149,999	1,172	+/-214	1,221	+/-241
\$150,000 to \$199,999	304	+/-122	462	+/-122
Greater than \$200,000	345	+/-108	506	+/-104
Median HH Income	\$61,089	+/-7,358	\$74,071	+/-6,863
HH Income in 2014 Dollars	\$67,407			

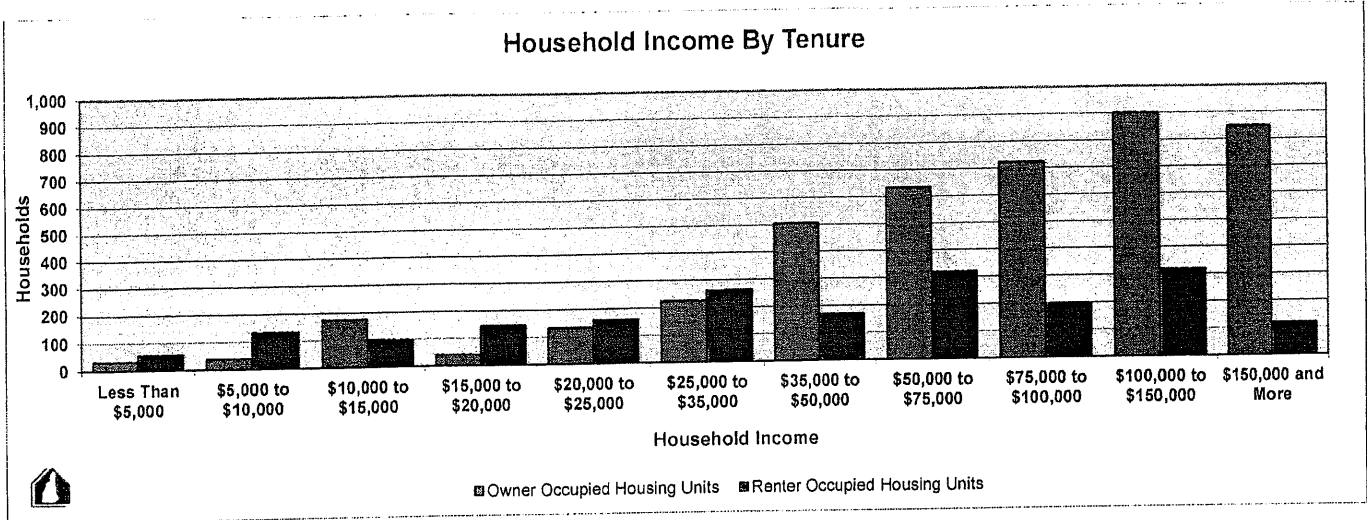
Source: 2005-2009 and 2010-2014 American Community Survey Tables B25119; B19001

Data from the American Community Survey are estimates.

New Hampshire Housing Area Profile

Exeter

INCOME CHARACTERISTICS



Exeter
Household Income By Tenure

2014 Household Income ¹	Occupied Housing Units	Margin of Error Occupied Housing Units	Owner Occupied Housing Units	Margin of Error Owner Occupied Housing Units	Renter Occupied Housing Units	Margin of Error Renter Occupied Housing Units
Total	6,248	+/-214	4,262	+/-269	1,986	+/-226
Less Than \$5,000	90	+/-60	33	+/-34	57	+/-49
\$5,000 to \$10,000	172	+/-90	39	+/-39	133	+/-81
\$10,000 to \$15,000	276	+/-122	175	+/-107	101	+/-59
\$15,000 to \$20,000	186	+/-89	42	+/-33	144	+/-83
\$20,000 to \$25,000	293	+/-126	132	+/-64	161	+/-109
\$25,000 to \$35,000	489	+/-165	225	+/-103	264	+/-129
\$35,000 to \$50,000	676	+/-163	506	+/-129	170	+/-100
\$50,000 to \$75,000	955	+/-207	634	+/-158	321	+/-133
\$75,000 to \$100,000	922	+/-220	724	+/-197	198	+/-97
\$100,000 to \$150,000	1,221	+/-232	902	+/-201	319	+/-116
\$150,000 and More	968	+/-159	850	+/-146	118	+/-64
Median Household Income ²	\$74,071	+/-6,863	\$86,632	+/-5,993	\$46,215	+/-12,835

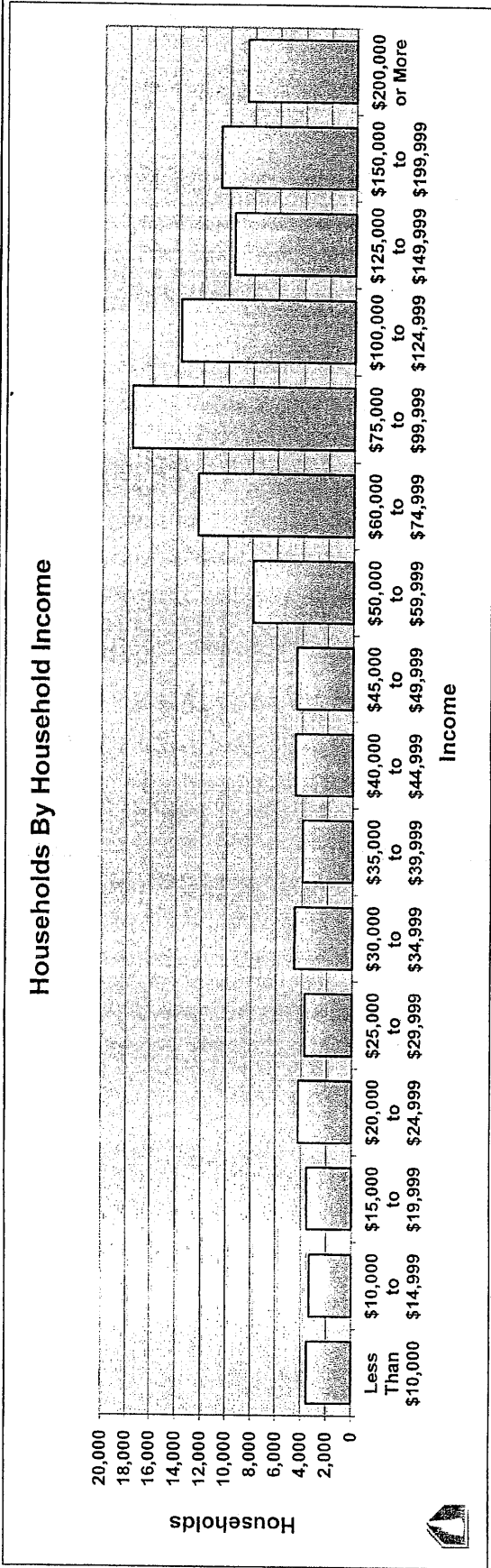
Source:

¹ 2010-2014 American Community Survey Table B25118; 2014 Inflation Adjusted dollars
² 2010-2014 American Community Survey Table B25119; 2014 Inflation Adjusted dollars

Data from the American Community Survey are estimates

New Hampshire Housing Area Profile

Rockingham County
INCOME CHARACTERISTICS



Rockingham County Household Income in 2014

Income Bracket	Households by Age of Householder					Households		Margin of Error	
	Under 25	25 to 44	45 to 64	65 & Over	Family HH	Non-Family HH	Family HH	Non-Family HH	
Less Than \$10,000	279	906	1,140	1,041	1,364	2,201	+/-180	+/-278	+/-308
\$10,000 to \$14,999	25	447	996	1,677	741	2,609	+/-283	+/-198	+/-355
\$15,000 to \$19,999	121	739	1,015	1,853	1,283	2,512	+/-284	+/-279	+/-329
\$20,000 to \$24,999	82	740	1,128	1,805	1,546	2,303	+/-286	+/-321	+/-324
\$25,000 to \$29,999	191	682	1,196	1,600	1,666	2,065	+/-249	+/-289	+/-238
\$30,000 to \$34,999	292	1,235	1,491	1,405	2,102	2,350	+/-229	+/-298	+/-367
\$35,000 to \$39,999	145	1,074	1,742	1,333	2,363	2,185	+/-230	+/-393	+/-294
\$40,000 to \$44,999	263	1,195	1,459	1,290	2,292	2,028	+/-230	+/-366	+/-326
\$45,000 to \$49,999	113	1,017	1,943	1,337	2,810	1,822	+/-205	+/-372	+/-247
\$50,000 to \$59,999	239	2,616	3,211	2,160	5,193	2,895	+/-253	+/-482	+/-403
\$60,000 to \$74,999	287	3,763	5,731	2,477	8,457	3,832	+/-261	+/-526	+/-430
\$75,000 to \$99,999	257	5,887	8,201	2,944	11,463	3,574	+/-344	+/-701	+/-400
\$100,000 to \$124,999	88	4,890	7,370	1,784	13,658	2,247	+/-239	+/-606	+/-309
\$125,000 to \$149,999	35	3,385	5,433	770	8,565	1,018	+/-189	+/-640	+/-211
\$150,000 to \$199,999	23	3,711	6,424	1,002	9,767	947	+/-195	+/-582	+/-230
\$200,000 or More	13	2,561	6,151	874	8,539	887	+/-176	+/-524	+/-189
Total Households	2,453	34,848	54,631	25,352	81,809	35,475	+/-412	+/-1,004	+/-953
Median Household Inc	\$79,368	\$41,236	\$93,264	\$47,132	\$94,726	\$43,705	+/-1,588	+/-2,016	+/-1,680

Data from the American Community Survey are estimates

New Hampshire Housing Finance Authority
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File: Current_5Year_ACS_State_and_Counties - HHIncomeByAge
Print Date: 1/11/2017

State of New Hampshire State and County Population Projections

September 2016

The New Hampshire Office of Energy and Planning (OEP) has been preparing projections or forecasts of future population for the state and its political subdivisions since 1964. The projections are used by a wide variety of government agencies and private interests to guide public policy, gauge market potential and estimate future target populations. The projections can be applied directly and unaltered to guide public or private endeavors. The projections can also serve as a *beginning*, or point of departure, in developing further projection efforts or refining existing ones.

In partnership with the state's Regional Planning Commissions (RPCs) and their consultant, Robert Scardamalia of RLS Demographics, OEP presents the attached report titled: *State of New Hampshire, Regional Planning Commissions, County Population Projections, 2016, By Age and Sex*. This report includes details on the state and county projections for the period 2020 through 2040 and summarizes the projections' highlights. A separate document developed by OEP in partnership with the RPCs contains the companion municipal population projections for the same time period.

These projections are the second iteration based on the 2010 U.S. Census, with updated inputs of vital records information, migration data, and OEP's population estimates of 2015. The last OEP projections were published in November 2013.

The two sets of projections, at the state and county level, combine Census data with birth and death data from the NH Department of State/Division of Vital Records Administration and other sources. These data are then used to develop survival and fertility rates and age-specific migration rates. The births and deaths span the decade and allow rates to be specific to New Hampshire. It is important to keep in mind that state and county projections (with age detail) are the result of the projection model. Once these numbers are developed, municipal projections are established and published separately.

The projections are processed by a standard demographic, cohort-component method. This technique breaks the population into 36 age/gender cohorts. Each cohort has its own survival rate and migration rate. Fertility rates are also applied on an age-specific basis. The technique is processed by the model referenced above, programmed by RLS Demographics.

OEP wishes to acknowledge Robert Scardamalia of RLS Demographics for producing the projections at the state and county level, the RPCs for their valued input and assistance and for providing the funding for this project, and the Central New Hampshire Regional Planning Commission for leading the project team. In addition, OEP and the RPCs would like to thank Russ Thibeault of Applied Economic Research, Steve Norton of New Hampshire Center for Public Policy Studies, and Ken Johnson of the Carsey School of Public Policy for their comments during this process.

Municipal Projections

Municipal level projections are direct products of the projections developed at the state and county levels. For many years, OEP has adhered to a geographic step-down protocol, whereby larger geographies are projected first and the lower geographies are projected in conformance with the respective “parent” geographic area.

In specific terms, this means that OEP projects the 10 counties, then the respective (within counties) municipalities. The sum of the 10 counties is the state total. Population totals for each lower geography must agree with the appropriate higher geography. For more information on the municipal projections, please see the separate report on OEP’s website.

A Few Words on Projections

Population projections are not predictions. The projection process attempts to identify probable assumptions and then extend those assumptions into the future, via a mathematical technique. By themselves, projections can serve as a general guide to likely future population trends. The projections can also serve as a *beginning* to alternative projection efforts. Data users are encouraged to use these projections to evaluate other projection efforts. While these projections extend out to 2040, it is important to keep in mind that the longer the forecast span, the greater the chance for errors. As in previous decades, OEP will revisit these projections and adjust the forecast depending on any changes in trends.

Table 1: Summary of Projected Total Population

	2010	2015	2020	2025	2030	2035	2040
New Hampshire	1,316,470	1,330,501	1,349,908	1,374,702	1,402,878	1,422,530	1,432,730
Belknap	60,088	60,407	61,340	62,330	63,333	64,336	65,361
Carroll	47,818	47,968	48,239	48,858	49,792	50,245	50,192
Cheshire	77,117	77,345	77,653	78,002	78,315	78,543	78,695
Coos	33,055	33,652	32,389	31,206	30,059	28,919	27,756
Grafton	89,118	89,418	91,099	92,815	94,829	97,142	99,673
Hillsborough	400,721	404,295	409,478	416,445	424,492	429,538	431,284
Merrimack	146,445	147,780	150,434	154,459	159,899	164,046	166,771
Rockingham	295,223	300,575	307,013	314,418	321,441	325,474	326,238
Strafford	123,143	125,334	128,801	132,513	136,472	139,738	142,204
Sullivan	43,742	43,727	43,462	43,656	44,246	44,549	44,556

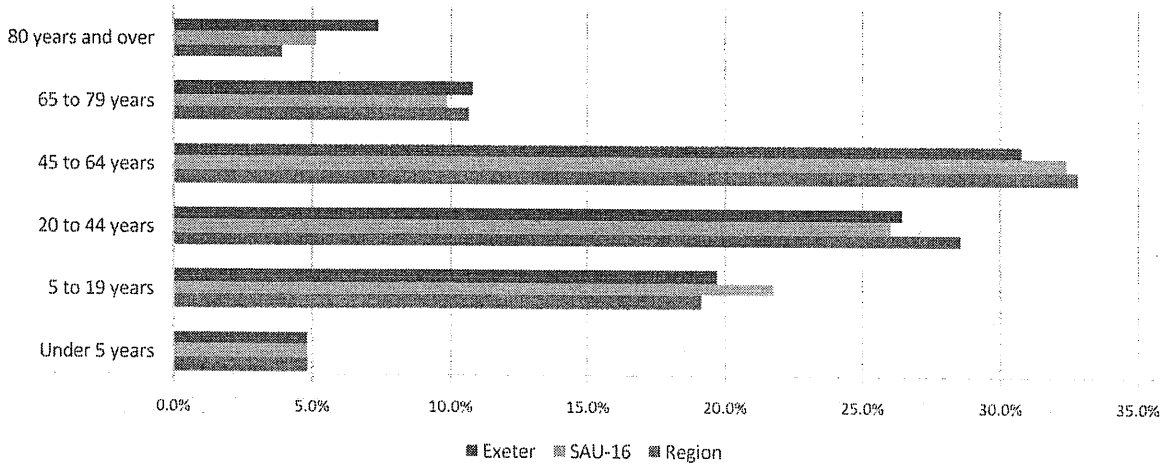
County/County Subdivision	2015 est.	2020	2025	2030	2035	2040
Rockingham County	300,569	307,013	314,418	321,441	325,474	326,238
Atkinson town	6,722	6,834	6,967	7,122	7,212	7,229
Auburn town	5,315	5,560	5,828	5,959	6,033	6,048
Brentwood town	4,678	5,116	5,586	5,711	5,783	5,796
Candia town	3,909	3,891	3,880	3,967	4,016	4,026
Chester town	4,887	5,199	5,536	5,660	5,731	5,744
Danville town	4,458	4,577	4,710	4,816	4,876	4,888
Deerfield town	4,413	4,631	4,869	4,978	5,040	5,052
Derry town	32,948	32,459	32,018	32,733	33,144	33,222
East Kingston town	2,398	2,568	2,751	2,812	2,847	2,854
Epping town	6,828	7,279	7,767	7,941	8,041	8,059
Exeter town	14,582	14,732	14,922	15,255	15,446	15,482
Fremont town	4,597	4,959	5,347	5,467	5,535	5,548
Greenland town	3,860	4,104	4,368	4,465	4,521	4,532
Hampstead town	8,602	8,668	8,755	8,951	9,063	9,084
Hampton town	15,050	15,032	15,046	15,382	15,575	15,611
Hampton Falls town	2,239	2,329	2,428	2,482	2,513	2,519
Kensington town	2,114	2,163	2,219	2,268	2,297	2,302
Kingston town	6,049	6,079	6,124	6,261	6,340	6,355
Londonderry town	24,891	25,434	26,057	26,639	26,973	27,036
New Castle town	966	949	933	954	966	968
Newfields town	1,685	1,716	1,752	1,791	1,813	1,817
Newington town	770	770	771	788	798	800
Newmarket town	9,170	9,505	9,877	10,097	10,224	10,248
Newton town	4,865	5,070	5,296	5,414	5,482	5,495
North Hampton town	4,511	4,615	4,733	4,839	4,900	4,911
Northwood town	4,214	4,347	4,495	4,595	4,653	4,664
Nottingham town	4,904	5,246	5,614	5,740	5,812	5,825
Plaistow town	7,602	7,525	7,462	7,628	7,724	7,742
Portsmouth city	21,496	21,664	21,886	22,374	22,655	22,708
Raymond town	10,257	10,403	10,577	10,814	10,949	10,975
Rye town	5,400	5,462	5,539	5,663	5,734	5,747
Salem town	28,674	28,672	28,733	29,375	29,743	29,813
Sandown town	6,255	6,604	6,984	7,140	7,229	7,246
Seabrook town	8,814	9,049	9,314	9,522	9,642	9,664
South Hampton town	811	797	785	802	812	814
Stratham town	7,334	7,592	7,878	8,054	8,155	8,175
Windham town	14,301	15,414	16,612	16,983	17,196	17,237

AGE COHORT DISTRIBUTION - 2010 & 2040 PROJECTIONS
RPC Region, Exeter & SAU 16 Towns

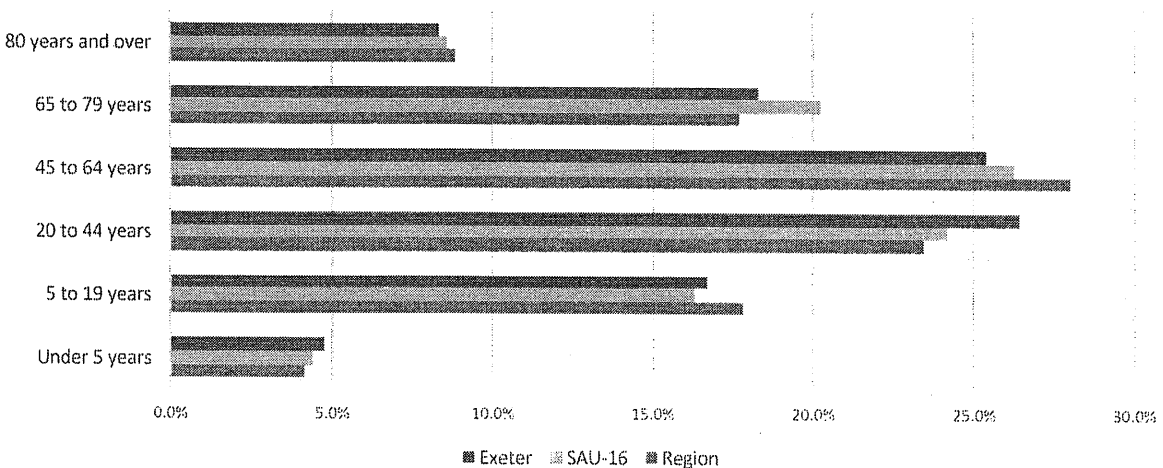
2010								
Cohort	Region	SAU-16	Exeter	Brentwood	East Kingston	Kensington	Newfields	Stratham
Under 5 years	4.9%	4.8%	4.8%	4.7%	4.8%	4.2%	4.5%	5.3%
5 to 19 years	19.2%	21.8%	19.7%	24.6%	21.0%	23.0%	26.3%	23.1%
20 to 44 years	28.5%	26.0%	26.5%	28.6%	24.9%	23.5%	23.6%	25.1%
45 to 64 years	32.8%	32.4%	30.8%	28.8%	33.4%	37.9%	36.5%	34.9%
65 to 79 years	10.7%	9.8%	10.8%	7.3%	13.7%	8.5%	7.6%	9.2%
80 years and over	3.9%	5.1%	7.4%	6.1%	2.1%	2.8%	1.5%	2.5%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

2040								
Cohort	Region	SAU-16	Exeter	Brentwood	East Kingston	Kensington	Newfields	Stratham
Under 5 years	4.2%	4.4%	4.8%	4.5%	5.1%	3.1%	7.4%	3.1%
5 to 19 years	17.8%	16.3%	16.7%	15.3%	17.4%	18.3%	17.3%	15.1%
20 to 44 years	23.5%	24.2%	26.4%	30.4%	26.5%	16.0%	39.0%	14.8%
45 to 64 years	28.0%	26.3%	25.4%	22.6%	20.6%	33.7%	10.3%	33.2%
65 to 79 years	17.7%	20.2%	18.3%	19.0%	20.8%	21.0%	17.2%	24.7%
80 years and over	8.8%	8.6%	8.4%	8.1%	9.6%	8.0%	8.8%	9.1%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

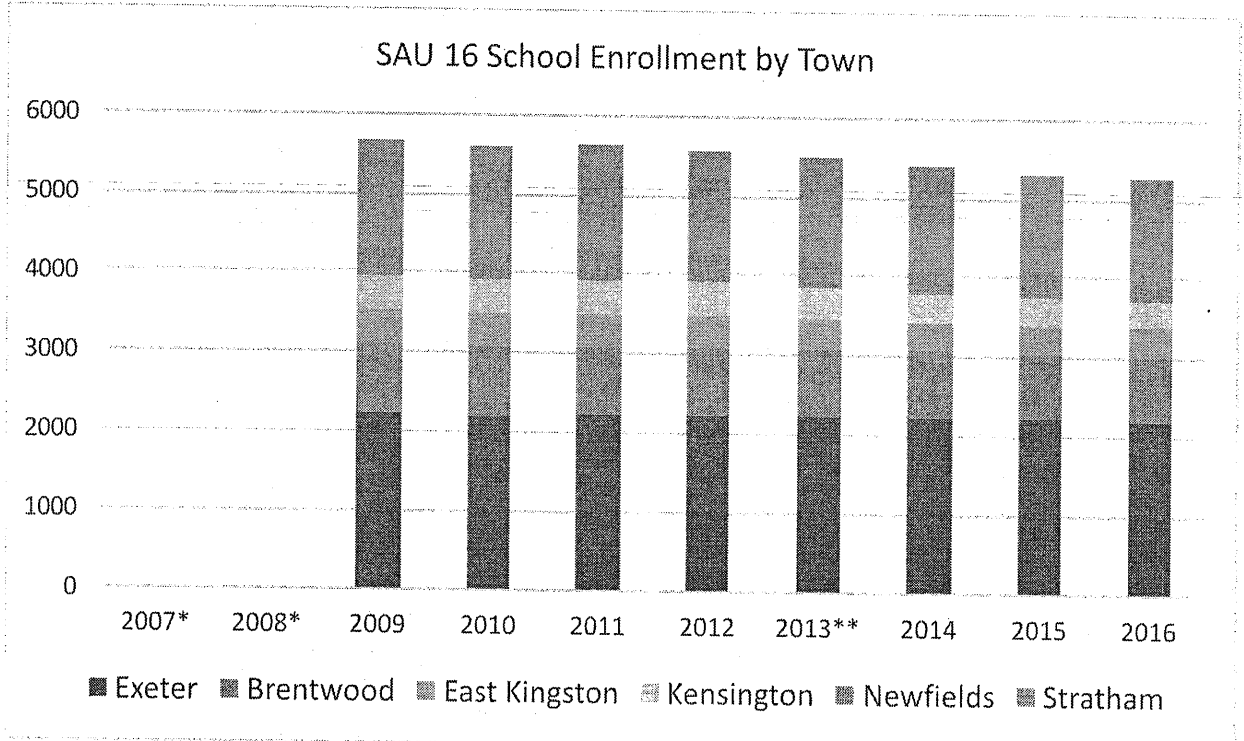
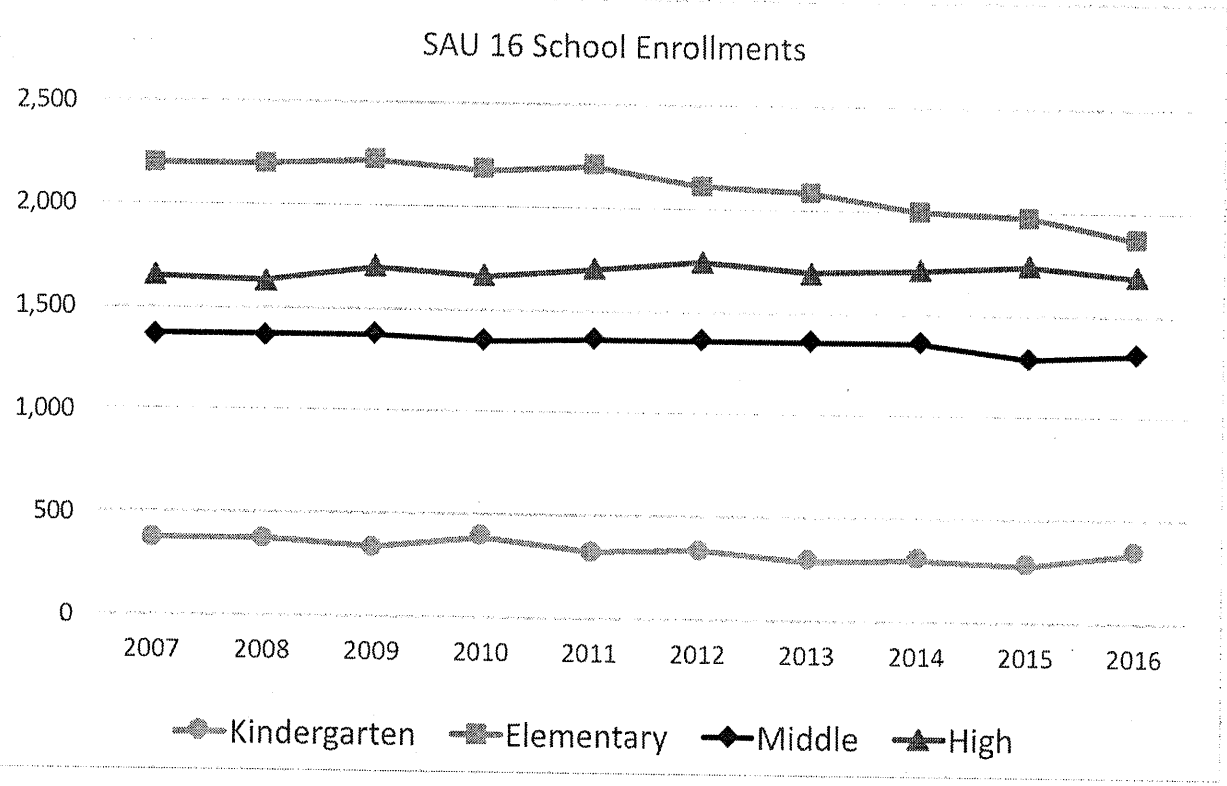
2010 Age Cohorts - Exeter, SAU & RPC Region



2040 Age Cohorts - Exeter, SAU & RPC Region

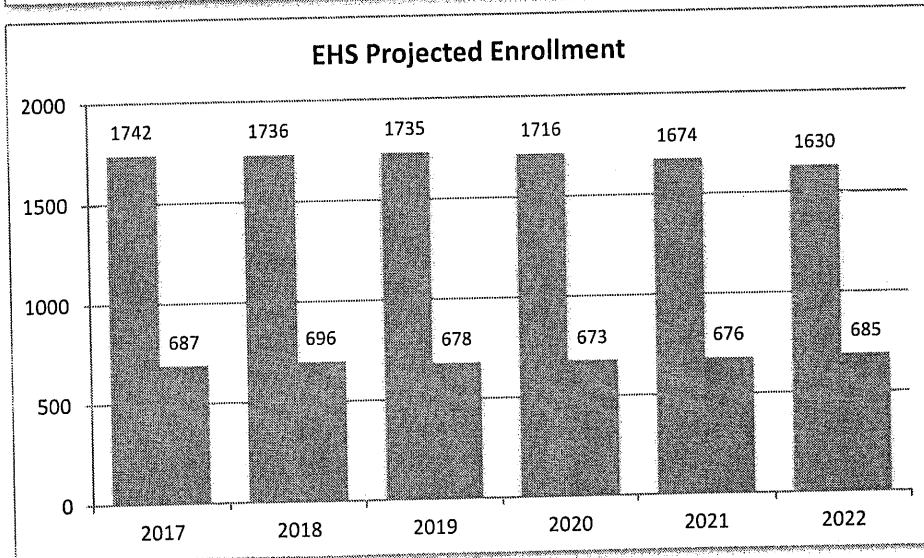
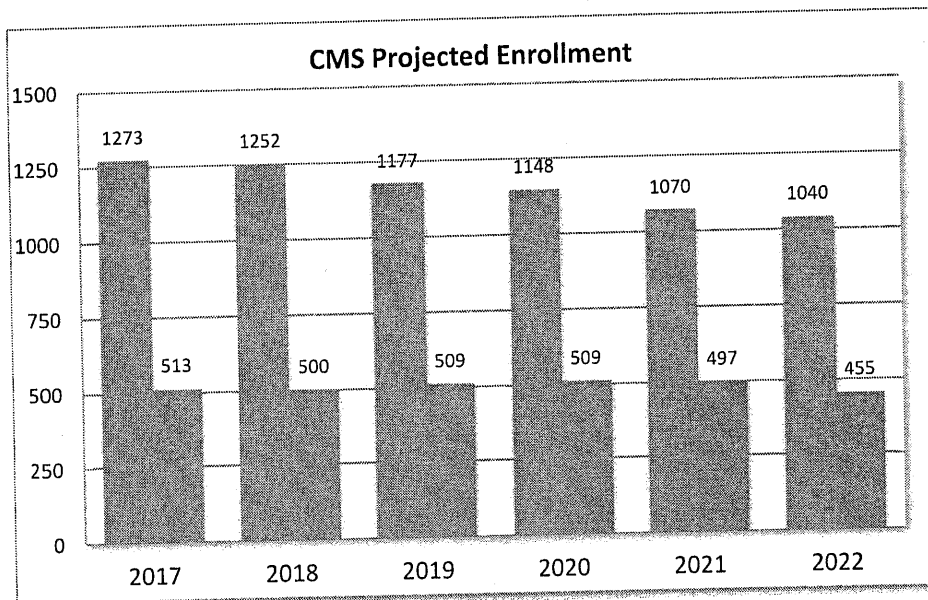


Enrollments - 2005-2016 - SAU 16			
	<u>2005</u>	<u>2016</u>	
Brentwood	391	318	-18.67%
East Kingston	188	155	-17.55%
Exeter	1013	1003	-0.99%
Kensington	208	104	-50.00%
Newfields	165	127	-23.03%
Stratham	644	570	-11.49%
Coop Middle School	1326	1316	-0.75%
Exeter High School	1611	1694	5.15%
	<u>2015</u>	<u>2016</u>	
Brentwood	328	318	-3.05%
East Kingston	145	155	6.90%
Exeter	1014	1003	-1.08%
Kensington	110	104	-5.45%
Newfields	138	127	-7.97%
Stratham	571	570	-0.18%
Coop Middle School	1289	1316	2.09%
Exeter High School	1741	1694	-2.70%
Per SAU16, October 14, 2016			



SOURCE: SAU16 Enrollment Reports as of October in each year
 * Not Available on SAU16 Website ** Data missing for 2013; data shown are interpolated between 2012 and 2014

SAU 16 Enrollment Projections with Exeter Share Cooperative Middle School & Exeter High School						
	2017	2018	2019	2020	2021	2022
CMS	1273	1252	1177	1148	1070	1040
Exeter Students	513	500	509	509	497	455
EHC	1742	1736	1735	1716	1674	1630
Exeter Students	687	696	678	673	676	685
Total CMS & EHS	3015	2988	2912	2864	2744	2670
Total Exeter	1200	1196	1187	1182	1173	1140
CMS Exeter	40.3%	39.9%	43.2%	44.3%	46.4%	43.8%
EHS Exeter	39.4%	40.1%	39.1%	39.2%	40.4%	42.0%
Total Exeter	39.8%	40.0%	40.8%	41.3%	42.7%	42.7%



-Draft-
Lease Agreement

This agreement (the "Agreement") is made and entered into by and between **THE TOWN OF EXETER, NH**, with an address of 10 Front Street, Exeter, New Hampshire, 03833, hereinafter referred to as "Lessor" and **THE EXETER AREA CHAMBER OF COMMERCE**, with an address of 24 Front Street, Exeter, New Hampshire 03833, hereinafter referred to as "Lessee".

WHEREAS, the Lessor is the owner of the property located at 9 Front Street, Exeter, Rockingham County, New Hampshire (hereinafter referred to as "the Premises") and further described on the attached Exhibit A and;

WHEREAS, the Lessee desires to lease/rent the Premises;

NOW THEREFORE, the parties agree and bind themselves as follows:

1. Term: This lease shall commence on _____ and shall continue for thirty six(36) months, ending on _____.
2. Extension: The Lessee will have the option to extend the lease at the end of the lease for an additional twelve (12) month and may extend the lease on each anniversary thereafter for an additional twelve (12) months by mutual consent of the parties.
3. Rent: The Lessee shall pay an annual rent of \$6,000 for each 12-month period payable in 12 equal monthly installments due on the first business day of each month.
4. Property Taxes: The Lessee acknowledges the lessee's obligations to pay property taxes per RSA 72-23. It is agreed that the aforementioned rent of \$6,000 per year includes any real or personal property tax obligations. Further, it is agreed that the lessee shall have no obligation to pay real or personal property taxes on structures or improvements added to benefit the Lessor.
5. Leased Space: The space leased shall be defined as 700 square feet located in the one room shown in the attached sketch formerly occupied by the Exeter District Court . The sketch is hereby made part of this lease (attached herein as as Appendix A).
6. Utilities: The Lessor agrees to provide electrical service, heat, water and sewer for said space for no additional cost.

7. Visitor and Tourism Services: The Lessee agrees to provide visitor and tourism services to the general public from the leased space as it deems appropriate.
8. Custodial Services: The Lessee agrees to provide routine custodial services (cleaning, trash removal, maintenance of Lessee owned equipment, furniture and fixtures) for the leased space at the Lessee's expense. The Lessor agrees to provide all other maintenance services at Lessor's expense.

Alteration of Premises: The Lessee agrees to obtain prior Lessor approval for any renovations.

9. Signage: The Lessee will place exterior signage and lettering on the building as is permitted by Town sign ordinance and may use the hardware above the exterior door for this purpose. The signage will indicate that the space is offices for the Chamber of Commerce and a Visitor Center.
10. Termination: The Lessor may terminate this lease with 30 days notice to Lessee in the event of an unplanned urgent need for the space. The Lessor may not terminate the lease for convenience.
11. Insurance: The Lessee agrees to carry comprehensive general liability insurance that will insure against a combined loss of not less than One Million Dollars (\$1,000,000.00) for each occurrence. Lessee agrees to deliver to Lessor within sixty (60) days of commencement of the term, hereof, a certificate or certificates from an insurance company satisfactory to Lessor, evidencing such insurance and naming Lessor as an "additional insured".
12. Improvements: The Lessee may upgrade the space with new flooring, repaired judge's bench, reinstallation of the judge's bar, painting and the installation of office cubicles at its own expense. The Lessee may install an air filter system and vent-less air conditioning the expense of which will be reimbursed by lessor through rent credits. The air filtration system and ductless air conditioning system will remain with the space at the end of the lease. Any other air quality mitigation services will be the responsibility of the Lessee. The Lessee will provide proper documentation to the Lessor in order to process the rent credits.
13. Amendments to this lease shall be made upon mutual consent of the parties. Amendments shall be in writing.

The parties hereby agree to the terms of this lease by affixing their signatures on this ___ day of ___, 2017.

WHEREFOR, the Lessor, the Town of Exeter, New Hampshire, by and through the Board of Selectmen, or its Town Manager, duly authorized, has hereunto subscribed

its name this _____ day of _____, 2017 and Lessee, the Exeter Area Chamber of Commerce, by and through its Board of Directors or its duly authorized designee has subscribed its name this _____ day of _____, 2017.

LESSEE

By: _____
Authorized Signature

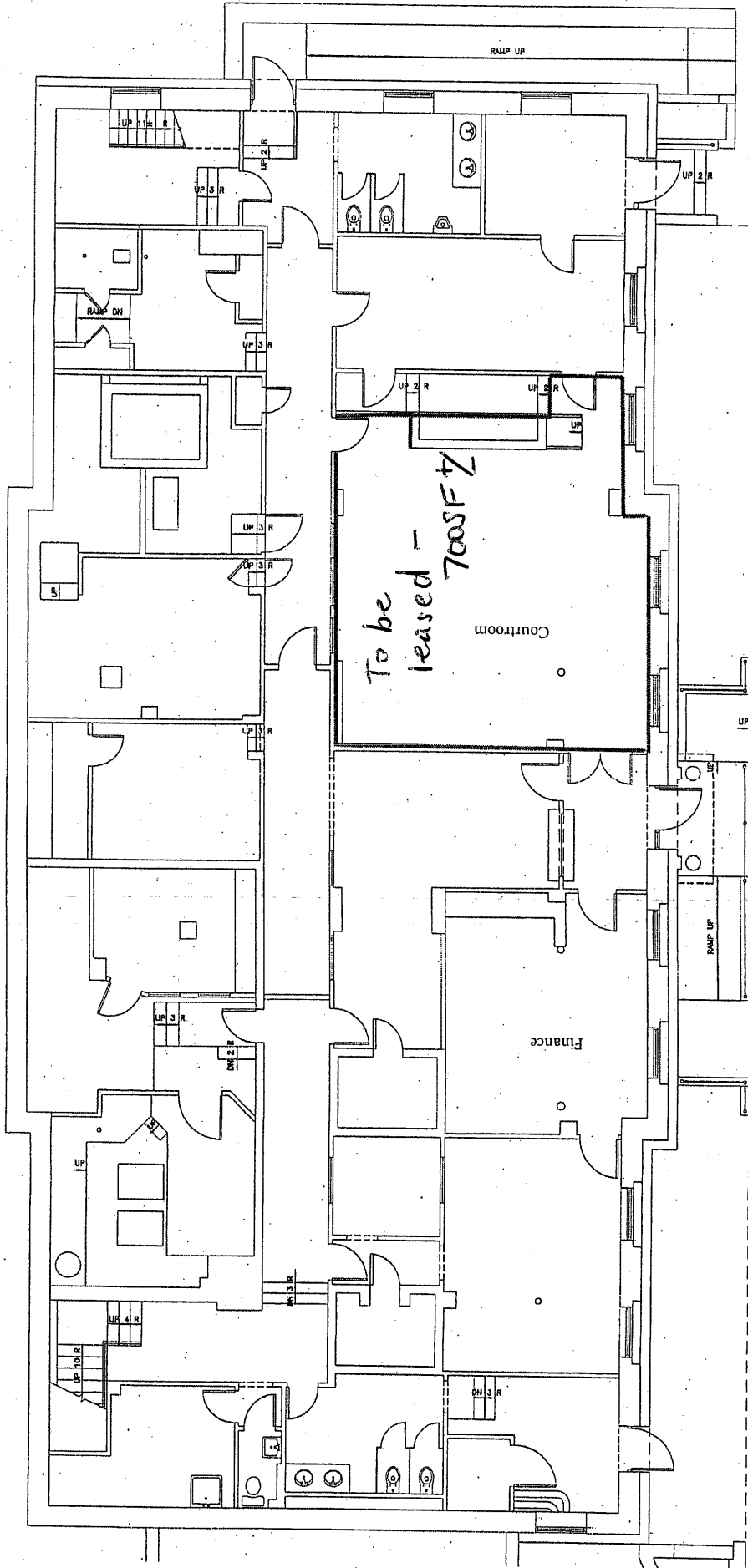
Date: _____

LESSOR

By: _____
Authorized Signature

Date: _____

Town Hall
Ground Floor





TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: May 9, 2017
To: Russ Dean, Town Manager
From: Dave Sharples, Town Planner
Re: Transportation Alternatives Program

I am writing this memorandum to request that the Board of Selectmen vote to authorize you to sign the attached Local Project Agreement and to execute any and all contracts and/or agreements to complete the Transportation Alternative Program (TAP) project. As you know, the voters approved a Warrant Article 14 (copy enclosed) for \$541,261 for the purpose of constructing sidewalks on a portion of Epping Road, Spring Street, and Winter Street.

As specified in the Article, this project was contingent upon receiving NHDOT funding for 80% of the total cost of the project which the Town did receive. I understand that you will place this item on the May 22nd meeting of the BoS. For your convenience, I offer the following motion that will allow you to execute the contract and any other necessary agreements to complete the project:

Proposed motion: *I move that the Town Manager is authorized to execute any documents, agreements and take any and all such actions on behalf of the Town, to complete the Transportation Alternatives Program project in accordance with Town Warrant Article 14 approved on March 16, 2017 and ratified on May 8, 2017.*

Thank you.

enc (2)

(Majority vote required)

Recommended by the Board of Selectmen 5-0.

Article 13

To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Board of Selectmen and the Exeter New England Police Benevolent Association for FY17 which calls for the following salaries and benefits at the current staffing levels:

Year	Estimated Salary/Benefits Increase
FY17	\$7,879

And further, to raise and appropriate the sum of seven thousand eight hundred seventy-nine dollars (\$7,879) for the 2017 fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at current staffing levels.

(Majority vote required)

Recommended by the Board of Selectmen 5-0.

Article 14

To see if the Town will vote to raise and appropriate the sum of five hundred forty one thousand two hundred sixty one dollars (\$541,261) for the purpose of constructing sidewalks on a portion of Epping Road, a portion of Spring Street, and Winter Street, with \$108,252 coming from general taxation as a grant match; with the remaining \$433,009 to be funded through a NHDOT grant; furthermore, to authorize the Board of Selectmen to accept any state, federal and other grants and gifts related to the project. This article will not become effective unless the NHDOT grant is awarded to the Town. This will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or December 31, 2020, whichever is later.

(Majority vote required)

Recommended by the Board of Selectmen 5-0.

Article 15

To see if the Town will vote to amend Article 19 of the 2015 Town Meeting to extend the expiration date of the appropriation per RSA 32:7, VI from December 31, 2017 to December 31, 2020, or until the project is complete, whichever is sooner.

(Majority vote required)

Recommended by the Board of Selectmen 5-0.

Article 9

Shall the Town of Exeter raise and appropriate as an operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$18,137,426. Should this article be defeated, the default budget shall be \$17,908,273 which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law, or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

(Majority vote required)

Recommended by the Board of Selectmen 3-2.

Article 10

Shall the Town of Exeter raise and appropriate as a water operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$3,308,733. Should this article be defeated, the water default budget shall be \$3,254,972 which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law.

(Majority vote required)

Recommended by the Board of Selectmen 5-0.

Article 11

Shall the Town of Exeter raise and appropriate as a sewer operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$2,383,661. Should this article be defeated, the default budget shall be \$2,350,970 which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law.

(Majority vote required)

Recommended by the Board of Selectmen 5-0.

Article 12

To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Board of Selectmen and the SEIU (Service Employees International Union) Local 1984 for FY17 and FY18 which calls for the following salaries and benefits at the current staffing levels:

Year	Estimated Salary/Benefits Increase		
	General Fund	Water Fund	Sewer Fund
FY17	\$13,730	\$10,502	\$10,024
FY18	\$36,093	\$12,516	\$9,781

And further, to raise and appropriate the sum of thirty-four thousand two hundred fifty six dollars (\$34,256) for the 2017 fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at current staffing levels.



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



Victoria F. Sheehan
Commissioner

May 3, 2017

William Cass, P.E.
Assistant Commissioner

Dave Sharples, Town Planner
Town of Exeter
10 Front Street
Exeter, NH 03833

RE: EXETER, X-A004(611), #41372
Epping Road, Winter Street and Spring Street
Transportation Alternative Program (TAP)
LOCAL PROJECT AGREEMENT

Dear Mr. Sharples:

As sponsor of the above-referenced project, we are sending you three (3) copies of an agreement between NH Department of Transportation (NHDOT) and the Town of Exeter for the above-referenced project. These need to be executed prior to any work being performed on the project. **Please leave the date blank on the agreements.** Once the agreements have been signed and returned to us, I will obtain the required signature here at NHDOT, date the agreement, and forward an executed original back to you.

After this agreement is executed, I will schedule a scoping meeting with you (see paragraph III-E). Notice to proceed with the project or a portion of the project will generally follow after the scoping meeting. This meeting will feature a discussion of the Project's scope, budget, and schedule, and will result in the Town's development of a schedule identifying project milestones with dates. **Please note that any expenditure prior to our notice to proceed cannot be reimbursed.**

We have enclosed a checklist for tracking your progress. Please be sure to read the reference document titled "New Hampshire Department of Transportation Local Public Agency Manual for the Development of Projects" (see paragraph I-B), which can be found on our website, NHDOT.com under Quick Links (LPA Manual).

We require that you maintain on-going communication with the Project Manager to keep us apprised of project activities and schedule. We will work with you to ensure that your project meets all program requirements as well as the goals of the community.

Sincerely,

Thomas E. Jameson, PE
Project Manager
Bureau of Planning and Community Assistance
Tel. (603) 271-7866
Fax (603) 271-8093

TEJ/dmp
Attachments

LOCALLY-MANAGED FEDERAL PROJECT CHECKLIST

Project Name: EXETER

DOT #41372 **Federal #** X-A004(611)

Application Approval Letter Received from NHDOT _____

PHASE	TOTAL	FEDERAL SHARE	TOWN/CITY SHARE	FY
PE	\$ 79,858.00	\$ 63,886.40	\$15,971.60	2017
ROW	\$ 10,000.00	\$ 8,000.00	\$ 2,000.00	2018
CONST	\$451,403.00	\$361,122.40	\$90,280.60	2019

Agreements **Received** from NHDOT: _____ **Sent back** to NHDOT: _____

Executed Agreement **Received** from NHDOT: _____

Scoping Meeting scheduled with NHDOT: _____

Notice to Proceed Effective: _____

Consultant QBS Process **Approved by** NHDOT: _____

Consultant Selected _____ **NHDOT Approved:** _____

Consultant Scope & Fee sent to NHDOT: _____ **NHDOT Approved:** _____

S&F for Eng. Study/PE sent to NHDOT: _____ **NHDOT Approved:** _____

Engineering Study sent to NHDOT: _____ **NHDOT Approved:** _____

S&F for Design-Bids sent to NHDOT: _____ **NHDOT Approved:** _____

Preliminary Plans sent to NHDOT: _____ **NHDOT Approved:** _____

Final Design Plans & Contract Proposal sent NHDOT: _____ **NHDOT Approved:** _____

S&F for Construction Engineering sent to NHDOT: _____ **NHDOT Approved:** _____

Environmental Documentation sent: _____ ROW Documentation sent: _____

NHDOT notice of approval to advertise the project received: Yes _____

Tabulation of Bids sent to NHDOT: _____ **NHDOT Approved:** _____

Copy of newspaper advertisement: **Sent to NHDOT:** _____

Notice of Award: **Sent to NHDOT:** _____

Construction Contract: **Sent to NHDOT:** _____

As-Built Plan Mylars sent to NHDOT: _____

Request for Reimbursement of Final Costs sent to NHDOT: _____

Project Close-out forms sent to NHDOT: _____

Reimbursement of Final Costs **Received** from NHDOT: _____

**TRANSPORTATION ALTERNATIVES PROGRAM
PROJECT AGREEMENT
FOR**

EXETER

STATE VENDOR #: 177386

STATE PROJECT #: 41372

FEDERAL PROJECT #: X-A004(611)

THIS AGREEMENT, executed in *triplicate*, is made and entered into this ____ day of _____, 20__, between the NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, hereinafter called the "DEPARTMENT", and the TOWN OF EXETER, hereinafter called the "PROJECT SPONSOR".

WITNESSETH that,

WHEREAS, the DEPARTMENT and the PROJECT SPONSOR have determined that a project to construct sidewalks on Epping Road, Winter Street and Spring Street in the Town of Exeter is an eligible project for funding under the FAST-ACT (Fixing America's Surface Transportation System Act) created under a federal law known as Moving Ahead for Progress in the 21st Century (MAP-21); and

WHEREAS, the DEPARTMENT has established TAP Project #41372 (the "Project") for the aforesaid project in the amount of Five hundred forty-one thousand two hundred sixty-one dollars (\$541,261.00) with eighty percent (80%) of that cost coming from Federal Highway funds, such amount being Four hundred thirty-three thousand eight dollars and eighty cents (\$433,008.80), and the remaining twenty percent (20%) of that cost coming from the PROJECT SPONSOR, such amount being One hundred eight thousand two hundred fifty-two dollars and twenty cents (\$108,252.20); and

WHEREAS, the PROJECT SPONSOR has submitted an Application (16-13TAP) to sponsor the Project (the "Application") and the DEPARTMENT has accepted the Application; and

WHEREAS, the Application, by reference, is hereby made a part of this AGREEMENT; and

WHEREAS, the PROJECT SPONSOR desires to act as Sponsor and Manager of the Project; and

WHEREAS, the DEPARTMENT desires to cooperate with the PROJECT SPONSOR in accomplishing the Project;

NOW, THEREFORE, in consideration of the above premises and in further consideration of the agreements herein set forth by and between the parties hereto, it is mutually agreed as follows:

I. DUTIES AND RESPONSIBILITIES OF THE PROJECT SPONSOR:

- A. The PROJECT SPONSOR shall comply with all Federal and State of New Hampshire laws and rules, regulations, and policies as applicable under the Federal-aid Highway Program for Federal Aid Construction Contracts.
- B. The PROJECT SPONSOR shall manage the design, environmental study, right-of-way acquisition and construction of the Project. This management is described in the current version of the DEPARTMENT's document titled "Local Public Agency Manual for the

Development of Projects”, as it may be amended from time to time, and, by reference, is hereby made a part of this AGREEMENT.

- C. The PROJECT SPONSOR shall provide or cause to provide for both the maintenance of the Project during construction and subsequent maintenance of all Project elements together with the maintenance of sidewalks, which includes winter snow and ice removal in accordance with the requirements of 23 CFR 1.27 and 28 CFR 35.133, once the work under this AGREEMENT is completed. Unless agreed otherwise at Project completion, the DEPARTMENT’s maintenance responsibility shall be no greater than that which exists within the proposed Project limits on NH Route 27 prior to the start of construction. Should operational adjustments be necessary, the PROJECT SPONSOR agrees that no changes will be made without prior approval of the DEPARTMENT and the Federal Highway Administration.
- D. The PROJECT SPONSOR shall submit monthly progress reports and invoices to the DEPARTMENT for reimbursement of its share of the amounts paid to engineering, environmental and/or right-of-way consultants and construction contractors for the performance of the work set forth in the Application or agreed upon at the scoping meeting. The invoice structure shall include details of work completed consistent with the Scope of Work as defined in the Application, as well as backup information to support the charges. The PROJECT SPONSOR shall certify that the invoices properly represent payment for work that has been completed and paid for by the PROJECT SPONSOR.
- E. The PROJECT SPONSOR is required to maintain all project and financial records pertinent to the development of the Project for three (3) years beyond the date of the DEPARTMENT’s final voucher. The DEPARTMENT will send a letter to the PROJECT SPONSOR with the date of this approval. If there is a failure to maintain this documentation, NHDOT and/or Federal Highway Administration could take an action up to and including requesting a refund of all reimbursed project costs.
- F. The PROJECT SPONSOR shall defend, indemnify and hold harmless the DEPARTMENT and its officials, agents and employees from and against any and all claims, liabilities or suits arising from (or which may be claimed to arise from) any act or omission of the PROJECT SPONSOR or its subcontractors in the performance of this AGREEMENT. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State of New Hampshire or the DEPARTMENT, which immunity is hereby reserved. This covenant shall survive the termination of this AGREEMENT.
- G. Non-Discrimination:
 - 1. The PROJECT SPONSOR agrees that it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d—2000d-4 (referred to as the ACT), and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, US Department of Transportation, Subtitle A, Office of the Secretary, Part 21, “Non-discrimination in Federally-Assisted Programs of The Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964” (referred to as the “REGULATIONS”), the Federal-aid Highway Act of 1973, and other pertinent directives, to the end that no person shall on the grounds of race, color, national origin, sex, age, or disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity for which the PROJECT SPONSOR receives Federal financial assistance extended by the State of New Hampshire. This AGREEMENT obligates the PROJECT SPONSOR for the period during which Federal financial assistance is extended.

2. The PROJECT SPONSOR hereby gives assurance as required by subsection 21.7(a)(1) of the REGULATIONS that it will promptly take any measures necessary to effectuate this AGREEMENT, including but not limited to the following specific assurances:
 - a. That each “program” and each “facility” as defined in subsections 21.23(e) and 21.23(b) of the REGULATIONS will be conducted or operated in compliance with all requirements of the REGULATIONS.
 - b. That the PROJECT SPONSOR shall insert the following notification in all solicitations for negotiated agreements or bids for work or material made in connection with this Project: *The PROJECT SPONSOR hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.*
 - c. That the PROJECT SPONSOR shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DEPARTMENT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The PROJECT SPONSOR shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DEPARTMENT-assisted contracts. The DEPARTMENT's DBE program, as required by 49 CFR part 26 and as approved by the United States Department of Transportation, is incorporated by reference in this AGREEMENT. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this AGREEMENT. Upon notification to the PROJECT SPONSOR of its failure to carry out its approved program, the DEPARTMENT may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 *et seq.*)
 - d. That the PROJECT SPONSOR shall include the following assurance in each contract signed with a contractor, and each subcontract the prime contractor signs with a subcontractor: *The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, sex, age, or disability in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DEPARTMENT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of the contract or such other remedy, as the recipient deems appropriate.*
 3. The PROJECT SPONSOR shall insert a copy of the required provisions of Federally-assisted construction contracts in accordance with Executive Order 11246, Equal Employment Opportunity, and 41 CFR Part 60-4, Affirmative Action Requirements, in each contract entered into pursuant to this AGREEMENT. Required Federal contract provisions can be obtained through the DEPARTMENT's Labor Compliance Office (271-6612) or Online at: <http://www.nh.gov/dot/org/administration/ofc/index.htm>.
- H. If there is a default of any nature to this AGREEMENT, the PROJECT SPONSOR shall be required to reimburse the DEPARTMENT and/or the Federal Highway Trust Fund for all funds expended under this Project.

II. DUTIES AND RESPONSIBILITIES OF THE DEPARTMENT:

- A. The DEPARTMENT shall review the Project engineering plans, environmental documents and contract documents applicable to the Federal Highway Administration and State of New Hampshire requirements for a Federally-funded project and submit appropriate documentation to the Federal Highway Administration to receive Federal approval.
- B. The DEPARTMENT shall reimburse its share to the PROJECT SPONSOR after receipt and approval of properly documented invoices that have been certified by the PROJECT SPONSOR as properly representing work that has been completed and paid for by the PROJECT SPONSOR.
- C. The DEPARTMENT shall use its best efforts to obtain authorization of the Project from the Federal Highway Administration.

III. IT IS FURTHER UNDERSTOOD AND AGREED BETWEEN THE DEPARTMENT AND THE PROJECT SPONSOR:

- A. That the PROJECT SPONSOR will not incur any Project costs nor enter into any agreement with any third party, including but not limited to consultants, contractors, or engineers until such time that it receives a written notice to proceed from the DEPARTMENT to do so.
- B. That the maximum amount of funds available for this Project for reimbursement under this AGREEMENT from the DEPARTMENT shall be as set forth in paragraph 4 of page 1. As the scope of the Project is finalized, should the costs for the Project exceed the amount budgeted, the DEPARTMENT agrees to review Project costs for consideration of additional funding. Neither the DEPARTMENT nor the Federal Highway Administration will be responsible for any expenses or costs incurred by the PROJECT SPONSOR under this AGREEMENT in excess of the above amounts unless the DEPARTMENT expressly authorizes additional funding prior to the work being performed.
- C. That the PROJECT SPONSOR shall invoice the DEPARTMENT for incurred costs on a monthly basis and the DEPARTMENT will process these invoices for payment in an expeditious manner.
- D. That the PROJECT SPONSOR agrees to commence the Project within three (3) months after the date of this AGREEMENT and substantially complete the Project within three (3) years after the date of the first notice to proceed date given by the DEPARTMENT, unless earlier terminated as provided herein. The PROJECT SPONSOR may apply to the DEPARTMENT for an extension. Failure to meet either deadline without good cause may cancel the DEPARTMENT's participation in this Project at its discretion. Any remaining funds will be forfeited. The PROJECT SPONSOR is responsible for informing and coordinating a new Project completion date that will need to be approved by the DEPARTMENT if any condition arises that may result in either deadline being unattainable.
- E. That the PROJECT SPONSOR will attend a meeting with the DEPARTMENT's representative after signing this AGREEMENT to discuss the Project's scope, budget and schedule. The PROJECT SPONSOR will subsequently provide a schedule showing project milestones with dates. Failure to meet these dates could delay funding for construction.

- F. That this AGREEMENT is contingent upon the appropriation of sufficient funds from the State of New Hampshire Legislature and/or the Federal Highway Administration. If sufficient funds are not appropriated, the DEPARTMENT may terminate this AGREEMENT upon thirty (30) days' written notice to the PROJECT SPONSOR. Such termination shall relieve the DEPARTMENT and the PROJECT SPONSOR from obligations under this AGREEMENT after the termination date.

**NEW HAMPSHIRE DEPARTMENT
OF TRANSPORTATION**

TOWN OF EXETER

By: _____
Commissioner
Department of Transportation

By: _____
Title: _____

Authorized to enter into Agreement as
approved by Governor & Executive
Council on April 19, 2017.

HUMAN SERVICES (SUB?)COMMITTEE CHARGE – TOWN OF EXETER

There is hereby established by the Board of Selectmen a Human Services Subcommittee.

The Human Services (Sub?)Committee shall be a four member board (five including the Selectboard representative) and provide recommendations to the Board of Selectmen regarding funding requests made by nonprofit agencies typically covered under the Human Services portion of the town operating budget.

Their duties shall include:

- Establishing a proper calendar for submittal of funding requests in accordance with the town budget calendar;
- Interfacing with agencies on a year-round basis to review their missions for consistency with established criteria for human services funding.
- Perform a full review of agency requests for funding;
- Establishing a general criteria for funding guidelines for adoption by the Selectboard;
- Review and updating forms for human service funding applications.

A member of the Board of Selectmen shall serve on the committee ex-officio as the Selectmen's Representative.

At least one member of the Budget Recommendations Committee shall serve on the committee to provide a liaison between the Budget Recommendations Committee and the Selectboard regarding the human service agency funding process. Should the Budget Recommendations Committee member resign or no longer serve on the Budget Recommendations Committee, that person shall be replaced by another member of the Budget Recommendations Committee, to be appointed by the Selectboard.

Committee members shall serve in accordance with the Selectboard policies governing committee appointments.

Committee members with a direct financial interest in any agency funding request will recuse themselves from recommendations on that agency's request.

No actions by the Subcommittee will preclude any agency from submitting a separate petitioned warrant article for funding under RSA 39:3 and 40:13.

The (Sub?) Committee shall follow all tenets of RSA 91-A including posting of meetings, making minutes available and documenting votes.

Staff to the committee will be provided through the Town Manager.

Members shall serve three-year staggered terms. Initial appointments shall be made for 1, 2 and 3 year terms and thereafter be 3 year terms.

Approved _____ by the Board of Selectmen

DRAFT

List for Selectmen's meeting May 22, 2017

Abatement

<u>Map/Lot</u>	<u>Location</u>	<u>Amount</u>
82/13	56 Linden Street	\$86,759.94
65/102/8	8 Charron Circle	\$2,410.82

Current Use Application

<u>Map/Lot</u>	<u>Location</u>
----------------	-----------------

Yield Tax

<u>Map/Lot</u>	<u>Location</u>	<u>Amount</u>
47/1/3&4	3-5 Continental Dr	\$ 1,305.54
48/3	8 Commerce Way	509.42
55/3 & 62/111	80 Epping Road	1051.07
17/1	76 Old Town Farm Rd	\$ 900.26



Application for Use of Town Facility

Forms submitted to: Town of Exeter, 10 Front Street, Exeter, NH 03833
Fax #: 603-777-1514 email: sriffle@exeternh.gov

Use Request: Town Hall (Main Floor) Bandstand Parking - # Spaces _____ Location _____

Signboard Request: Poster Board Week: 21 JULY 17 Plywood Board Week: _____

Representative: DENISE DELESDEPNIER
Name: HOPE GODINO Address: 4 CHESTNUT STREET
Town/State/Zip: EXETER, NH 03833 Phone: 772-6036
Email: exeterpl.dfd@gmail.com

Organization:
Name: EXETER PUBLIC LIBRARY Address: 4 CHESTNUT STREET
Town/State/Zip: EXETER, NH 03833 Phone: 772-6036

Reservation Details: LIBRARY CHILDREN'S EVENT
Type of Event/Meeting: 'BALLOON ARTISTRY' Date: 26 JULY 2017
Times of Event: 2-3 p Times needed for set-up/clean-up: 12-13 p / 3-4 p
of tables: 2 # of chairs: 30 Will food/beverages be served? Yes No
Tech/ AV Services Needed: Yes No Details _____

Requirements:

Cleaning Deposit: A cleaning deposit of \$100 is required of any user serving food or beverages. If the town determines after use that the building was acceptably cleaned, the deposit fee will be returned to the user. No food is allowed in Main Hall of the Town Hall. If food is to be served and/or prepared in foyer of Town Hall, the electrical outlet cannot exceed 20 amps. For more information call Kevin Smart, Maintenance Superintendent at 773-6162 prior to use.

Liability Insurance Required: The Town requires liability insurance to be submitted with this completed application. Required insurance amounts: General Liability/Bodily Injury/Property Damage: \$300,000/\$1,000,000. The Town of Exeter must be listed as additional insured.

Rental Fee: For Town Hall use there is a fee of \$125 per day. A rental fee waiver may be requested in writing.

Tech/AV Services: There is a fee of \$80 an hour for any Tech/AV services needed. Services must be arranged in advance. Email aswanson@exeternh.gov to coordinate.

Keys: Access to a town building after normal business hours requires a key sign out. Forms and keys can be obtained from the Town Manager's office at the Town Office during normal business hours (there is no other option for obtaining a key). A key can be collected up to 24 hours before your event (with the exception of Sunday events).

Signing below acknowledges receipt of and agreement to all rules, regulations and requirements pertaining to the use of a town facility. Permit approvals are contingent upon proper insurance and fees paid to the Town of Exeter.

Applicant signature: Denise Delesdepnier Date: 11 MAY 2017

Authorized by the Board of Selectmen/Designee: _____ Date: _____

Office Use Only:
Liability Insurance: On file In-process Fee: Paid Non-profit fee waiver requested



Application for Use of Town Facility

Forms can be mailed: Town of Exeter, 10 Front Street, Exeter, NH 03833

Faxed #: 603-772-4709 or emailed: sriffle@exeternh.gov

4-20+21-2018

Facility: Town Hall (Main Floor) Bandstand Parking - # Spaces _____ Location _____

Signboard Requested: Poster Board Week: April 15-22 2018 Plywood Board Weeks: 2 April 8-22 2018

Representative Information:

Name: Milton T. "Sandy" Martin, Jr. Address: 127 Water Street
Town/State/Zip: Exeter, NH 03833 Phone: 603-778-0822
Email: sandym@mfe.com Date of Application: 5-15-17

Organization Information:

Name: Seacoast IDOL Address: 127 Water Street
Town/State/Zip: Exeter, NH 03833 Phone: 603-778-0822

Reservation Information:

Type of Event/Meeting: Auditions Date: 4-21-18
Times of Event: 8AM to 5PM Times needed for set-up/clean-up: _____
of tables: 3 # of chairs: 20+/- Will food/beverages be served? Water
List Town equipment you request to use: N/A
Comments: _____

Requirements:

Cleaning Deposit: A cleaning deposit of \$100 is required of any user serving food or beverages. If the town determines after use that the building was acceptably cleaned, the deposit fee will be returned to the user. No food is allowed in Main Hall of the Town Hall.

If food is to be served and/or prepared in foyer of Town Hall, the electrical outlet cannot exceed 20 amps. For more information call Kevin Smart, Maintenance Superintendent at 773-6162 prior to use.

Liability Insurance Required: The Town requires liability insurance to be submitted with this completed application. Required insurance amounts: General Liability/Bodily Injury/Property Damage: \$300,000/\$1,000,000. The Town of Exeter must be listed as additional insured.

Rental Fee: For Town Hall use there is a fee of \$75.00 per day, a payment of \$250 may be required for use of main floor and stage for more than a single day. You may request a waiver of the rental fee in writing.

Keys: Access to a town building after normal business hours requires a key sign out. Forms and keys can be obtained from the Town Manager's office at the Town Office during normal business hours (there is no other option for obtaining a key). A key can be collected up to 24 hours before your event (with the exception of Sunday events).

Signing below acknowledges receipt of and agreement to all rules, regulations and requirements pertaining to the use of a town facility. Permit approvals are contingent upon proper insurance and fees paid to the Town of Exeter.

Applicant signature: *Milton T. Martin, Jr.* Date: 5-15-17
Director

Authorized by the Board of Selectmen/Designee: _____ Date: _____

Office Use Only:

Liability Insurance: On file In-process Will receive by _____

Fee: Paid Will pay by _____ Non-profit fee waiver requested



Application for Use of Town Facility

Forms submitted to: Town of Exeter, 10 Front Street, Exeter, NH 03833
Fax #: 603-777-1514 email: srittle@exeternh.gov

Use Request: Town Hall (Main Floor) Bandstand Parking - # Spaces _____ Location _____

Signboard Request: ^{1 week} Poster Board Week: Nov. 20 - Nov 26 Plywood Board Week: Nov 19-Dec. 2 *(Nov 19-26 - F.O.T parade)*

Representative:

Name: Jan Russell c/o EACC Address: PO Box 278
Town/State/Zip: Exeter, NH 03833 Phone: 603-772-2411
Email: bangoluf@comcast.net

Organization:

Name: The Festival of Trees c/o EACC Address: PO Box 278
Town/State/Zip: Exeter, NH 03833 Phone: 603-772-2411

Reservation Details:

Type of Event/Meeting: charity event Date: Nov. 28- Dec. 1, 2017
Times of Event: November 30, 2017 11:00-9:00 Times needed for set-up/clean-up: Nov 28-Dec. 1, 2017
of tables: approx. 10 # of chairs: 12 Will food/beverages be served? Yes No
Tech/ AV Services Needed: Yes No Details _____

Requirements:

Cleaning Deposit: A cleaning deposit of \$100 is required of any user serving food or beverages. If the town determines after use that the building was acceptably cleaned, the deposit fee will be returned to the user. No food is allowed in Main Hall of the Town Hall. If food is to be served and/or prepared in foyer of Town Hall, the electrical outlet cannot exceed 20 amps. For more information call Kevin Smart, Maintenance Superintendent at 773-6162 prior to use.

Liability Insurance Required: The Town requires liability insurance to be submitted with this completed application. Required insurance amounts: General Liability/Bodily Injury/Property Damage: \$300,000/\$1,000,000. The Town of Exeter must be listed as additional insured.

Rental Fee: For Town Hall use there is a fee of \$125 per day. A rental fee waiver may be requested in writing.

Tech/AV Services: There is a fee of \$80 an hour for any Tech/AV services needed. Services must be arranged in advance. Email aswanson@exeternh.gov to coordinate.

Keys: Access to a town building after normal business hours requires a key sign out. Forms and keys can be obtained from the Town Manager's office at the Town Office during normal business hours (there is no other option for obtaining a key). A key can be collected up to 24 hours before your event (with the exception of Sunday events).

Signing below acknowledges receipt of and agreement to all rules, regulations and requirements pertaining to the use of a town facility. Permit approvals are contingent upon proper insurance and fees paid to the Town of Exeter.

Applicant signature: Janet Russell Date: 11/21/16

Authorized by the Board of Selectmen/Designee: _____ Date: _____

Office Use Only:

Liability Insurance: On file In-process Fee: Paid Non-profit fee waiver requested



Sheri Riffle <sriffle@exeternh.gov>

Request for Variance from 502.3 Ordinance

Jim Faber <jamesnfaber@comcast.net>

Tue, May 16, 2017 at 4:01 PM

To: Sheri Riffle <sriffle@exeternh.gov>

Cc: Al Brandano <albrand19@rocketmail.com>, Don Clement <dclement43@comcast.net>, Patsy Thayer <pc2thayer@gmail.com>, Florence Ruffner <florence@ruffnerre.net>, Gary Lamphere <jlamphere@hotmail.com>, Natalie Healy <nhsealmom@outlook.com>

Sheri,

To Town of Exeter Select Board

As Chairman of the 2017 Exeter Memorial Day Parade Committee I am requesting that the Selectboard grant the Parade Committee a variance to 502.3 and allow parade signs be posted May 22-29.

Signs are 24 " X 18"

Thanks,

Jim

Jim Faber

jamesnfaber@comcast.net

603-767-1602

 PastedGraphic-1.pdf
29K

ANTIQUUE & FLEA

MARKET

SWAG ON SWASEY

SATURDAY

SWASEY PARKWAY

SwagOnSwasey.com

Town
of
Exeter



Russ Dean <rdean@exeternh.gov>

Temporary Sign request

Beth Dupell <beth@ecm-design.com>
To: Sheri Riffle <sriffle@exeternh.gov>
Cc: Russ Dean <rdean@exeternh.gov>

Fri, May 19, 2017 at 12:35 PM

Hi Sheri,

The Swag on Swasey Antique/Flea markets are a big hit with the dealers, shoppers, and merchants on Water Street. I've been putting out temporary signage on Fridays before the Saturday markets but think it's best to have a formal approval before continuing this practice.

I'd like to request approval to place Swag on Swasey yard signs (same size as the Memorial Day signs) out on the Thursday before the Saturday Swag on Swasey market days.

The dates are:

Thursday May 25 - 27
Thursday June 15 - 17
Thursday July 20 - 22
Thursday Aug 17 - 19
Thursday Sept 14 - 16
Thursday Oct 12 - 14

I am requesting approval for signs in the following locations:

One at the far entrance (Newfields end) to Swasey Parkway
One on the parkway side across from Park Street
One at the Water Street entrance to Swasey Parkway
One in the island on Center Street
One at the Park Street Common park
Two at Town House Common park (one at the Front Street intersection and one at the Court Street intersection)
One at Founders Park (Water Street intersection)
One on the island at the 27/111 intersection (Hampton Road)
One at Exit 9 ramp (East bound)
Two at Exit 10 ramps (East and West bound)

These signs would be picked up at the end of the market on that Saturday afternoon.

Attached is a pdf of the sign. The locations listed in blue are the ones I would remove if you think I am requesting too many locations. Once the markets gets the momentum I suspect it will, signage will be much less of an issue.

I appreciate your support in this endeavor that is bringing dealers (and their followers) from Maine, New Hampshire, and Vermont to Exeter.

One of the Maine dealers shared with me that since the October 2016 market she has traveled through Exeter a couple of times and stopped and enjoyed lunch at St. Anthony's Bakery. Prior to the market, Exeter was really never on her radar. I think the market will result in more stories of this nature.

Thanks again.

Beth Dupell

ecm design
2 center street
exeter nh 03833
603.778.7147
jobs@ecm-design.com

Click to link to our pages:

2 attachments



facebook_32.png
1K



Swag On Swasey Yard Sign-MC.pdf
90K

**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: May 10, 2017
To: Planning Board
From: Conservation Commission
Subject: Proposed Conservation Land for Rose Farm Development:

Keith Pattison (Name of Applicant)

Map 54, Lots 5, 6, 7 and Map 63, Lot 205 (Property Location)

3/28/2017
Date Application Filed

PB-17-
Application Number

We have investigated this application and have no objection to the acceptance of 12.9 acres for conservation purposes as presented on plans dated 4/26/17.

We have investigated this application and DO NOT SUPPORT acceptance of the 12.9 acres for conservation purposes as presented on plans data 4/26/17 as noted below:

Concerns about liability associated with the spring and dam

Parcels are not contiguous to existing conservation lands

Parcels are bifurcated by roads and include 3 separate parcels which create a large perimeter for monitoring for such a small amount of acreage

For future consideration of conservation of lands onsite, we would request a site walk prior to making any recommendations. We would encourage a joint site walk with the Planning Board.

_____, Chair
Exeter Conservation Commission

cc: _____

May 15, 2017

Town of Exeter
c/o Julie D. Gilman, Board of Selectman Chairwoman
10 Front Street
Exeter, New Hampshire 03833
juliedgilman@comcast.net

Subject: Invitation to Comment
Exeter / VW2-NH-0041A
8 Kingston Road, Exeter, Rockingham, NH 03833
EBI Project # 6117002022

Dear Ms. Gilman:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of Varsity Wireless, LLC, provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached maps and drawings for complete details regarding the project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effects on historic properties.

Please submit your comments regarding the proposed project's potential effects on historic properties to my attention c/o EBI Consulting, 21 B Street, Burlington, MA 01803 or contact me via telephone at the number listed below. Please reference the EBI project number. I would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Sincerely,



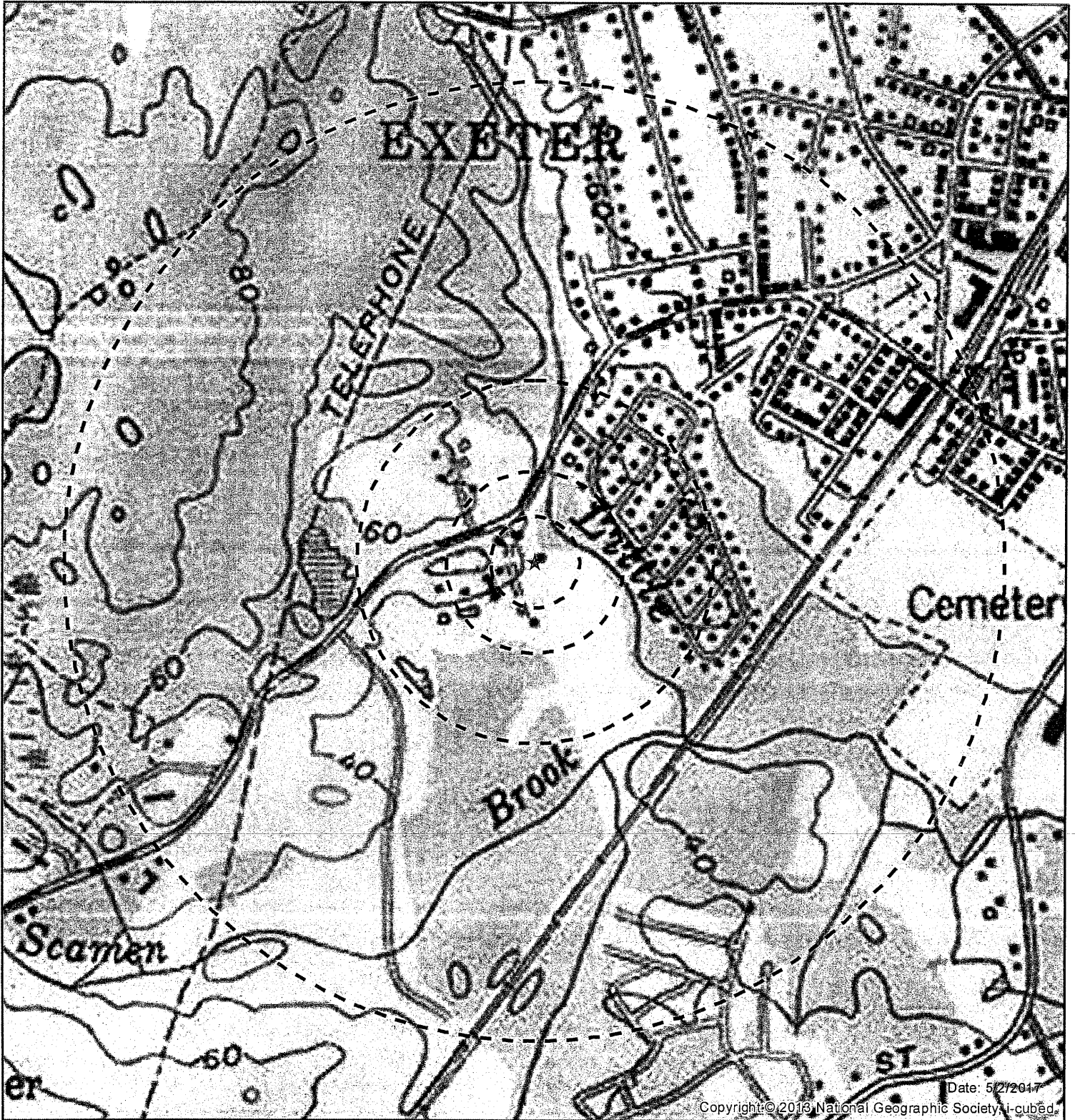
Ms. Sarah LeVaun Graulty
Architectural Historian
sgraulty@ebiconsulting.com
Ph: 207-210-2535

Attachments - Drawings and Maps

Town Manager's Office

MAY 17 2017

Received



Legend

- ★ Project Site
- Project Radius at 250', 500', 1000' and 1/2 Mile

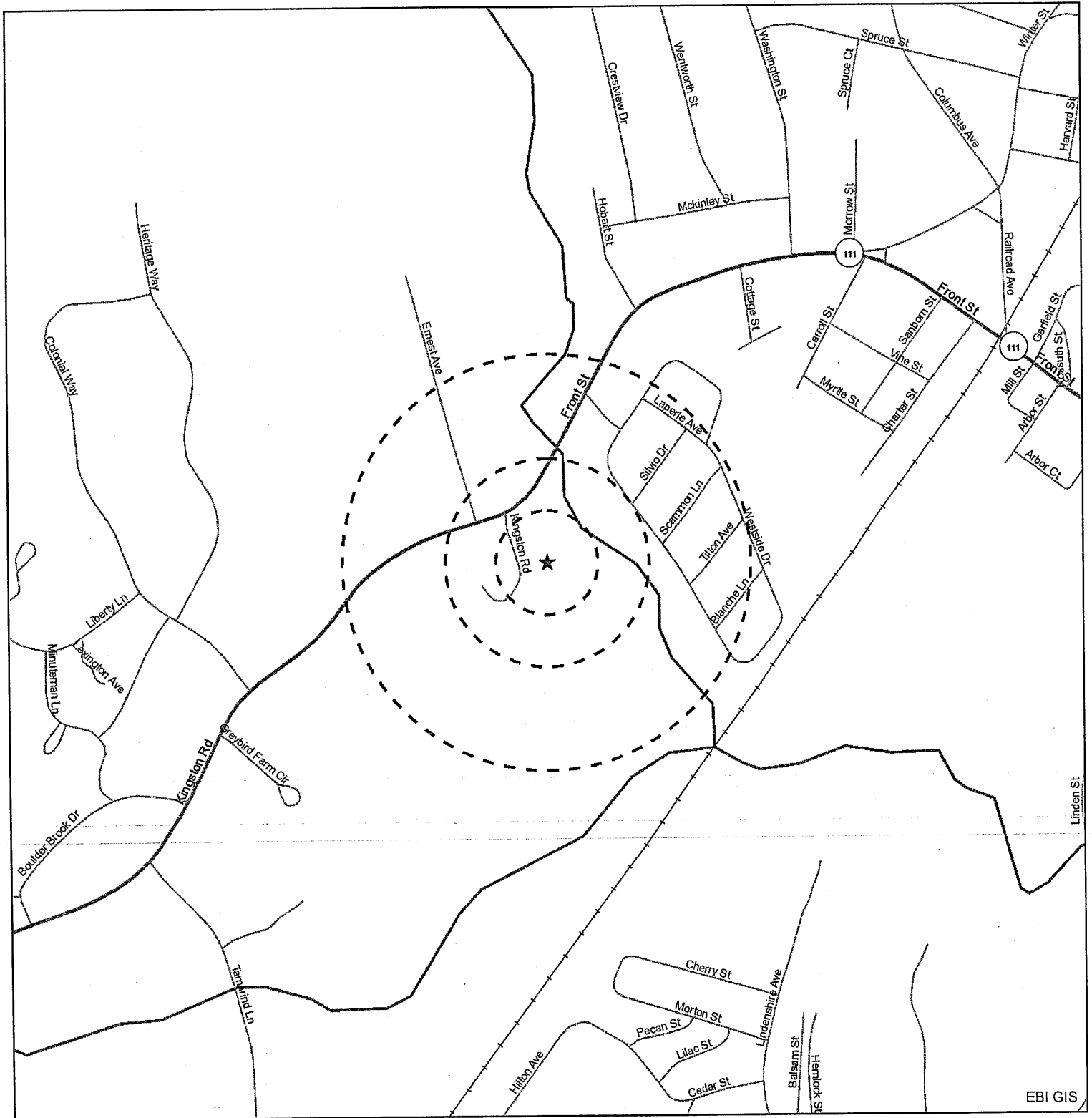
Source: Selected data from USGS, ESRI and EBI.

USGS 24K Quad: Exeter, NH 1986

Figure 2 - Topographic Map

VW2-NH-0041A / Exeter
 8 Kingston Road
 Exeter, New Hampshire 03833





EBI GIS

Source: Selected data from EBI, ESRI, US Census Bureau, USGS & USFWS


Legend


- ★ Project Site
- ⊖ Site Radius at 250', 500', 1000' and 1/2 mile

Date: 4/28/2017

Figure 1: Site Location Map
VW2-NH-0041A EXETER
8 KINGSTON ROAD
EXETER, NH 03833

PN: 8117002022





EBI Consulting
 environmental | engineering | due diligence

ProTerra
DESIGN GROUP, LLC

100 State Street
Providence, RI 02903
(401) 272-4800

CONSULTANTS:
NORTHEAST SURVEY
CONSULTANTS

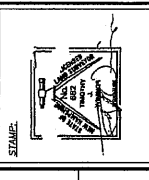
118 Pleasant St., Box 200
Providence, RI 02903
(401) 272-3144
www.northeast-survey.com

NO.	DATE	ISSUED FOR REVIEW	REVISIONS
1	4/20/17		

CLIENT:
VASTLY WIRELESS INVESTORS, LLC

7TH FLOOR
EXETER, NH 03868
BOSTON, MA 02108

PROJECT:
SITE NAME: EXETER
SITE NUMBER: KINGSTON ROAD
ADDRESS: 22 WESTSIDE DRIVE
EXETER, NH 03868



DATE: 4/21/2017
DRAWN: BCF
CHECK: DPS
SCALE: 1"=125'
JOB NO.: 16-256
SHEET TITLE:
ABUTTERS PLAN

FAA 1-A CERTIFICATION

PERSON IDENTIFY THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:
THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY

TIMOTHY J. WINNICKS, PLS # 682
4/21/2017
DATE

SURVEY NOTES

- SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON DECEMBER 10, 2016 (WETLAND LUB) COLLECTED ON MARCH 22, 2017).
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF THE PROPOSED WIRELESS FACILITY. THE SURVEY IS FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
- PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE PROPERTY RELATED INFORMATION HAS NOT BEEN OBTAINED FROM THE RECORDS OF THE TOWN OF EXETER. THE OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RECONSTRUCTION SURVEY HAS NOT BEEN CONDUCTED.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING LOTS OR PRIVATE STREETS OR WAYS TO BE EXTENDED AND SHOWN AS PUBLIC OR PRIVATE STREETS OR WAYS TO BE EXTENDED AND SHOWN AS LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON NOVEMBER 03, 2016. THE GRID COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE DATUM (NAD 83) REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE DATUM (NAD 83) REFERENCE ELLIPSOID. THE GRID COORDINATES ARE ASSUMED AND ARE APPROXIMATED TO THE MAP AND FIELD DATA. THE STANDARD CRITERIA FOR AN FAA 1-A CERTIFICATION (20'± HORIZONTAL AND 3'± VERTICAL).
- IN THE EVENT THAT BENCHMARKS (BENCH), ESTABLISHED FOR THIS PROJECT AND DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE LOCUS PARCELS ARE SHOWN AS PARCELS 81-48 & 81-49 IN THE TOWN OF EXETER'S TAX ASSESSOR'S DATABASE.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" UNSHADED (AREAS SUBJECT TO FLOOD DAMAGE AND LOSS OF USE OF PROPERTY). THE FLOOD ZONE IS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 33010C 0402 E, DATED MAY 17, 2005.
- THE PROPOSED IMPROVEMENTS ARE LOCATED IN THE TOWN OF EXETER'S NEIGHBORHOOD PROFESSIONAL (NP) DISTRICT. EXETER SHORELAND PROTECTION WETLANDS CONSERVATION DISTRICT (OVERLAY), FLOOD HAZARD (OVERLAY).
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL OBTAIN ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT); 1-888-344-7233
- WETLANDS WERE DELINEATED BY LUCAS ENVIRONMENTAL, LLC ON DEC. 8, 2016.

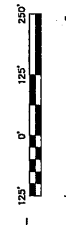
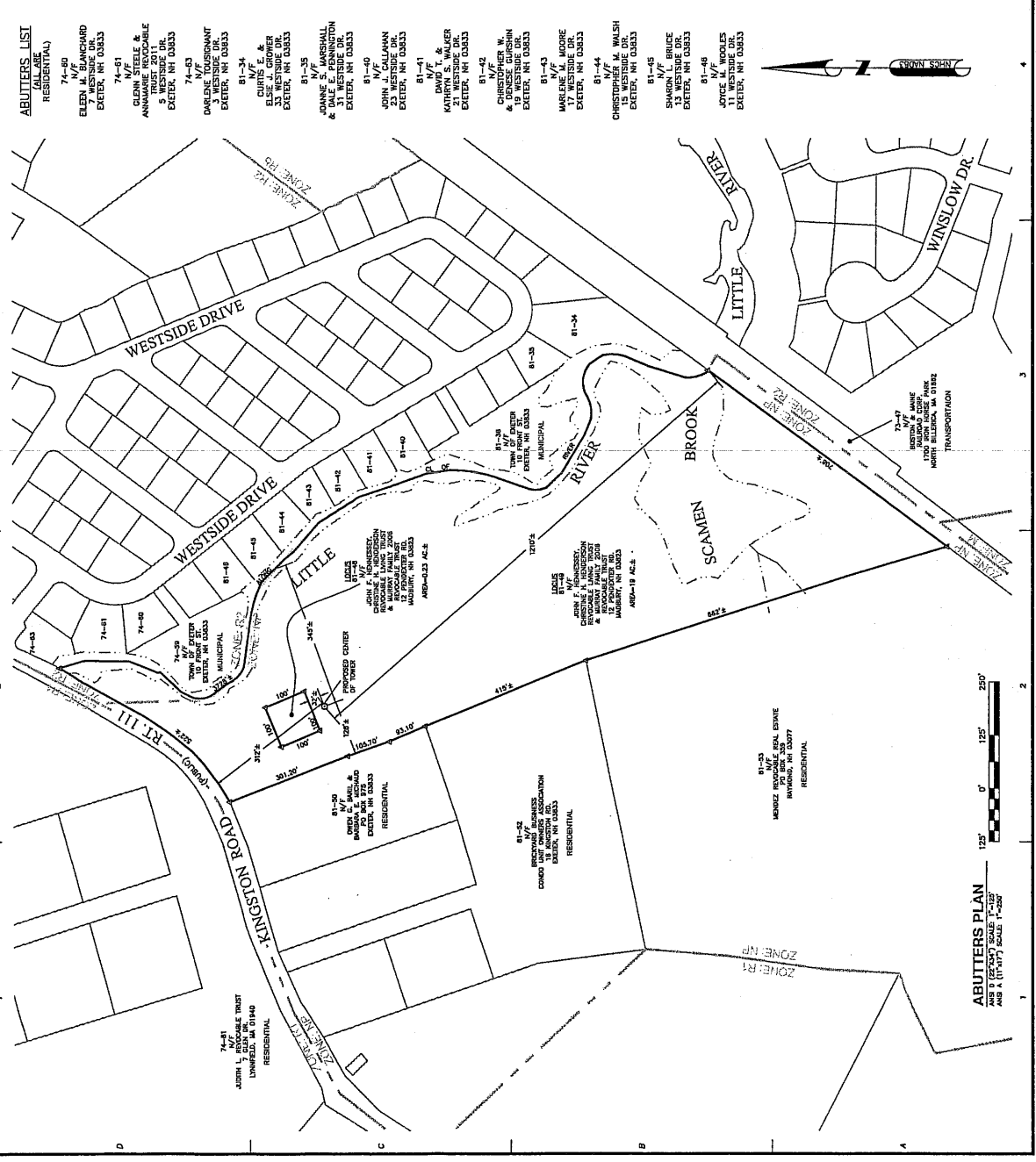
PROPERTY OWNER:
JOHN F. WINNICKS, CHEMISTS II
HARRISON PRODCABLE TRUST &
MURRAY FAMILY 2008 REVOCABLE TRUST
MAUNABURY, NH 03823

LOCUS DEED REFERENCE: DEED 4713 PAGE 2733 (81-48)
DEED 4713 PAGE 2753 (81-49)

PLAN REFERENCES: 08414, D14703, 170, 307

LEGEND

- IRON ROD FOUND
- △ TOWER CONTROL POINT
- ▲ CALCULATED POINT
- LOCUS PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EDGE OF WATER
- - - ZONING LINE



ABUTTERS PLAN
AS IS (17-177) SCALE 1"=250'



varsity wireless

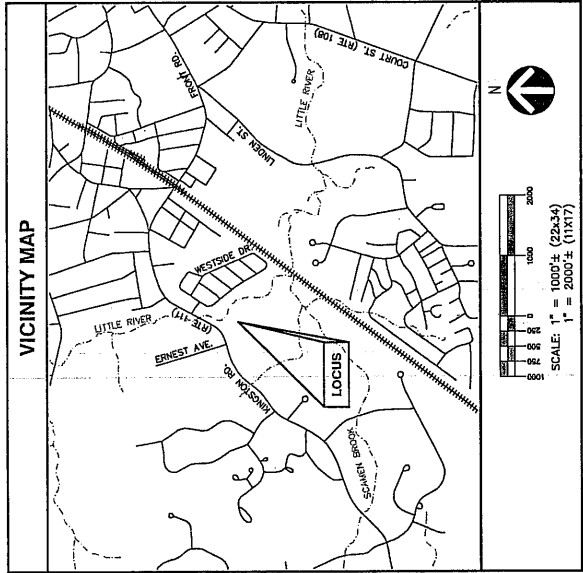
SITE NAME: EXETER
SITE NUMBER: VW2 NH 0041A
ADDRESS: 8 KINGSTON ROAD
EXETER, NH 03833

PLANNING BOARD CASE #:

DRAWING INDEX	
SHEET	REVISION
T-1	0
C-1	A
C-2	A
A-1	0
A-2	0
A-3	0
D-1 TO D-2	0
CA-1 TO CA-2	0
EC-1	0

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- ALL UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM THE CONTRACTOR. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY EXCAVATION. PRINTED TO ANSI D (22"X34") WITH 1" MARGINS. PRINTING TO ANSI B (11"X17") WILL RESULT IN A HALF-SCALE WITH GRAPHICAL SCALES SHOWN HEREIN.
- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- BUILDING CODE: NEW HAMPSHIRE STATE BUILDING CODE AMENDED IN ACCORDANCE WITH BCR 300 (BC 2009) WITH AMENDMENTS THEREAFTER AND THE APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 OF THE ZONING REGULATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.



PERMITTING

APPROVAL SIGNATURE BLOCK

TOWN OF EXETER PLANNING BOARD

CHAIRMAN _____ DATE _____

TENANT INFORMATION

SITE NUMBER: TBD
 SITE NAME: TBD
T-Mobile
 T-MOBILE NORTHEAST, LLC
 100 BRIMFIELD WAY
 NURTON, MA 02765
 TEL: (508) 298-2900
 FAX: (508) 298-2853

PROJECT INFORMATION

SITE TYPE: RAW LAND WIRELESS COMMUNICATION FACILITY

SCOPE OF WORK: PROPOSED 125' TALL MONOPOLE WITHIN 3,774 SF FENCED COMPOUND AND 75,878 LEASE AREA, 138± LF DRIVEWAY & ASSOCIATED UTILITY.

SITE NAME: EXETER
 SITE NUMBER: VW2 NH 0041A
 SITE ADDRESS: 8 KINGSTON ROAD EXETER, NH 03833
 MAP B1; LOT 49

ASSESSOR'S TAX ID #: NEIGHBORHOOD PROFESSIONAL (NP) ZONING DISTRICT(S): WETLANDS CONSERVATION FLOOD HAZARD

LATITUDE: 42° 58' 32.84" ± N (SURVEY 1A)
 LONGITUDE: 70° 58' 09.60" ± W (SURVEY 1A)
 DATUM: NAD83 / NAVD83

PROPERTY OWNER: M/F JOHN F. HENNESSEY, CHRISTINE H. HENNESSEY, REVOCABLE LIVING TRUST, & HENNESSEY TRUST
 12 PENDOXETER ROAD
 MARGURY, NH 03823

APPLICANT: VARSITY WIRELESS INVESTORS, LLC
 290 CONGRESS STREET
 7TH FLOOR
 BOSTON, MA 02210

SITE ENGINEER: PROTERRA DESIGN GROUP, LLC
 100 BRIMFIELD WAY
 BUILDING A, SUITE 200
 HADLEY, MA 01035
 TEL: (415) 358-4918

SURVEYOR: NORTHEAST SURVEY CONSULTANTS
 100 BRIMFIELD WAY
 SUITE 302
 EASTHAMPTON, MA 01027

WETLAND SCIENTIST: LUCAS ENVIRONMENTAL, LLC
 67 CODDINGTON STREET
 BOSTON, MA 02109

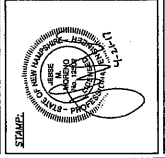
ProTerra
 DESIGN GROUP, LLC

4 Bay Road, 3rd Fl
 Hadley, MA 01035
 PH: (413) 330-9918

NO.	DATE	REVISIONS
1	04/21/17	ISSUED FOR REVIEW
2	04/21/17	ISSUED FOR PERMITTING

SITE NAME: EXETER
SITE NUMBER: VW2 NH 0041A
ADDRESS: 8 KINGSTON ROAD
EXETER, NH 03833

APPLICANT: VARSITY WIRELESS INVESTORS, LLC
 290 CONGRESS STREET
 BOSTON, MA 02210



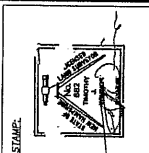
DATE: 04/26/17
 DRAWN: BLM
 CHECK: JMW/TEJ
 SCALE: SEE PLAN
 JOB NO.: 16-058
 SHEET TITLE:



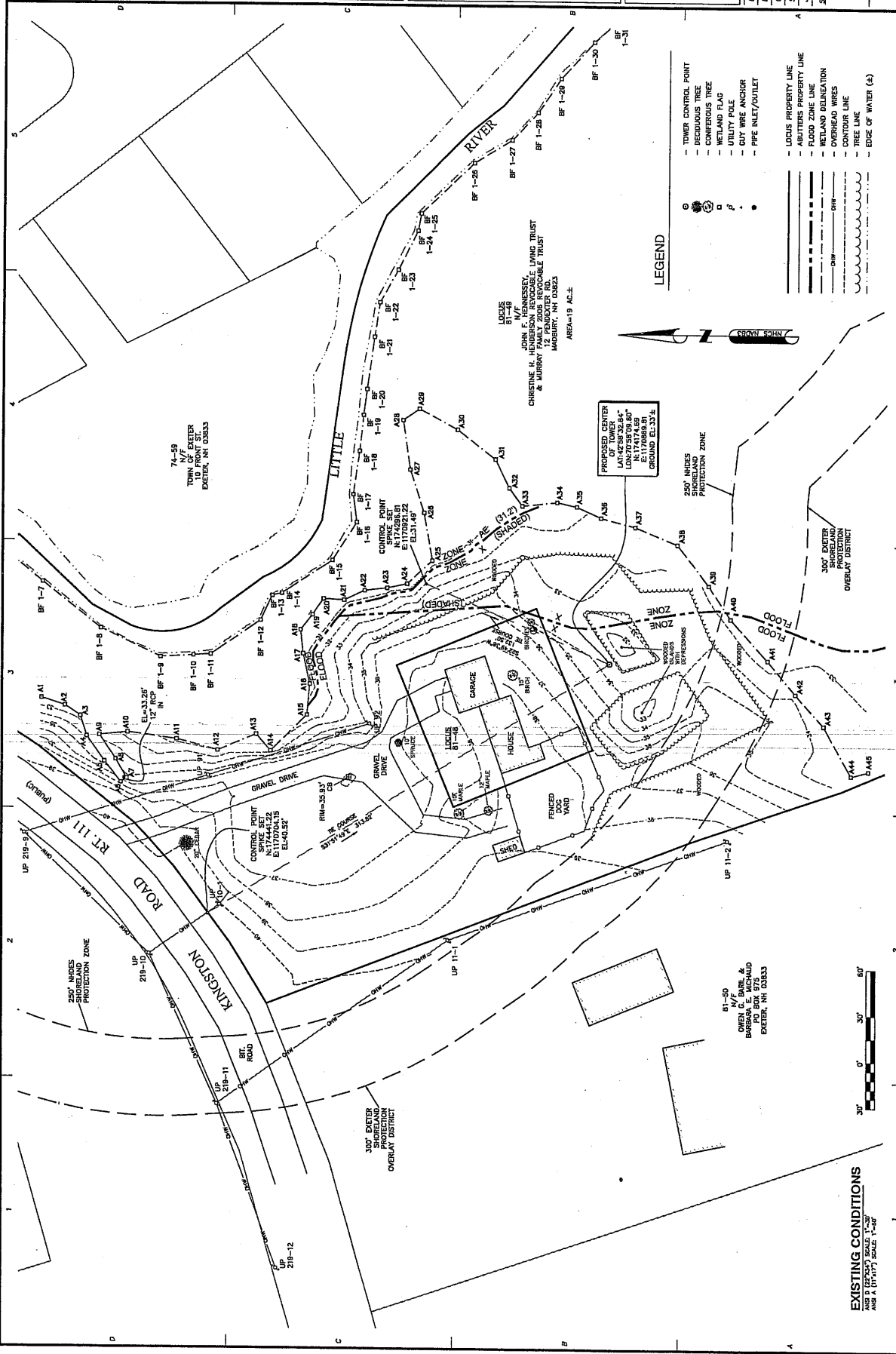
NO.	DATE	ISSUED FOR REVIEW	REVISIONS
1	4/21/17		

CLIENT:
PLATYTY WAREHOUSES INVESTORS, LLC
778 FLOOR
BOSTON, MA 02210

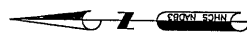
SITE NAME: EXETER
ADDRESS: 8 KINGSTON ROAD
EXETER, NH 03838
SITE NUMBER: WMS NH 0041A



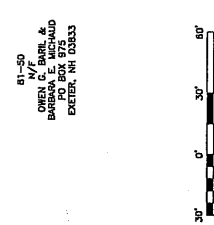
DATE: 4/26/2017
CHECK: DFS
SCALE: 1"=30'
JOB NO.: 16-258
SHEET TITLE:
EXISTING CONDITIONS



- LEGEND**
- TOWER CONTROL POINT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - WETLAND FLAG
 - UTILITY POLE
 - PIPE ANCHOR
 - PIPE INLET/OUTLET
 - LOCUS PROPERTY LINE
 - ADJUTERS PROPERTY LINE
 - FLOOD ZONE LINE
 - WETLAND DELINEATION
 - OVERHEAD WIRES
 - CONTOUR LINE
 - TREE LINE
 - EDGE OF WATER (±)



PROPOSED CENTER
LINE OF LOWER
DRIVE
N 17° 08' 51" E
D 117.00 ±
E 117.00 ±
GROUND EL. 33.2 ±



EXISTING CONDITIONS
AS OF 10/07/2016 SCALE 1"=30'

81-50
N/F
BARIL &
BARBARA L. MICHAUD
EXETER, NH 03833

250' NIDES
SHORELAND
PROTECTION ZONE

300' EXETER
SHORELAND
OVERLAY DISTRICT

JOHN F. BARIL
N/F
CHRISTINE K. HENDERSON REVOCABLE LIVING TRUST
& MURRAY J. HENDERSON REVOCABLE TRUST
MADRIFF, NH 03823
AREA=19 AC.±

74-59
N/F
TOWN OF EXETER
EXETER, NH 03833



GENERAL NOTES

- THE SITE DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. FINAL DETAILS AND FINAL LOCATIONS MAY DIFFER Slightly FROM WHAT IS SHOWN.
- THE PROJECT WILL BE IN AN UNIMPAVED PRIVATE AND SECURED DRIVE. PERMITTING IS ONLY ACCESSIBLE BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SEWER CONNECTIONS. ANY WATER OR SEWER CONNECTIONS WILL BE COVERED BY REGULATIONS REGARDING PUBLIC ACCESS PER ADA REQUIREMENTS.
- THE DESIGN OF THE TOWER FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-C STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTS. DIMENSIONS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
- ONCE THE FACILITY BECOMES FULLY OPERATIONAL NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE DESIGN SHOWS THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

REFERENCES

PROPERTY & EXISTING FEATURES (DATA ACCUMULATION SURVEY) - SEE SHEETS C-1 & C-2. A PROPERTY LINE AND/OR BOUNDARY RETIACMENT HAS NOT BEEN PERFORMED.

PARCEL INFORMATION - TOWN OF EXETER TAX ASSESSOR'S DATABASE & PROPERTY MAP-2 EXETER, NEW HAMPSHIRE.

ZONING DISTRICTS - ZONING MAP OF EXETER, NEW HAMPSHIRE 2013.

AERIAL PHOTOGRAPHY - DATA PREPARED BY NEW HAMPSHIRE STATEWIDE GIS CLEANINGHOUSE "N1 GRANIT" 2010.

FLOODPLAIN - THE PROJECT AREA AS SHOWN ON FEMA REGIONAL-SCALE SITE MAP COMMUNITY PANEL NUMBER 300590000E AND AUTOCADDRAWN DATED MAY 17, 2009.

1 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

2 - ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD.

3 - ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED BY THE STATE OF NEW HAMPSHIRE.

4 - ZONE AE (FLOODWAY) - FLOODWAY AREAS IN ZONE AE.

WETLANDS DATA - SURVEYED DATA FROM SHEET C-2. WETLANDS FLAGGED BY LUCAS ENVIRONMENTAL, LLC ON DECEMBER 9, 2016.

ZONING SUMMARY TABLE

DIMENSION	PROVIDED	CONSTRAINT
LOT - AREA	182 AC.	20,000 SF MIN.
LOT - WIDTH	245'±	150' MIN.
LOT - BUILDING COVERAGE	512'±	302' MAX.
LOT - OPEN SPACE	882'±	252' MIN.
(P) COMPOUND - FRONT YARD	276'±	50' MIN.
(P) COMPOUND - SIDE YARD	72'± & 101'±	20' MIN.
(P) COMPOUND - REAR YARD	1175'±	50' MIN.
(P) COMPOUND - HEIGHT	14'±	35' MAX.
(P) MONOPOLE - HEIGHT	126'±	MAY EXCEED 35' BY 7402.
(P) MONOPOLE - DISTANCE TO R.	126'± (80%)(1)	(ASSUMED 100% HEIGHT MIN.)
(P) MONOPOLE - DISTANCE TO R.	126'± & 202'± (SIDE)	
(P) MONOPOLE - DISTANCE TO R.	126'± & 202'± (REAR)	

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:

- TOWN OF EXETER, N.H. ZONING ORDINANCE §54.2.F. "COMMUNICATION TOWERS MAY EXCEED THE HEIGHT REGULATIONS BY MORE THAN 5 FEET ABOVE THE HEIGHT REGULATIONS PROVIDED THAT BOARD OF ADJUSTMENT APPROVAL IS OBTAINED PRIOR TO CONSTRUCTION AND THE TOWER IS USED FOR COMMUNICATION PURPOSES ONLY."
- THE PROPOSED SITE AND TOWER PROMOTE CO-LOCATION OPPORTUNITIES TO PROVIDE COMMUNICATION SERVICES TO THE COMMUNITY.
- A NEW TOWER THAT WOULD MINIMIZE THE ADVERSE VISUAL IMPACTS.
- THE APPLICANT HAS MADE EVERY REASONABLE EFFORT TO LOCATE THE TOWER TO MINIMIZE VISUAL IMPACTS.

2 - TOWER HEIGHT DOES NOT INCLUDE LIGHTNING ROD/APPOINTANCES.

ProTerra
DESIGN GROUP, LLC

4 Bay Road, Suite A
Nashua, NH 03083
PH: (603) 888-4818

NO. DATE REVISIONS

04/06/17	ISSUED FOR REVIEW
04/21/17	

APPLICANT:
YASIRY WILKES ENGINEERS, LLC
190 WILKES STREET
EXETER, NH 03825

SITE NAME: EXETER
ADDRESS: 8 KINGSTON ROAD
SITE NUMBER: W28 NH 0014
EXETER, NH 03825

DATE: 04/06/17
DRAWN: BJA
CHECK: AM/TEU
SCALE: SEE PLAN
JOB NO: 16-056

COMPILED PLOT PLAN

SHEET TITLE:

A-1