

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

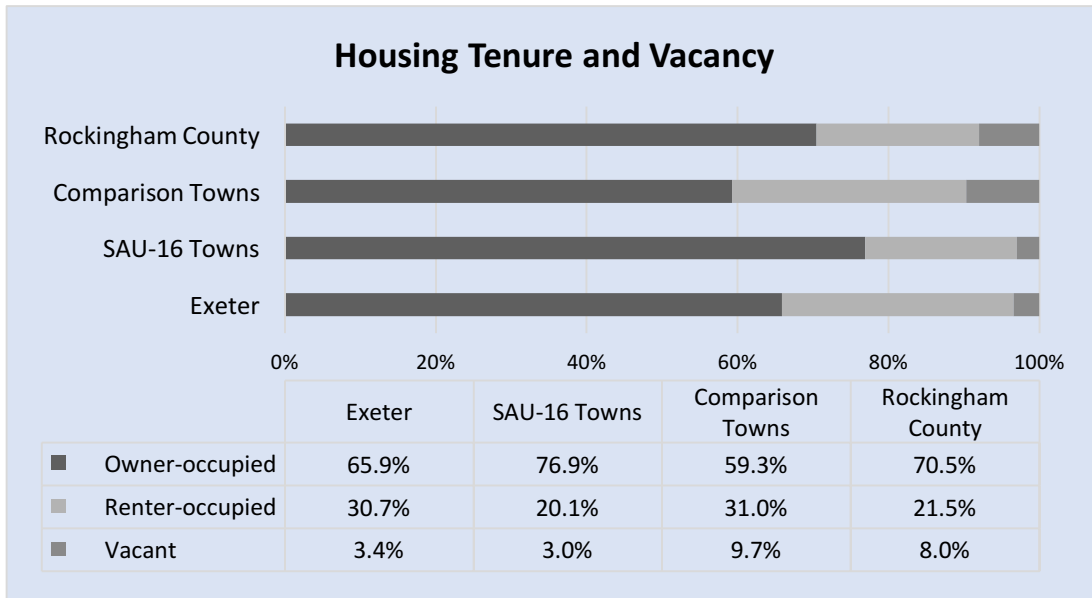
In support of the Housing Committee's research, various data sources were used to identify and review key information about basic housing demographics data and important trends. Information was obtained from the 2010 Census, the American Community Survey (ACS), 2010-2014, from the NH Office of Energy 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

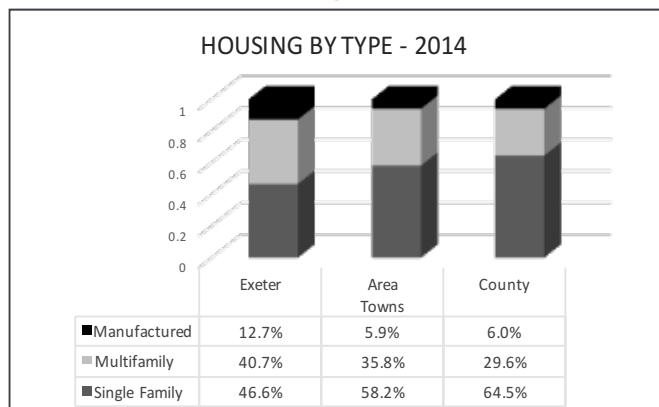
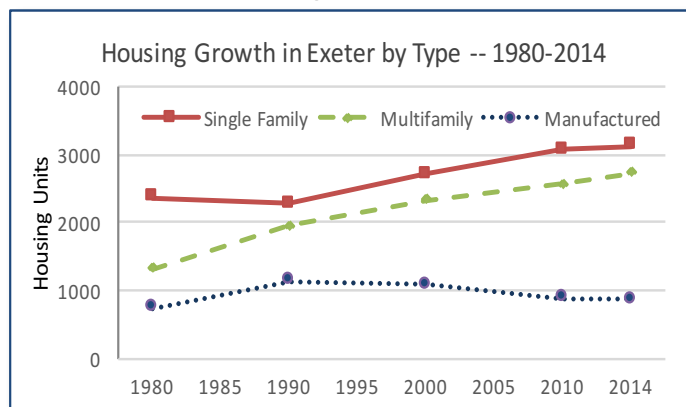


Figure 3



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).

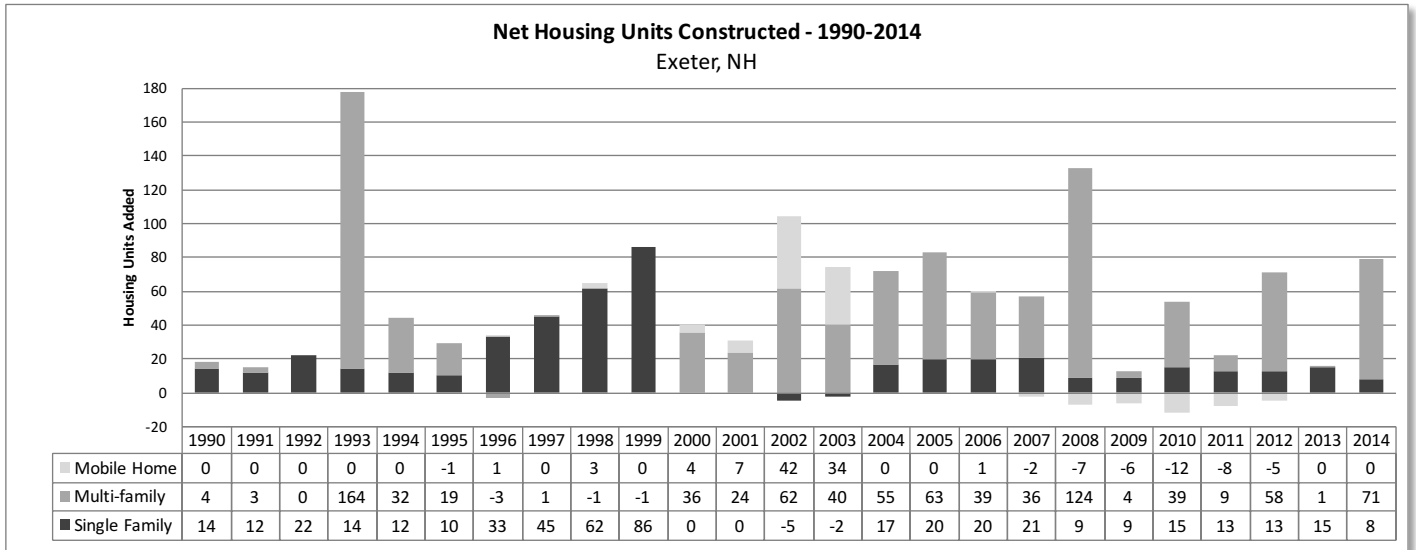
Age: Less than a quarter (22.6%) of all housing units that exist in Exeter were built before 1940, a number that is typical of the region and the State. Almost half (49.2%) the housing stock was built between 1960 and 2000. This pattern too is seen across the region and reflects the very rapid housing 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 Count	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.

- *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

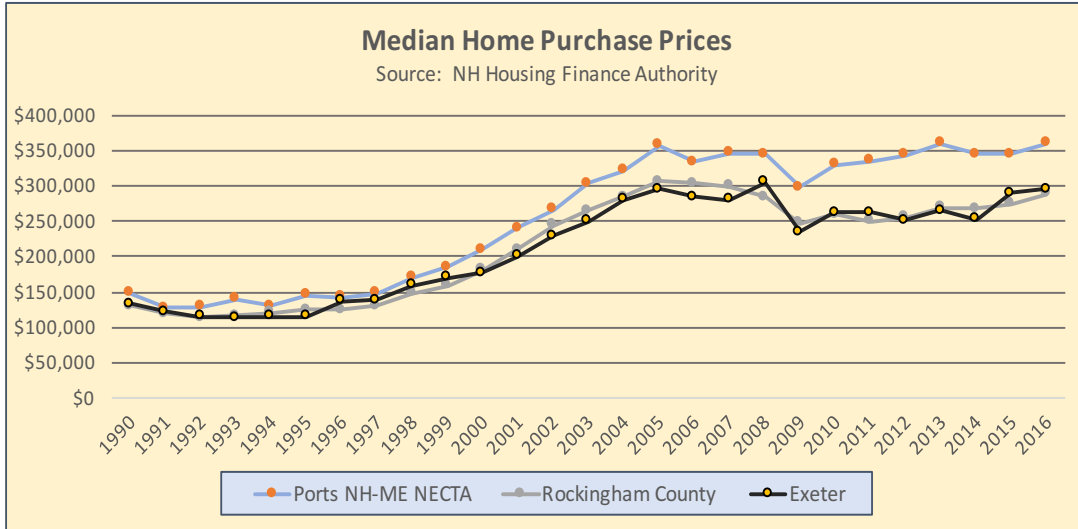
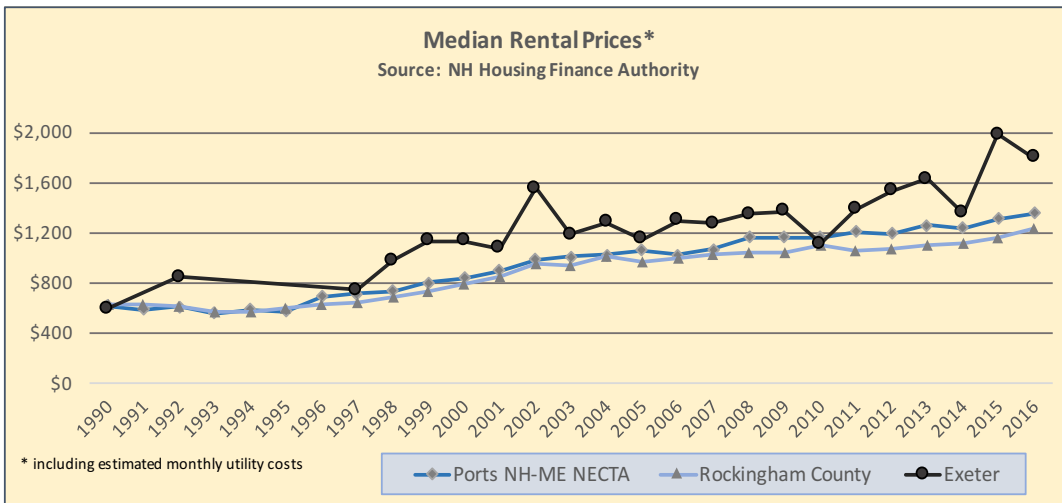


Figure 8



• **Other Housing Market Information**

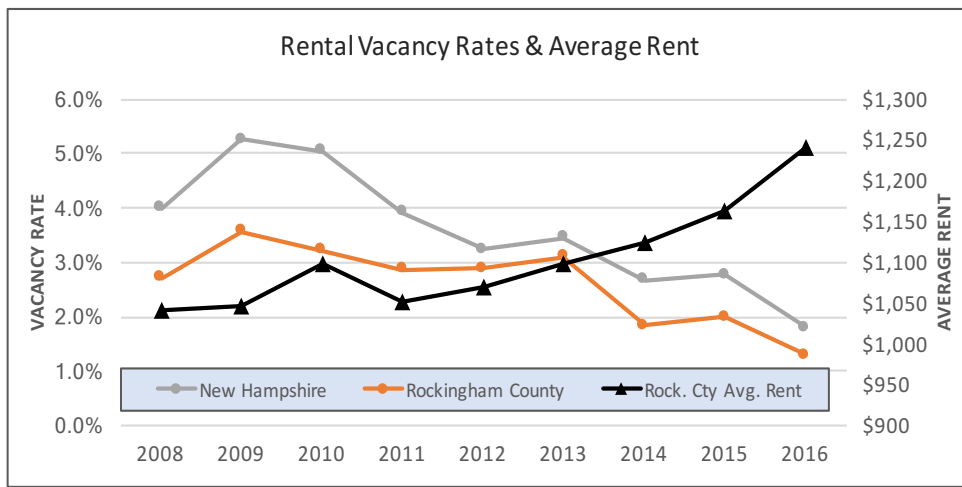
The Committee reviewed other housing market information, including sales data gathered from the Exeter Assessors office, and a variety of MLS sourced information pertaining to real estate market conditions. County level information for housing market data reviewed included number of sales, the assessed 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):

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

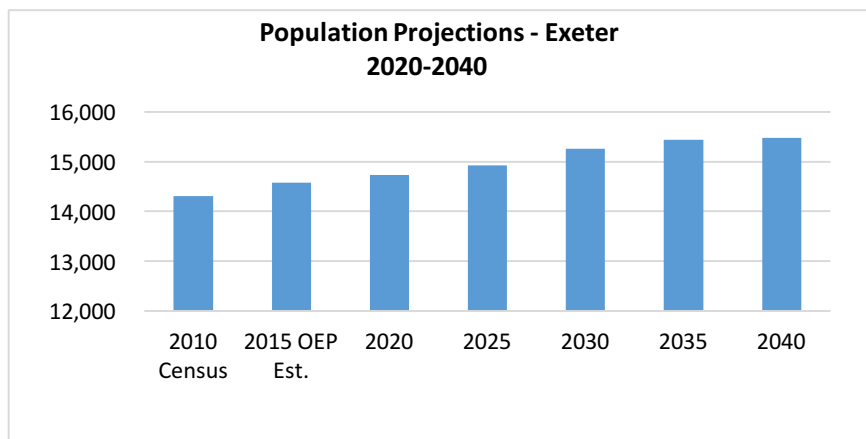
The RPC’s analysis indicated that the Town is meeting more than its share of workforce housing needs overall (and thus is not subject to the remedial requirements of the workforce housing law). This outcome is consistent with the housing data and trends discussed earlier, especially the existence of 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

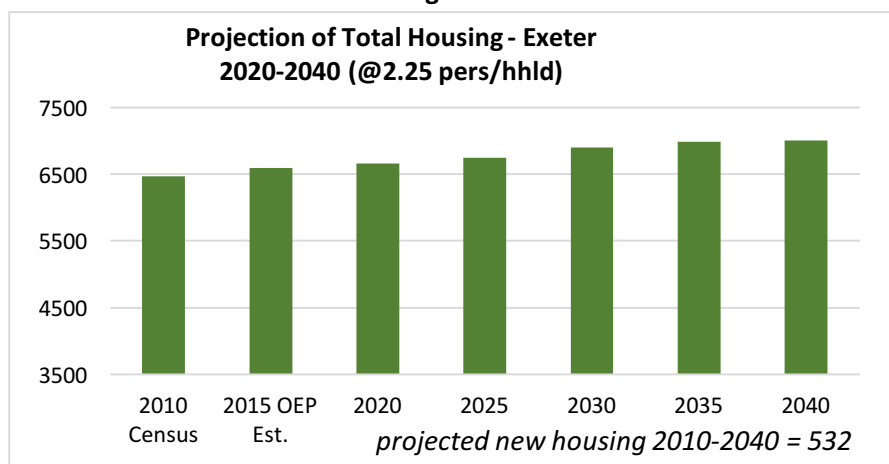


Assuming that average household size (presently 2.36 persons/household in the region and 2.25 in Exeter) remains about the same as it is today, that will mean that the underlying need for housing will also grow only modestly – by less than 500 units over the next 25 years (Figure 11). Yet that seems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

Figure 11

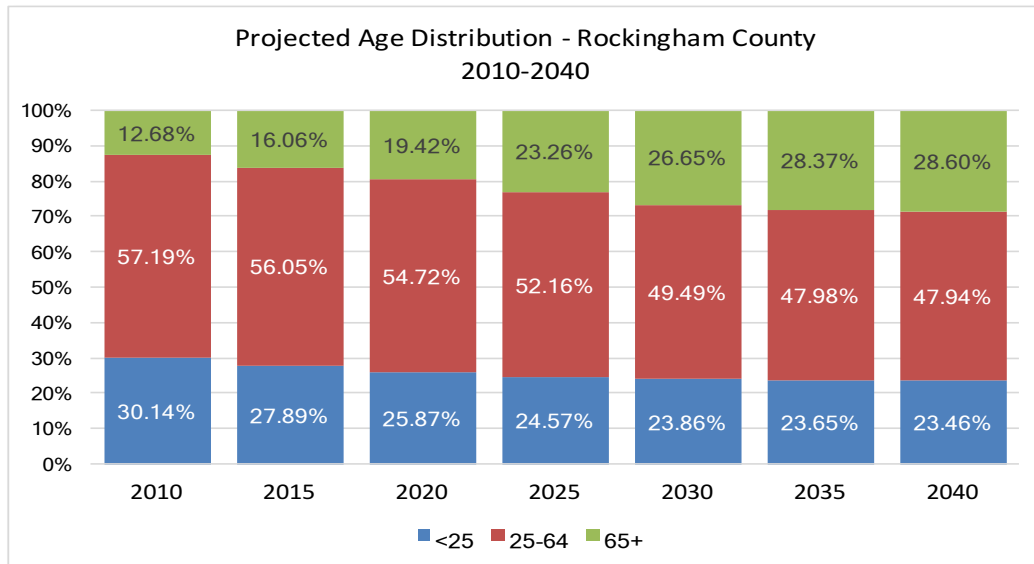


- **Aging Population**

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

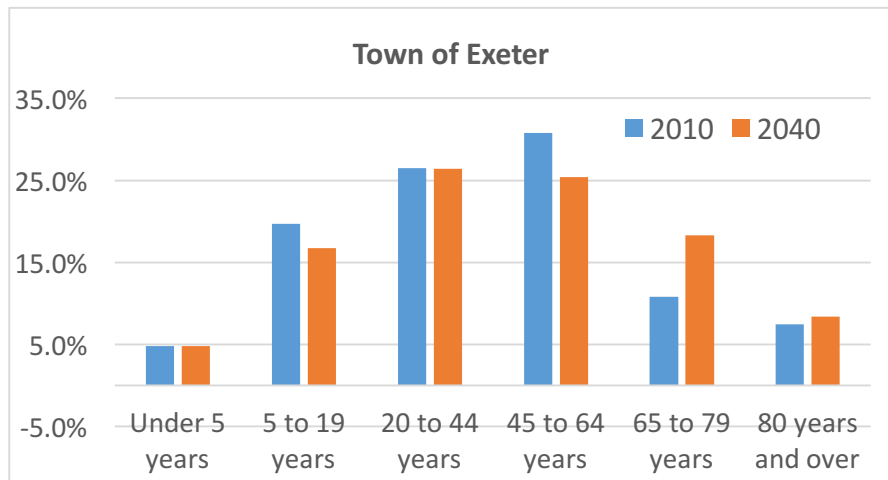
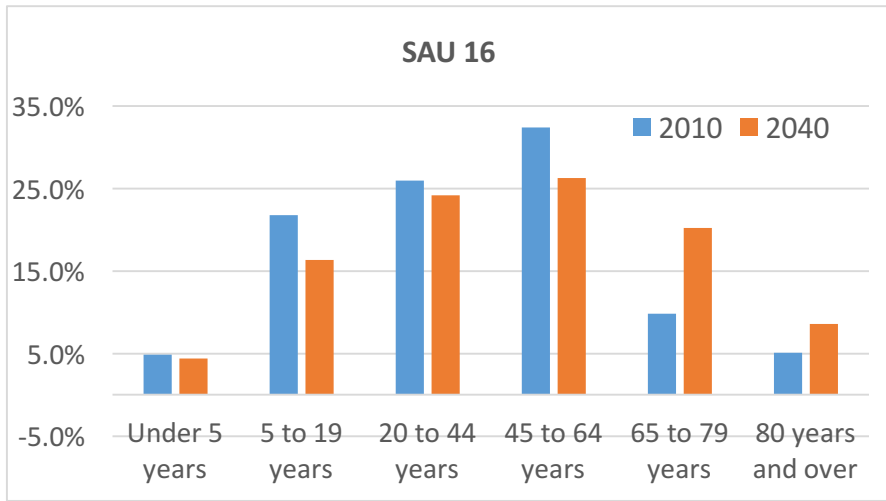
Figure 12



**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 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: Part1: 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

Total In Process & Proposed	377
Total CO's Issued	158
	535

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	Charron 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		
Total		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, Francestown, 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, Kilkenney 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	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
NH Portion	60% of AMFI	\$36,840	\$42,060	\$47,340	\$52,560	\$56,820	\$61,020	\$65,220	\$69,420
HUD Median Family Income - \$87,600	50% of AMFI	\$30,700	\$35,050	\$39,450	\$43,800	\$47,350	\$50,850	\$54,350	\$57,850
	30% of AMFI	\$18,450	\$21,050	\$23,700	\$26,300	\$28,780	\$32,960	\$37,140	\$41,320
HOME	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	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
	30% of AMFI	\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$32,960	\$37,140	\$41,320
HOME	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	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
	30% of AMFI	\$22,200	\$25,400	\$28,550	\$31,700	\$34,250	\$36,800	\$39,350	\$41,850
HOME	30% of AMFI	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
Manchester, NH HMFA	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
	30% of AMFI	\$16,450	\$18,800	\$21,150	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
HOME	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 HIMFA	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
HUD Median Family Income - \$94,100	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
HOME	30% of AMFI	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
Hillsborough Co., NH (part) HIMFA	80% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
HUD Median Family Income - \$87,100	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
HOME	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	80% of AMFI	\$40,900	\$46,750	\$52,600	\$58,400	\$63,100	\$67,750	\$72,450	\$77,100
HUD Median Family Income - \$71,600	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
Carroll 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 - \$63,300	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
Cheshire 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 - \$69,700	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

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

Household Size (Persons)

Area	Income Limit	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	\$26,950	\$28,950	\$30,950	\$32,950
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		60% of 2017 HUD Median Area Income	
		Family of four		Adjusted for a family of three	
		Income	Estimated Maximum Affordable Purchase Price¹	Income	Estimated Maximum Affordable Monthly Rent²
HUD Metropolitan Fair Market Rent Areas (HMFA):					
	Boston-Cambridge-Quincy MA-NH	\$103,400	\$382,000	\$55,840	\$1,400
	Hillsborough Co. NH (Part)	\$87,100	\$278,000	\$47,030	\$1,180
	Lawrence, MA-NH	\$87,600	\$294,000	\$47,300	\$1,180
	Manchester, NH	\$78,400	\$265,500	\$42,340	\$1,060
	Nashua, NH	\$94,100	\$315,000	\$50,810	\$1,270
	Portsmouth-Rochester, NH	\$90,700	\$307,500	\$48,980	\$1,220
	Western Rockingham Co, NH	\$105,600	\$360,500	\$57,020	\$1,430
County Fair Market Rent Areas (Non Metro):					
	Belknap County	\$71,600	\$251,500	\$38,660	\$970
	Carroll County	\$63,300	\$239,000	\$34,180	\$850
	Cheshire County	\$69,700	\$219,500	\$37,640	\$940
	Coos County	\$56,400	\$184,000	\$30,460	\$760
	Grafton County	\$69,500	\$239,000	\$37,530	\$940
	Merrimack County	\$81,700	\$270,000	\$44,120	\$1,100
	Sullivan County	\$70,200	\$229,000	\$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%	8,096	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%	188	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%	9,652	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%	170	12.3%	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	100.0%	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	1.00	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%	6,646	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	2,322	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%	5	0.6%
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 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	53659	100.0%	12631	100.0%	117,284	117,284	519,580	519,580	1,400	1,400	882	882
1.00 or less	6,220	99.6%	52871	98.5%	12576	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	35230	100.0%	10013	100.0%	89,850	89,850	369,160	369,160	1,148	1,148	804	804
Less than \$50,000	621	14.6%	1572	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%	1012	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%	1655	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%	3354	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%	10771	30.6%	2656	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%	12654	35.9%	4025	40.2%	29,569	32.9%	85,243	23.1%	601	52.4%	418	52.0%
\$500,000 to \$999,999	297	7.0%	3788	10.8%	1297	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	35230	100.0%	10013	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%	24216	68.7%	6995	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%	11014	31.3%	3018	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	24216	100.0%	6995	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	0.6%	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%	3623	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%	5707	23.6%	1155	16.5%	15,696	24.1%	68,408	27.0%	146	16.9%	111	17.9%
\$2,000 or more	1,758	64.4%	14070	58.1%	4708	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	11014	100.0%	3018	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%	5,841	5.1%	25	8.9%	2	1.1%
\$400 or more	1,236	80.6%	10057	91.3%	2672	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)	1000.00	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME														
Housing units with a mortgage (where)	2,712	2,712	24107	100.0%	6964	100.0%	65,002	65,002	252,763	252,763	866	866	605	605
Less than 20.0 percent	932	34.4%	8163	33.9%	2642	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%	4099	17.0%	1107	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%	3218	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%	2466	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%	6161	25.6%	1737	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)	1,517	1,517	10912	100.0%	2998	100.0%	24,432	24,432	114,622	114,622	282	282	185	185
Less than 10.0 percent	401	26.4%	2831	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%	2170	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	160	10.5%	1513	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%	1895	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	17758	100.0%	2398	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%	1204	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%	4831	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%	7094	39.9%	1012	42.2%	10,710	40.8%	52,247	36.3%	118	61.8%	21	26.9%
\$1,500 or more	380	20.6%	3122	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)	1300	(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)	1,822	1,822	17573	100.0%	2371	100.0%	26,032	26,032	141,914	141,914	191	191	78	78
Less than 15.0 percent	335	18.4%	2105	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%	2181	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%	2849	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%	2219	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%	1816	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	38.20%	6403	36.4%	936	39.5%	9,432	36.20%	56,062	39.50%	124	64.90%	28	35.90%
Not computed	164	(X)	856	(X)	247	(X)	1,402	(X)	8,506	(X)	61	(X)	0	(X)

SOURCE:

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

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	100.0%	2,909	100.0%	9,516	100.0%	929	100.0%	837	100.0%	2,644	100.0%	579	100.0%
Occupied housing units	6,248	96.6%	2,604	89.5%	6,618	69.6%	902	97.1%	746	89.1%	2,442	92.4%	574	99.1%
Vacant housing units	221	3.4%	305	10.5%	2,898	30.4%	27	2.9%	91	10.9%	202	7.6%	5	0.9%
UNITS IN STRUCTURE														
Total housing units	6,469	100.0%	2,909	100.0%	9,516	100.0%	929	100.0%	837	100.0%	2,644	100.0%	579	100.0%
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	100.0%	2,909	100.0%	9,516	100.0%	929	100.0%	837	100.0%	2,644	100.0%	579	100.0%
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	100.0%	2,909	100.0%	9,516	100.0%	929	100.0%	837	100.0%	2,644	100.0%	579	100.0%
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	100.0%	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	100.0%	6,618	100.0%	902	100.0%	746	100.0%	2,442	100.0%	574	100.0%
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	100.0%	2,604	100.0%	6,618	100.0%	902	100.0%	746	100.0%	2,442	100.0%	574	100.0%
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	100.0%	2,604	100.0%	6,618	100.0%	902	100.0%	746	100.0%	2,442	100.0%	574	100.0%
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	100.0%	2,604	100.0%	6,618	100.0%	902	100.0%	746	100.0%	2,442	100.0%	574	100.0%
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 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	902	746	746	2,442	2,442	574	574
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	776	692	692	2,067	2,067	523	523
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	776	692	692	2,067	2,067	523	523
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	573	546	546	1,299	1,299	382	382
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	447	1,691	1,691	203	203	146	146	768	768	141	141
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)	1000.00	(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	573	546	546	1,286	1,286	382	382
Less than 20.0 percent	932	34.4%	528	29.9%	930	31.3%	234	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	14.8%	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	447	1,691	1,691	203	203	142	142	768	768	141	141
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	322	1,815	1,815	111	111	42	42	363	363	51	51
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%	30	9.3%	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	322	1,815	1,815	111	111	42	42	363	363	51	51
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	196	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:

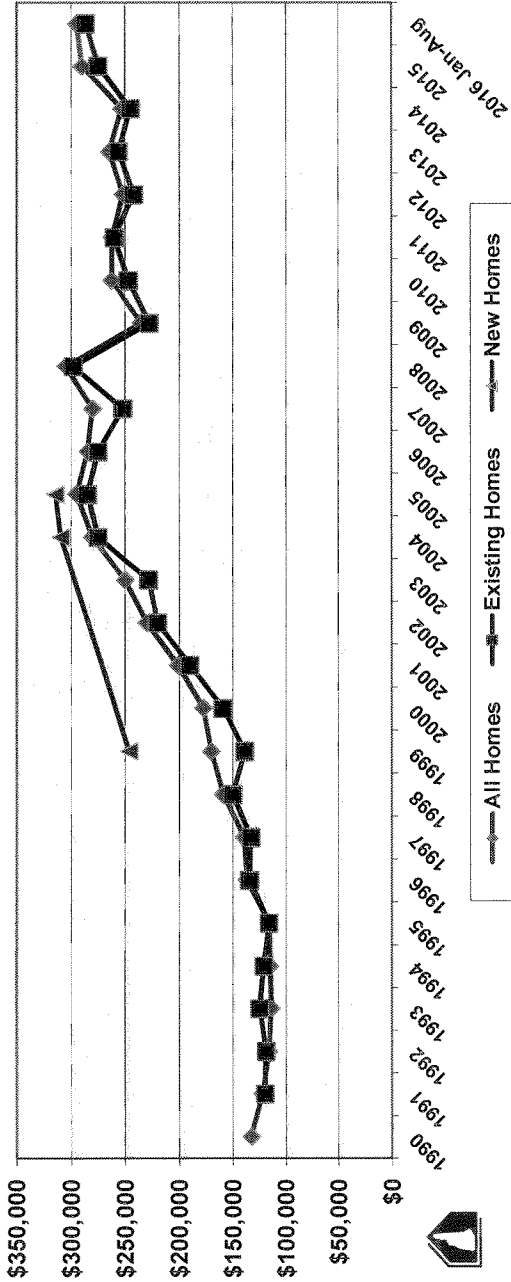
HOUSING CHARACTERISTIC	Exeter		North Hampton		Stratham		Newmarket		Portsmouth		Dover	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY												
Total housing units	6,469	100.0%	1,853	100.0%	2,812	100.0%	4,050	100.0%	11,072	100.0%	13,447	100.0%
Occupied housing units	6,248	96.6%	1,735	93.6%	2,781	98.9%	3,816	94.2%	10,325	93.2%	12,586	93.2%
Vacant housing units	221	3.4%	118	6.4%	31	1.1%	234	5.8%	747	6.8%	861	6.4%
UNITS IN STRUCTURE												
Total housing units	6,469	100.0%	1,853	100.0%	2,812	100.0%	4,050	100.0%	11,072	100.0%	13,447	100.0%
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	100.0%	1,853	100.0%	2,812	100.0%	4,050	100.0%	11,072	100.0%	13,447	100.0%
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	100.0%	1,853	100.0%	2,812	100.0%	4,050	100.0%	11,072	100.0%	13,447	100.0%
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	100.0%	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	100.0%	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	100.0%	2,781	100.0%	3,816	100.0%	10,325	100.0%	12,586	100.0%
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	100.0%	1,735	100.0%	2,781	100.0%	3,816	100.0%	10,325	100.0%	12,586	100.0%
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	100.0%	1,735	100.0%	2,781	100.0%	3,816	100.0%	10,325	100.0%	12,586	100.0%
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	100.0%	1,735	100.0%	2,781	100.0%	3,816	100.0%	10,325	100.0%	12,586	100.0%
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)	266,600	(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%	0	0.0%
\$500 to \$699	35	1.3%	7	0.8%	16	0.9%	0	0.0%	10	0.3%	49	1.1%
\$700 to \$999	42	1.5%	33	3.7%	22	1.2%	9	0.6%	58	1.5%	131	3.0%
\$1,000 to \$1,499	520	19.1%	162	18.3%	200	10.8%	290	18.4%	647	17.1%	533	12.4%
\$1,500 to \$1,999	351	12.9%	80	9.0%	386	20.8%	434	27.5%	894	23.6%	1,368	31.8%
\$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%	0	0.0%
\$100 to \$199	73	4.8%	12	1.7%	0	0.0%	0	0.0%	0	0.0%	18	0.9%
\$200 to \$299	28	1.8%	0	0.0%	0	0.0%	48	10.5%	9	0.5%	79	3.8%
\$300 to \$399	104	6.8%	9	1.3%	17	2.3%	9	2.0%	82	4.9%	59	2.9%
\$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%	405	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%	639	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	781	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%	46	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	38.20%	66	48.50%	48	25.70%	573	34.00%	1,506	31.80%	2,377	39.30%
Not computed	164	(X)	18	(X)	10	(X)	96	(X)	143	(X)	170	(X)

SOURCE: DP04: SELECTED HOUSING

Town of Exeter, Rockingham County

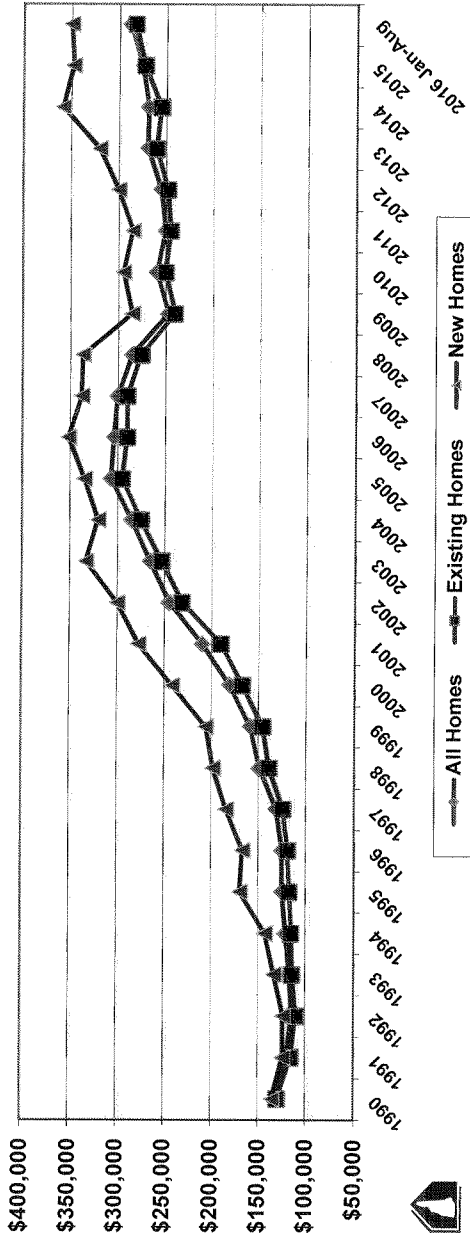
Median Home Purchase Price



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

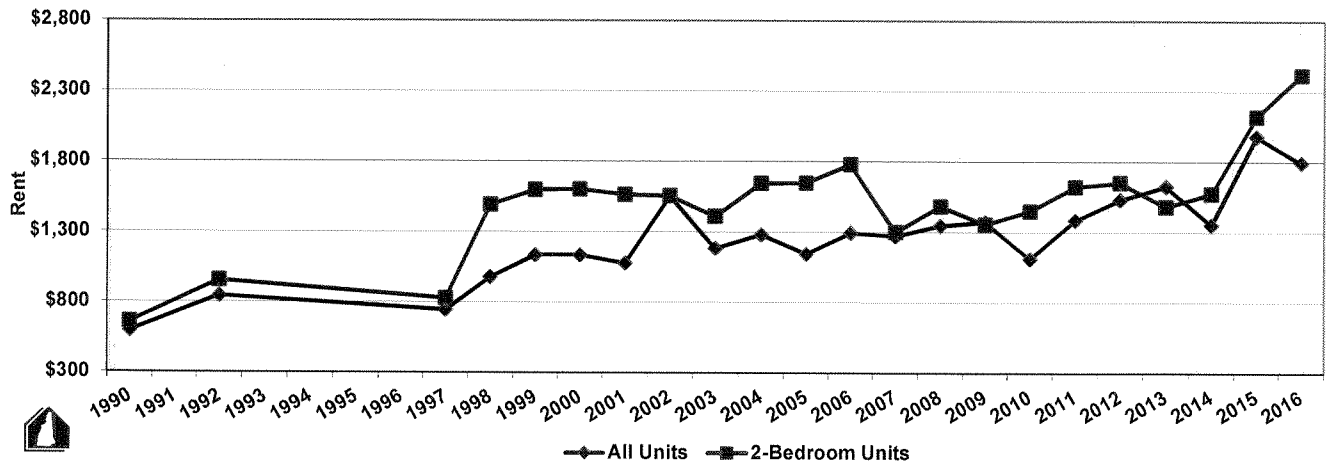
Rockingham County

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



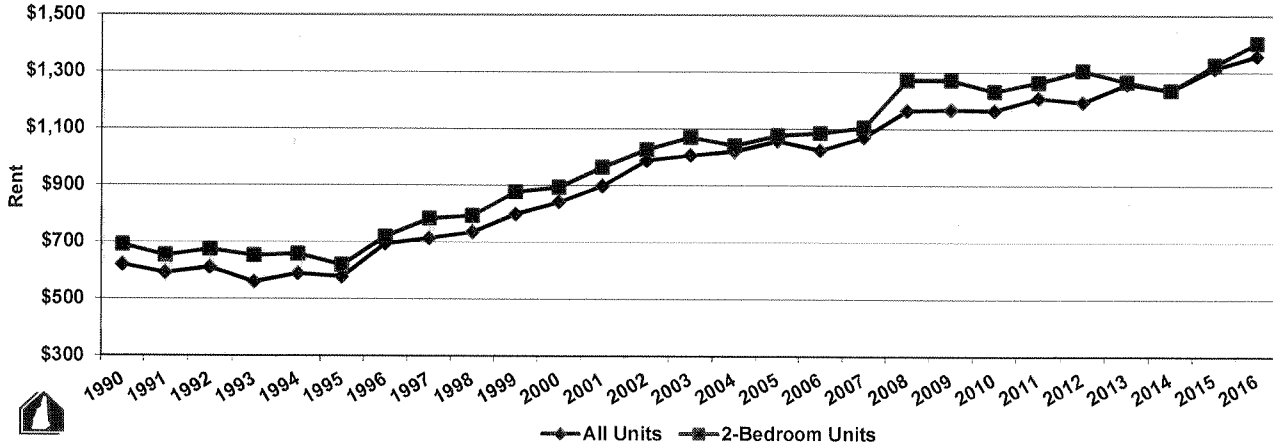
Year	All Units		0-Bedroom Units		1-Bedroom Units		2-Bedroom Units		3-Bedroom Units		4+-Bedroom Units	
	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size
2016	\$1,795	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	#N/A	#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

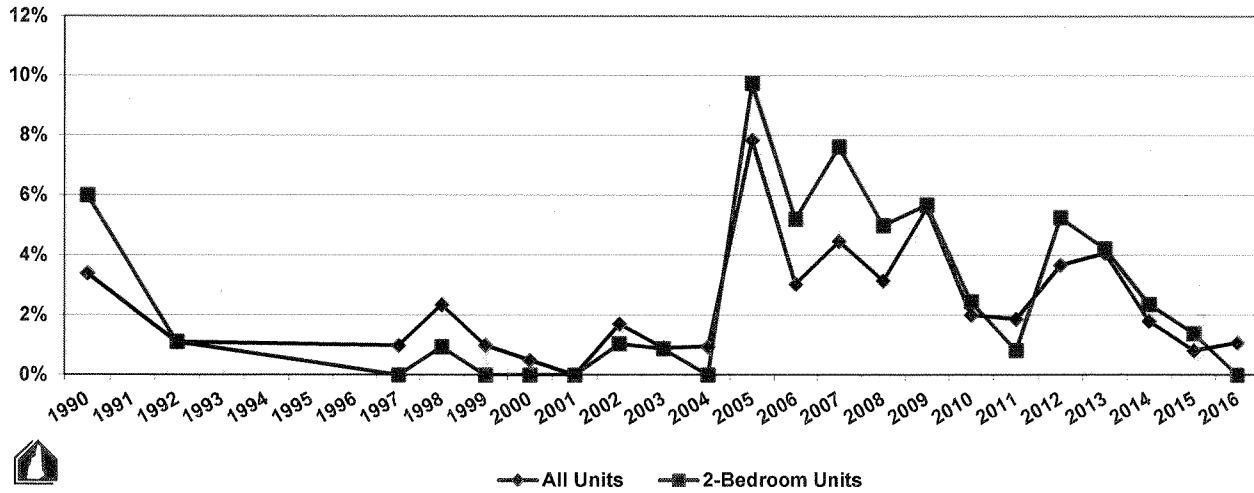


Year	All Units		0-Bedroom Units		1-Bedroom Units		2-Bedroom Units		3-Bedroom Units		4+-Bedroom Units	
	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross Rental Cost	Sample Size	Median Gross 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



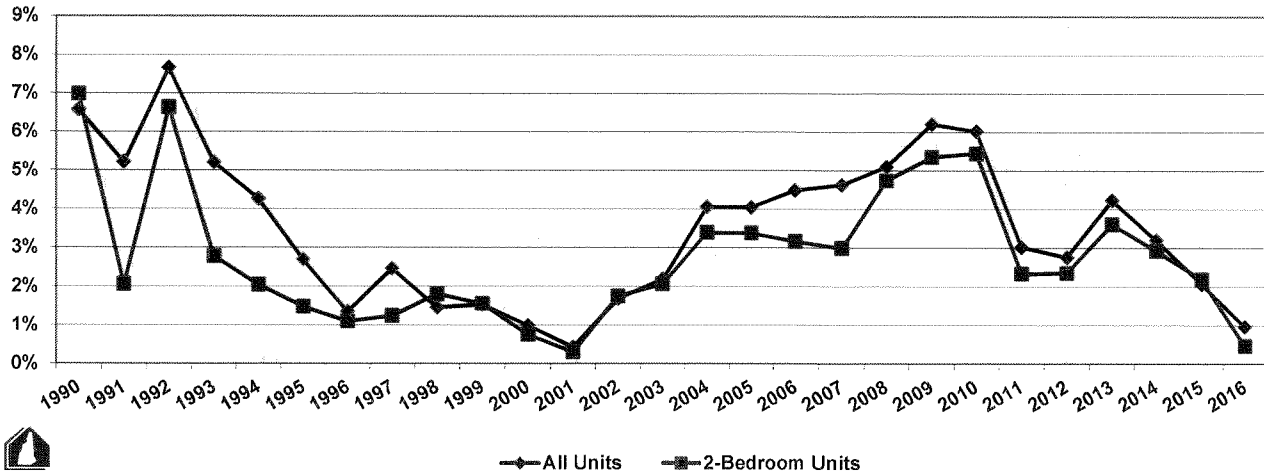
Year	All Units		2-Bedroom Units	
	Vacancy Rate	Sample Size	Vacancy Rate	Sample Size
2016	1.1%	73	0.0%	43
2015	0.8%	134	1.4%	76
2014	1.8%	110	2.4%	57
2013	4.1%	89	4.2%	52
2012	3.7%	97	5.3%	54
2011	1.9%	93	0.8%	50
2010	2.0%	113	2.5%	52
2009	5.6%	95	5.7%	52
2008	3.2%	85	5.0%	49
2007	4.5%	109	7.6%	60
2006	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.

Vacancy Rate of Rental Housing Units

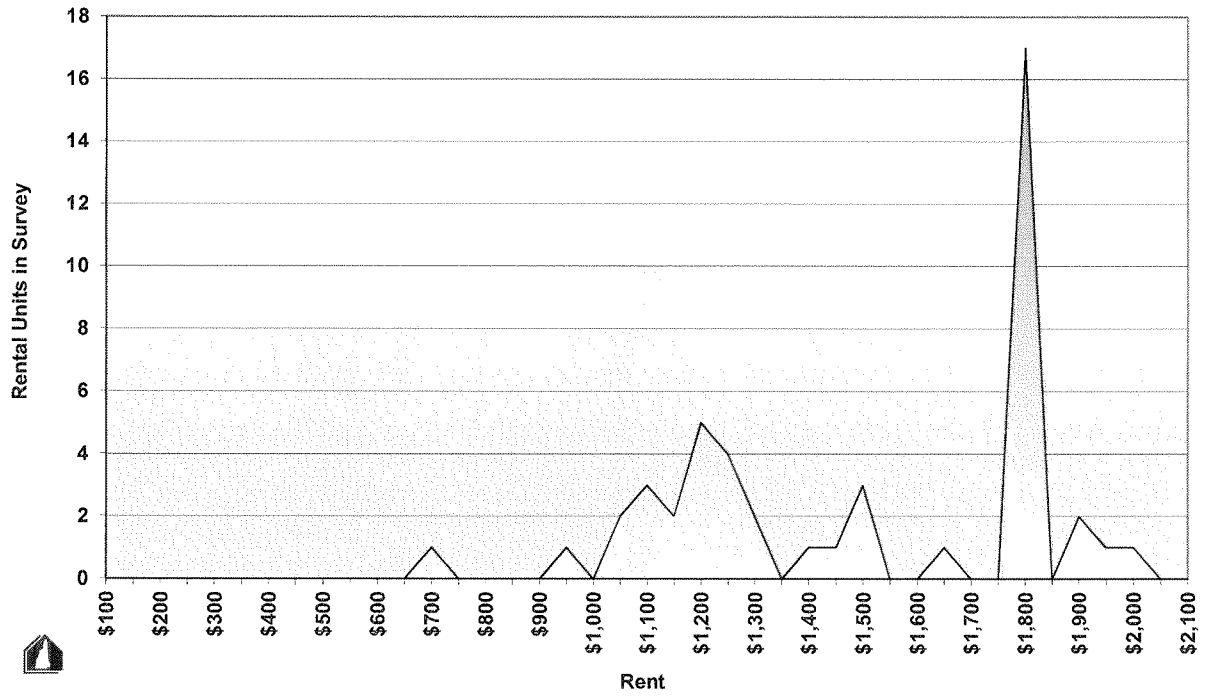


Year	All Units		2-Bedroom Units	
	Vacancy Rate	Sample Size	Vacancy Rate	Sample Size
2016	1.0%	1,070	0.5%	631
2015	2.1%	1,145	2.2%	662
2014	3.2%	1,119	2.9%	652
2013	4.2%	1,063	3.6%	573
2012	2.8%	1,087	2.4%	594
2011	3.0%	1,132	2.3%	618
2010	6.0%	1,373	5.5%	773
2009	6.2%	1,170	5.4%	628
2008	5.1%	929	4.7%	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

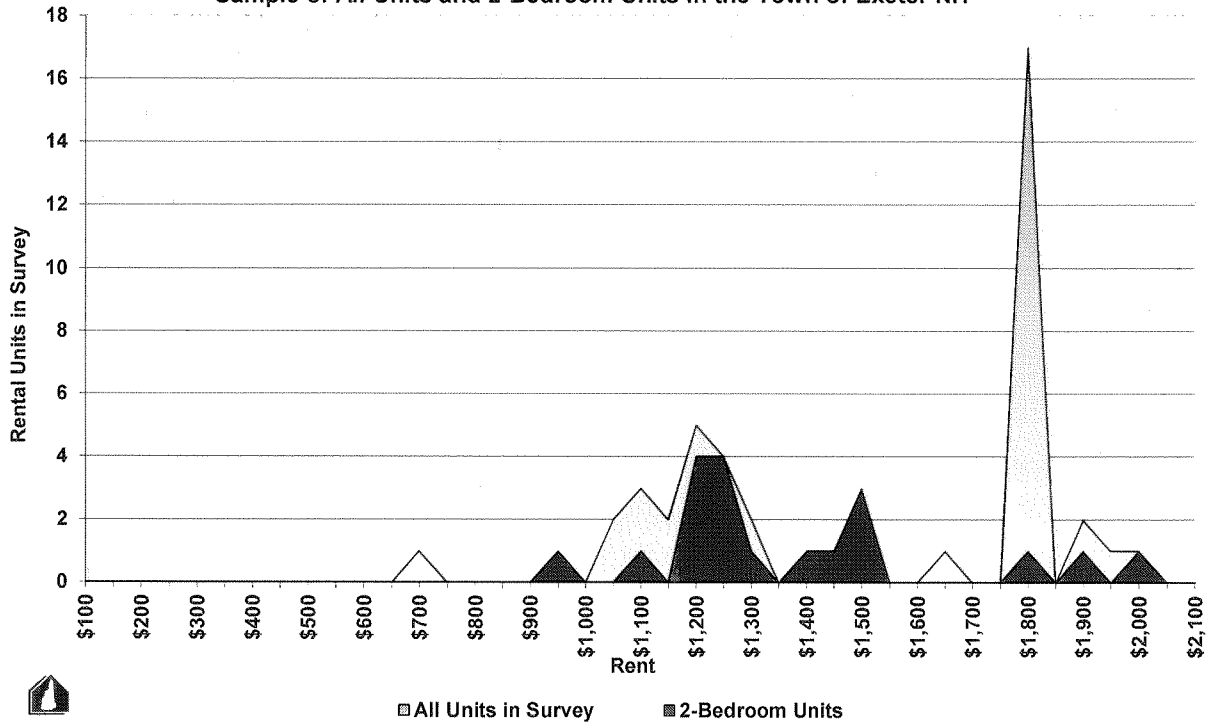
Source: NHHFA Residential Rental Cost Survey
 Note: Calculations based on a sample size of less than 20 are highly volatile and not considered valid.
 Caution should be used in interpreting these numbers since the survey methods used may underestimate the real rate of vacancy.

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

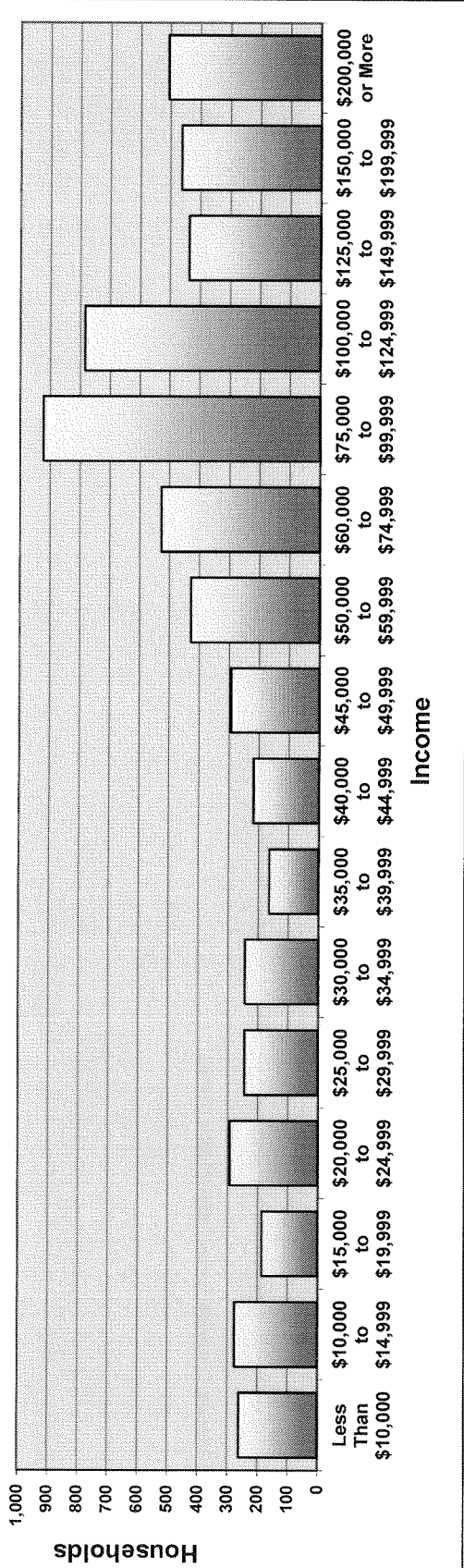


New Hampshire Housing Area Profile

Exeter

INCOME CHARACTERISTICS

Households By Household Income



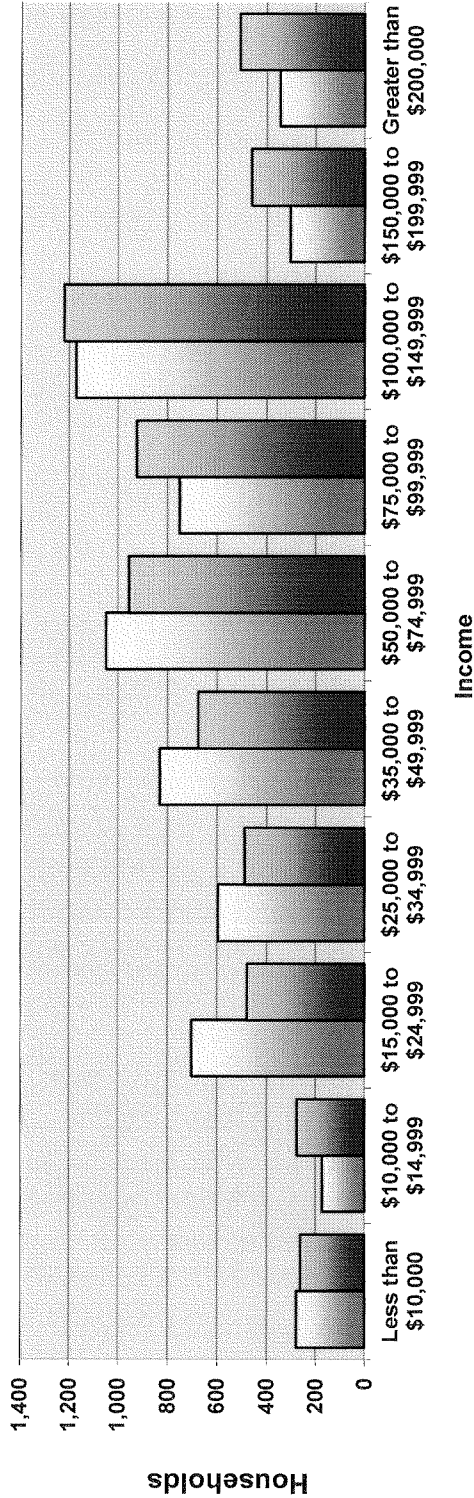
Exeter	Household Income in 2014										Households by Age of Householder				Family Households		Non-Family HH		MOE Non-Family HH						
	Households		MOE		Under 25		MOE		25 to 44		MOE 25 to 44		45 to 64		MOE 45 to 64		65 & Over			MOE 65 & Over		Family HH		Non-Family HH	
	Households	MOE	Households	MOE	Households	MOE	Households	MOE	Households	MOE	Households	MOE	Households	MOE	Households	MOE	Households	MOE		Households	MOE	Family HH	MOE	Non-Family HH	MOE
Less Than \$10,000	262	+/-111	24	+/-40	83	+/-62	87	+/-59	87	+/-62	87	+/-59	87	+/-59	68	+/-47	142	+/-84	139	+/-77	142	+/-84	139	+/-77	
\$10,000 to \$14,999	276	+/-129	0	+/-17	24	+/-25	40	+/-29	212	+/-118	25	+/-27	25	+/-27	88	+/-69	65	+/-53	251	+/-124	65	+/-53	121	+/-79	
\$15,000 to \$19,999	186	+/-96	0	+/-17	44	+/-48	54	+/-40	88	+/-69	54	+/-40	54	+/-40	133	+/-76	118	+/-90	175	+/-79	118	+/-90	175	+/-79	
\$20,000 to \$24,999	293	+/-130	0	+/-17	128	+/-107	32	+/-28	133	+/-76	32	+/-28	32	+/-28	133	+/-76	121	+/-90	124	+/-77	121	+/-90	124	+/-77	
\$25,000 to \$29,999	245	+/-114	0	+/-17	67	+/-81	45	+/-36	133	+/-76	45	+/-36	45	+/-36	64	+/-53	69	+/-68	187	+/-99	69	+/-68	187	+/-99	
\$30,000 to \$34,999	244	+/-115	0	+/-17	61	+/-72	119	+/-74	64	+/-53	119	+/-74	119	+/-74	63	+/-47	79	+/-54	91	+/-60	79	+/-54	91	+/-60	
\$35,000 to \$39,999	164	+/-81	0	+/-17	32	+/-29	69	+/-57	63	+/-47	69	+/-57	69	+/-57	53	+/-40	49	+/-38	157	+/-75	49	+/-38	157	+/-75	
\$40,000 to \$44,999	218	+/-87	0	+/-17	87	+/-62	78	+/-38	53	+/-40	78	+/-38	78	+/-38	120	+/-63	130	+/-54	171	+/-102	130	+/-54	171	+/-102	
\$45,000 to \$49,999	294	+/-122	0	+/-17	108	+/-96	66	+/-42	204	+/-92	66	+/-42	66	+/-42	204	+/-92	283	+/-131	138	+/-64	283	+/-131	138	+/-64	
\$50,000 to \$59,999	428	+/-137	0	+/-17	73	+/-81	151	+/-78	84	+/-57	151	+/-78	151	+/-78	84	+/-57	226	+/-84	304	+/-109	226	+/-84	304	+/-109	
\$60,000 to \$74,999	527	+/-139	32	+/-40	206	+/-103	205	+/-101	234	+/-89	205	+/-101	205	+/-101	234	+/-89	652	+/-198	273	+/-105	652	+/-198	273	+/-105	
\$75,000 to \$99,999	922	+/-221	0	+/-17	225	+/-91	463	+/-156	205	+/-83	463	+/-156	463	+/-156	205	+/-83	602	+/-172	176	+/-91	602	+/-172	176	+/-91	
\$100,000 to \$124,999	784	+/-204	29	+/-43	174	+/-81	376	+/-132	109	+/-58	376	+/-132	376	+/-132	109	+/-58	341	+/-119	90	+/-56	341	+/-119	90	+/-56	
\$125,000 to \$149,999	437	+/-129	18	+/-27	181	+/-94	129	+/-56	25	+/-29	181	+/-94	129	+/-56	25	+/-29	449	+/-130	23	+/-25	449	+/-130	23	+/-25	
\$150,000 to \$199,999	462	+/-122	0	+/-17	151	+/-72	286	+/-100	50	+/-44	151	+/-72	286	+/-100	50	+/-44	435	+/-100	42	+/-37	435	+/-100	42	+/-37	
\$200,000 or More	506	+/-104	13	+/-20	179	+/-67	264	+/-86	1,845	+/-186	179	+/-67	264	+/-86	1,845	+/-186	3,786	+/-185	2,462	+/-249	3,786	+/-185	2,462	+/-249	
Total Households	6,248	+/-214	116	+/-76	1,823	+/-174	2,464	+/-208	\$96,536	+/-4,724	1,823	+/-174	2,464	+/-208	\$96,536	+/-4,724	\$96,538	+/-8,954	\$44,493	+/-3,850	\$96,538	+/-8,954	\$44,493	+/-3,850	
Median Household Inc	\$74,071	+/-6,863	\$115,172	+/-11,388	\$74,688	+/-17,499	\$88,367	+/-6,551	Data from the American Community Survey are estimates																

Source: 2010-2014 American Community Survey Table B19001; B19037; B19101; B19102; B19112; B19113; B19049

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			

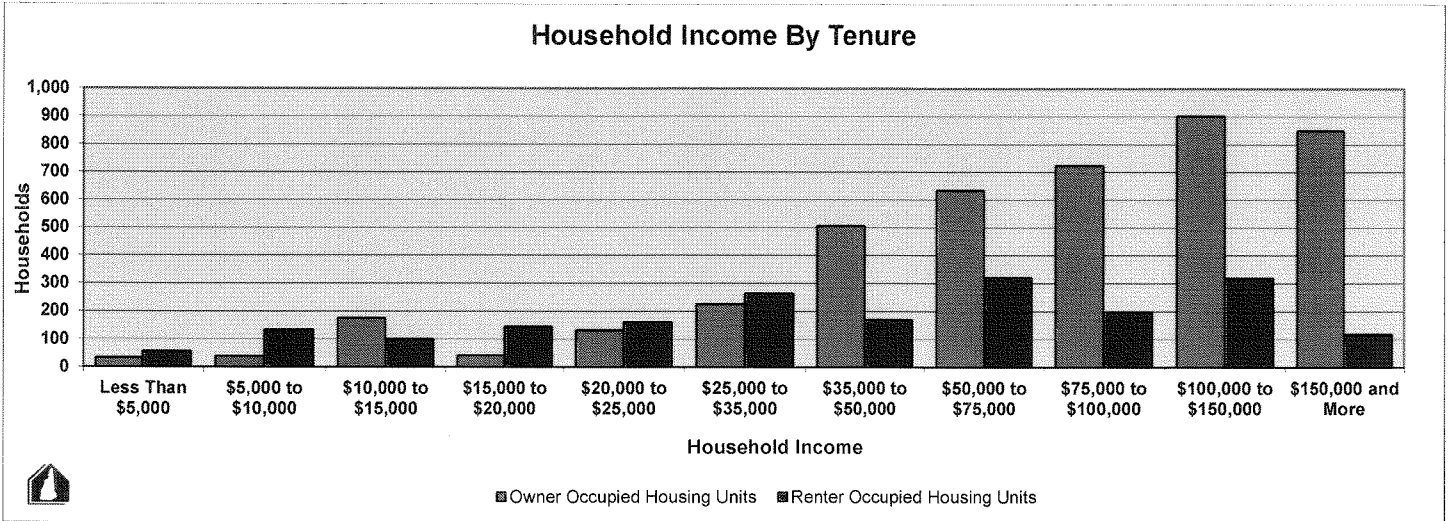
Source: 2005-2009 and 2010-2014 American Community Survey Tables B25119; B19001

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:

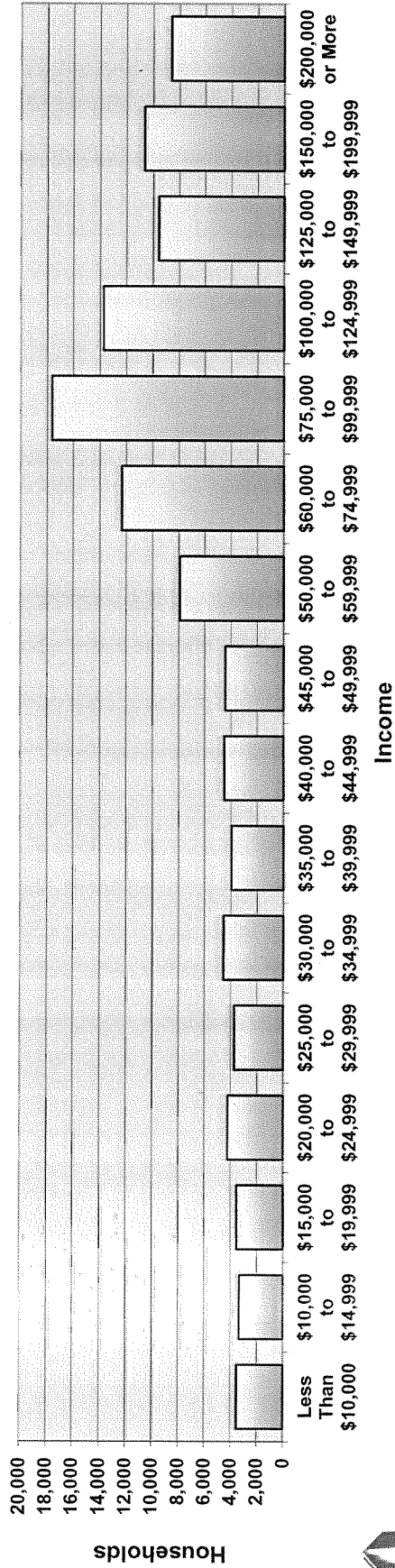
¹ 2010-2014 American Community Survey Table B25118; 2014 Inflation Adjusted dollars

Data from the American Community Survey are estimates

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

Rockingham County
INCOME CHARACTERISTICS

Households By Household Income



Rockingham County Household Income in 2014

	Households by Age of Householder										Margin of Error Non-Family HH			
	Households	Margin of Error Households	Under 25	Margin of Error Under 25	25 to 44	Margin of Error 25 to 44	45 to 64	Margin of Error 45 to 64	65 & Over	Margin of Error 65 & Over		Family Households	Margin of Error Family HH	Non-Family HH
Less Than \$10,000	3,532	+/-443	279	+/-129	906	+/-259	1,140	+/-242	1,041	+/-180	1,364	+/-278	2,201	+/-308
\$10,000 to \$14,999	3,320	+/-372	25	+/-27	447	+/-157	996	+/-215	1,677	+/-283	741	+/-198	2,609	+/-355
\$15,000 to \$19,999	3,528	+/-463	121	+/-72	739	+/-211	1,015	+/-235	1,853	+/-284	1,283	+/-279	2,512	+/-329
\$20,000 to \$24,999	4,217	+/-484	82	+/-49	740	+/-250	1,128	+/-223	1,805	+/-286	1,546	+/-321	2,303	+/-324
\$25,000 to \$29,999	3,725	+/-410	191	+/-80	682	+/-196	1,196	+/-235	1,600	+/-249	1,666	+/-289	2,065	+/-238
\$30,000 to \$34,999	4,563	+/-508	292	+/-162	1,235	+/-306	1,491	+/-246	1,405	+/-229	2,102	+/-298	2,350	+/-367
\$35,000 to \$39,999	3,965	+/-451	145	+/-90	1,074	+/-264	1,742	+/-258	1,333	+/-230	2,363	+/-393	2,185	+/-294
\$40,000 to \$44,999	4,508	+/-479	263	+/-140	1,195	+/-224	1,459	+/-283	1,290	+/-230	2,292	+/-366	2,028	+/-326
\$45,000 to \$49,999	4,430	+/-488	113	+/-95	1,017	+/-236	1,943	+/-316	1,337	+/-205	2,810	+/-372	1,822	+/-247
\$50,000 to \$59,999	7,925	+/-566	239	+/-126	2,616	+/-424	3,211	+/-397	2,160	+/-253	5,193	+/-482	2,895	+/-403
\$60,000 to \$74,999	12,354	+/-766	287	+/-150	3,763	+/-369	5,731	+/-467	2,477	+/-261	8,457	+/-526	3,832	+/-430
\$75,000 to \$99,999	17,634	+/-837	257	+/-128	5,887	+/-484	8,201	+/-593	2,944	+/-344	13,658	+/-701	3,574	+/-400
\$100,000 to \$124,999	13,747	+/-720	88	+/-76	4,890	+/-413	7,370	+/-526	1,784	+/-239	11,463	+/-606	2,247	+/-309
\$125,000 to \$149,999	9,552	+/-632	35	+/-34	3,385	+/-413	5,433	+/-416	770	+/-189	8,565	+/-640	1,018	+/-211
\$150,000 to \$199,999	10,648	+/-553	23	+/-35	3,711	+/-352	6,424	+/-496	1,002	+/-195	9,767	+/-582	947	+/-230
\$200,000 or More	8,614	+/-501	13	+/-20	2,561	+/-328	6,151	+/-388	874	+/-176	8,539	+/-524	887	+/-189
Total Households	116,262	+/-668	2,453	+/-332	34,848	+/-582	54,631	+/-549	25,352	+/-412	81,809	+/-1,004	35,475	+/-953
Median Household Inc	\$79,368	+/-1,308	\$41,236	+/-3,572	\$86,706	+/-2,106	\$93,264	+/-3,140	\$47,132	+/-1,588	\$94,726	+/-2,016	\$43,705	+/-1,680

Data from the American Community Survey are estimates

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.

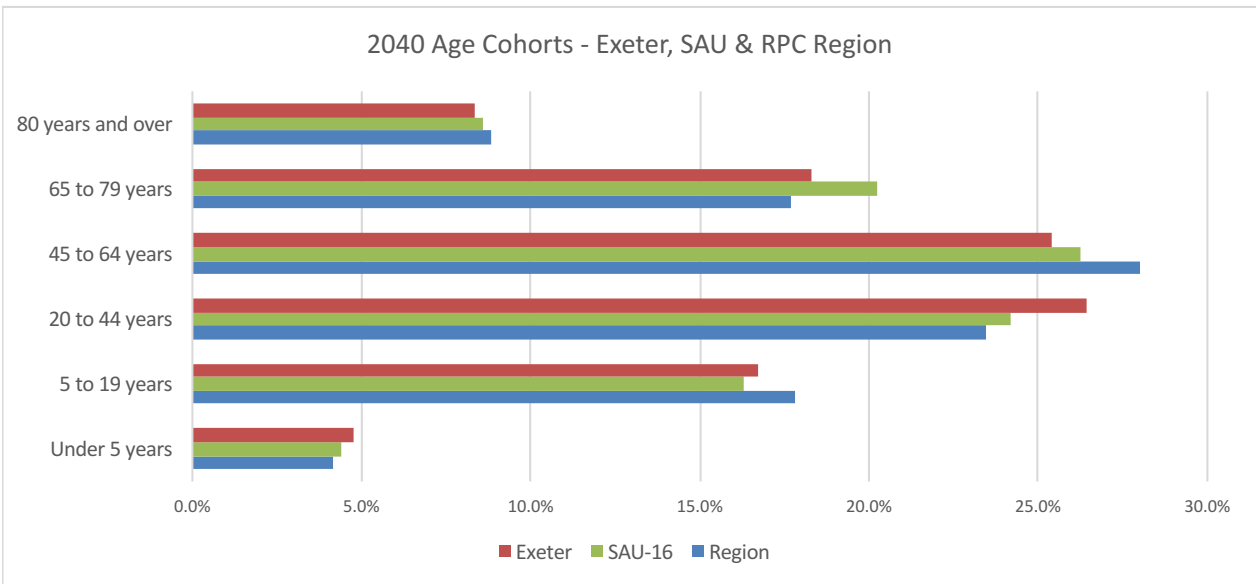
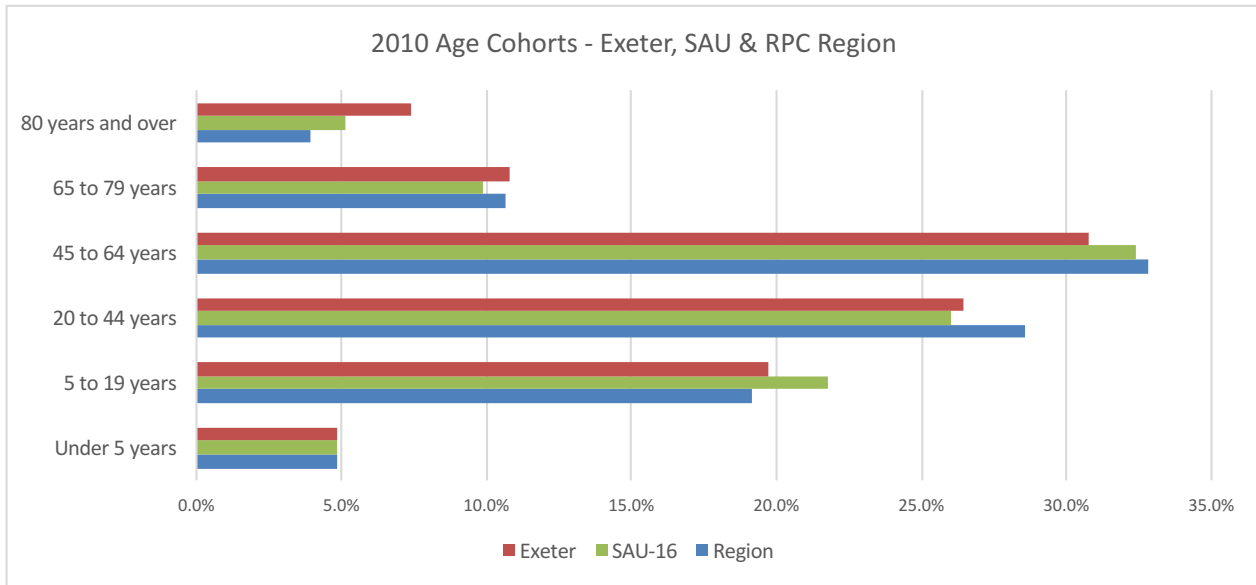
Table 1: Summary of Projected Total Population

	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

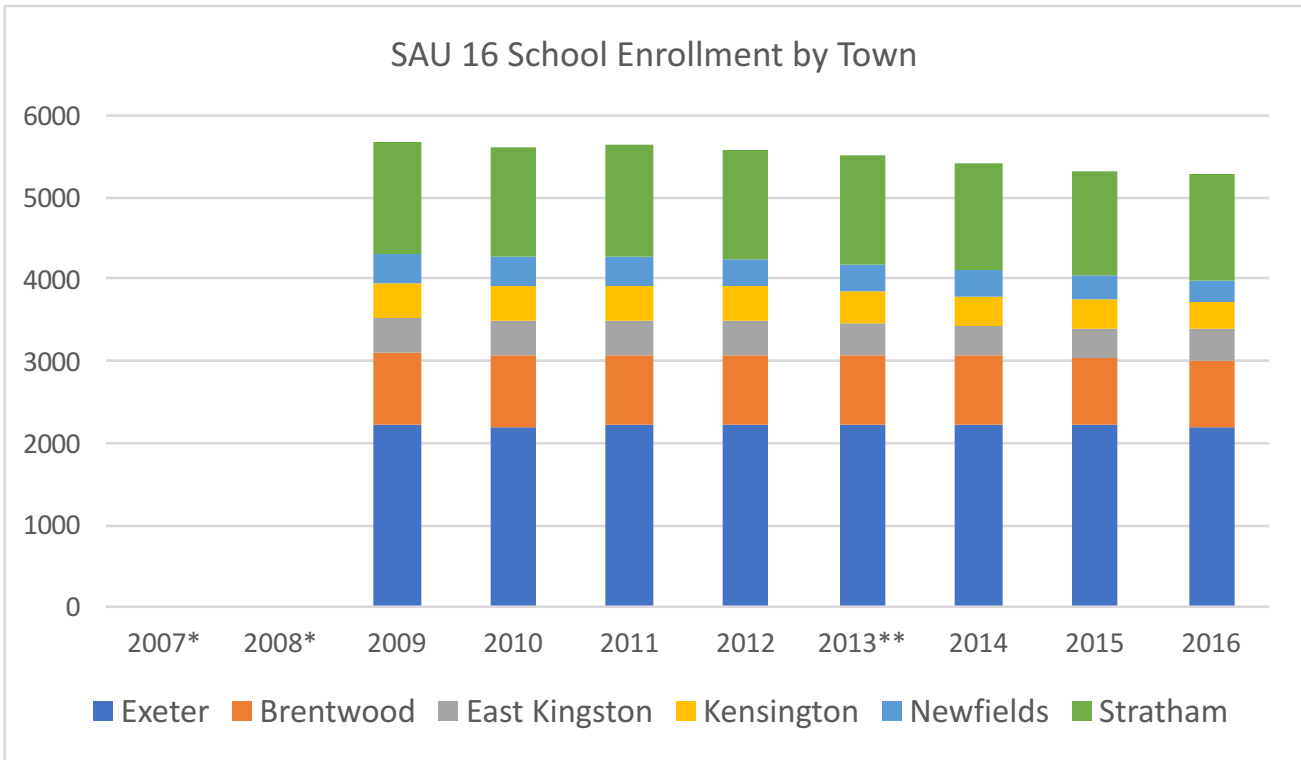
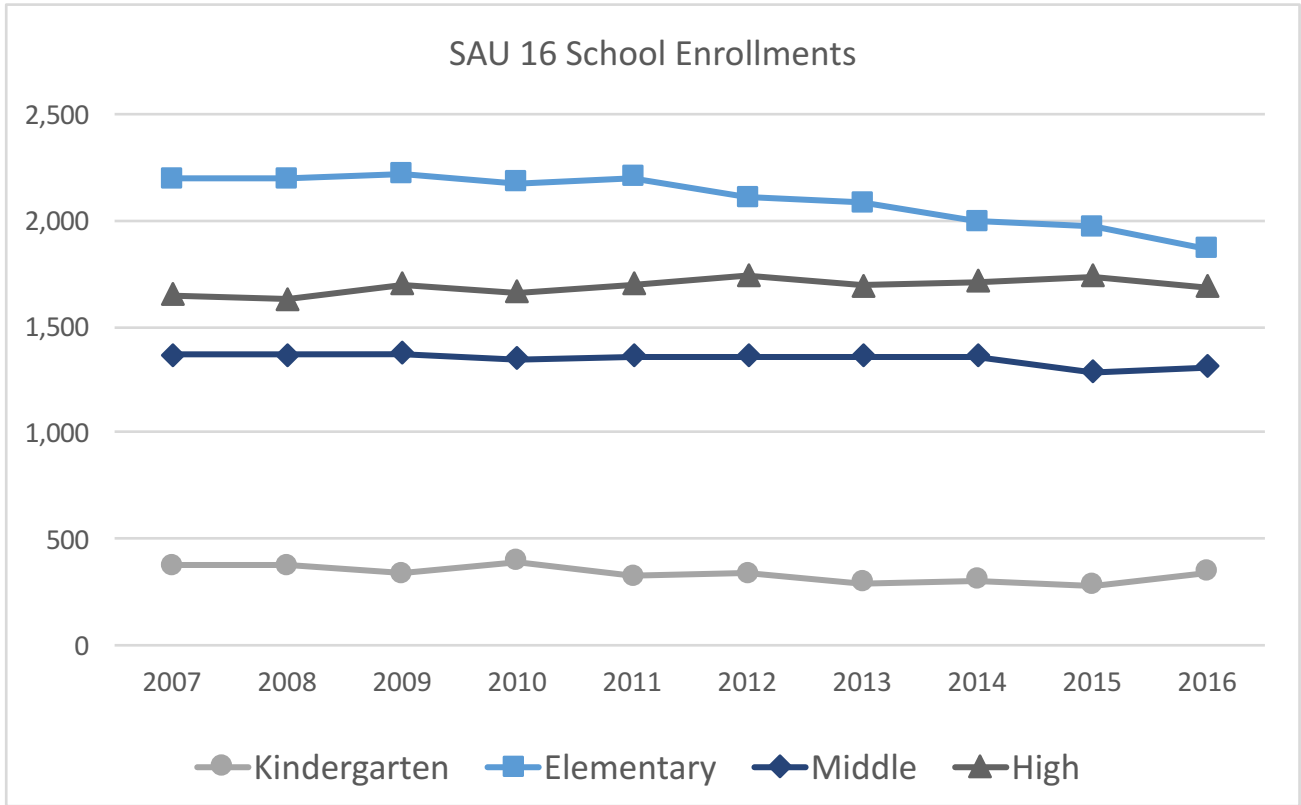
County/County Subdivision	2015 est.	2020	2025	2030	2035	2040
Rockingham County	300,569	307,013	314,418	321,441	325,474	326,238
Atkinson town	6,722	6,834	6,967	7,122	7,212	7,229
Auburn town	5,315	5,560	5,828	5,959	6,033	6,048
Brentwood town	4,678	5,116	5,586	5,711	5,783	5,796
Candia town	3,909	3,891	3,880	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%	



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%

