

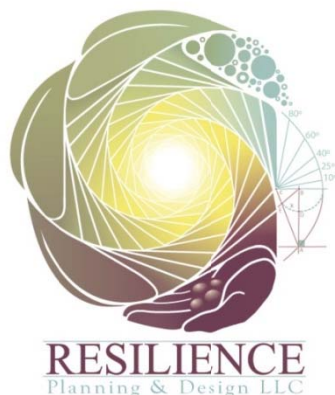
Request for Proposals: **Analysis and Community-wide Visioning Related to Existing Conditions, Taxes, and Future Development Opportunities**

Delivered to:

**Lyme Community Development Committee (LCDC) and Planning Board
C/O Dina Cutting
PO Box 126, Lyme, NH 03768**



May 15, 2018





Town of Lyme
Community Development Committee (LCDC) and Planning Board
PO Box 126,
Lyme, NH 03768

May 15, 2018

Letter of Interest: Request for Proposal

To whom it may concern,

We are very excited to submit our proposal for planning services related to Lyme's Visioning Process. Resilience Planning and Design was created to serve communities like Lyme that are thoughtfully planning of their future. Our team's extensive experience in planning, as well as our abilities to conduct effective public outreach, will bring the skills and expertise required to reach your project goals.

For this project we will partner with Russ Thibeault of Applied Economic Resources. We have partnered with Russ many times and believe our combined skillsets will serve Lyme in the analysis you have requested, the creation of an engaging public process, and will result in findings that will effectively guide future land use and economic decisions.

The enclosed proposal will further detail who we are, the type of work we do, and how we would assist you with this project. Thank you for the opportunity to offer our services and I hope we have the opportunity to work together on this project!

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Whitman", with a stylized, flowing script.

Steve Whitman, AICP
Resilience Planning & Design LLC
1 Bridge Street
Plymouth, NH 03264
e: steve@resilienceplanning.net
p: 603-381-1798

Firm Profiles and Qualifications

The principals of Resilience Planning & Design and Applied Economic Research have been collaborating on projects in New Hampshire for fifteen years. Initially Steve and Russ collaborated as part of a team working with the Town of Farmington to update the Town's master plan which included analysis and engagement tasks similar to what is being requested in Lyme. They later collaborated on many community impact studies throughout New Hampshire, and recently provided land use and economic analysis for both the F.E. Everett Turnpike and Bow/Concord I-93 Projects. For your project we believe that our combined skillsets will serve Lyme best. Below you will find background information on both firms and the two professionals prepared to assist the Town of Lyme.

Resilience Planning & Design, LLC is a New Hampshire based firm providing collaborative planning, design and education services. We are located on the corner of Main Street and Bridge Street in Plymouth, NH. Currently we have one full-time staff person, Steve Whitman, one part-time planner, Elizabeth Kelly, and collaborate with others on a project basis. As a small firm we are very experienced in assembling and managing diverse teams that can deliver the specific skills needed for each project. Our firm has extensive experience working on a range of planning projects in communities of all sizes, but we specialize in community engagement for planning and regulatory initiatives.

All of the community master planning and land use regulation projects we complete have an outreach and engagement component that is critical to the success of the initiative. Some of the communities where we have guided such a process recently include:

- Groton, NH – Land Use Regulations
- Newbury, NH – Master Planning and Safety Services Planning
- Wolfeboro, NH – Master Planning
- Jaffrey, NH – Visioning
- Jackson, NH – Housing Study

Applied Economic Research was founded in 1976 and since that time has researched the relationship between (1) local costs and benefits of new development and (2) local public finances in a variety of settings throughout the State. AER has the single most extensive experience exploring the economic relationship between growth and municipal finances in the State. AER's work includes three studies of the relationship between new development and school enrollment completed on behalf of the New Hampshire Housing Finance Authority. Several of those studies included case studies in the State's smaller communities including Hudson, Milford and Belmont. AER has explored the relationship between new development and its impact on municipal finances in a number of the State's smaller communities including:

- Belmont, NH
- Bedford, NH
- New Hampton, NH
- Hudson, NH
- Durham, NH
- New Ipswich, NH

AER is well-informed as to market dynamics in the Upper Valley region, having recently analyzed regional growth patterns and market opportunities as part of its work on the downtown Lebanon Visioning analysis and more recently the exploration of Tax Increment Financing to fund public

improvements in downtown Lebanon. AER has learned that the key to whether new development has a positive or negative influence on the local tax structure relates to focusing on new development that is compatible with (1) existing development in the community and (2) is sensitive to the existing and planned capacity of services (schools, police, fire, public works, etc.).

Professional Staff

The following biographies will provide some background on the two members of our team. Resumes for each team member are included at the back of this proposal.

Steve Whitman of Resilience Planning & Design is a professional planner and educator who has been working in the public, non-profit, and private sectors in New England for over twenty years. Steve will serve as the project lead and be the direct contact for the Town of Lyme. For the past fifteen years he has successfully partnered with others to create dynamic consulting teams tailored to the client's specific project needs. Steve established Resilience Planning & Design to assist communities on comprehensive planning initiatives and on implementation actions that reinforce their vision and future land use plans. His work is largely focused on outreach and engagement efforts to address complex issues in New Hampshire municipalities. Steve also serves on the Plymouth Energy Commission and is an alternate to the Plymouth Planning Board.

Russ Thibeault of Applied Economic Research founded AER in 1976. He has completed economic and real estate assignments in over 30 states. Russ holds the NH Certified General Appraiser Certificate #004 and has served on the NH Real Estate Appraisal Board. He is a member of the Institute of Business Appraisers, the National Association of Business Economists and a Practicing Affiliate of the Appraisal Institute. He currently serves as a Director of Bank of New Hampshire and has previously served on the Boards of Laconia Peoples Bank and Trust, First NH Banks and Indian Head Bank (Laconia). Russ's practice embraces a broad range of skill sets including real estate and business valuation, economic impact assessment, economic development studies and real estate market/investment analysis. He has been qualified as an expert witness in nearly all of New Hampshire's Superior Courts, Federal District Court and the Federal Bankruptcy Court (NH). He has been widely quoted in a variety of national media including The New York Times, the Los Angeles Times, and the Wall Street Journal.

Scope of Work

The following scope of work follows the tasks outlined in the request for proposal. Project management and coordination will be handled by Resilience Planning & Design. All analysis, outreach and engagement with the public, and development of the final report will include both firms.

Task 1. Initial Meeting Town of Lyme \$1200

This initial meeting will include our team and representatives of the Lyme Community Development Committee (LCDC) and Planning Board. The purpose of the meeting will be to refine the scope and schedule for the project, gain additional perspective on the identified issues and needs related to this initiative, and to discuss the outreach and engagement strategies. We find your proposed timeline very reasonable.

Task 2. Land Use and Economic Analysis \$3585

Our team will perform the necessary analysis of the existing tax base, demographics, economic trends, geography, constraints, housing, and infrastructure. The resulting document will serve as a detailed profile of the community and will be summarized using engaging infographics. This document will also identify some approaches to consider and the impact these changes would have on existing services.

Task 3. Public Outreach \$4460

A visioning process should include multiple ways to participate in order to maximize awareness and participation from landowners and residents. Our team will work with the committee to identify a combination of in person and online strategies that may include stakeholder interviews, a community forum, an online feedback form, and other strategies that work well in Lyme. The purpose of these techniques and the community visioning session will be to:

- Describe the current Lyme tax base and other relevant data
- Compare Lyme's economic situation to comparable N.H. towns
- Illustrate and discuss factors limiting development
- Illustrate and discuss factors that support development
- Provide an opportunity for participants to express opinions about the appropriateness of the existing tax base
- Provide a venue for discussing whether and how Town expenses might be constrained.
- Identify and discuss areas for possible additional development
- Discuss the types of new development that might be economically viable in Lyme.

The interactive nature of the public outreach events will allow us to share our initial findings and solicit additional questions and feedback from the participants.

Task 4. Final Report \$5600

We will then deliver a final report that includes the analysis completed during this project, the community input, and clear implementation actions.

Cost for Services

Given the scope of this project and the available budget we have anticipated the cost for services by task in the previous section of this proposal. These estimates are based on our understanding of the project as outlined in the request for proposals. Our estimated costs for this project total up to \$14,845 which includes approximately 100 hours of our time and a small budget for materials. While more could potentially be spent on an initiative such as this we feel this is adequate for the identified work plan.

As you review our scope of work and identified fees we realize that Town representatives may wish for a larger or smaller effort in some of these tasks. So, we hope you will consider this the start of a conversation. We would be very happy to work directly with the Town to fine tune the scope and budget for this work if selected.

Our hourly rates are as follows:

- Steve Whitman: \$120 per hour
- Russ Thibeault: \$175 per hour

If selected we will gladly provide a certificate of insurance to the Town and will plan to bill on a monthly basis based on the percent of tasks completed.

Supporting Materials

Resumes

Project Examples

- Belmont, NH, Property Tax and community Impact Study
- Jackson, NH, Outreach Poster
- Additional examples and references available upon request



STEVEN W. WHITMAN

professional planner & educator

CONTACT

Home: 23 Parker St
Plymouth, NH 03264

Office: One Bridge St.
Plymouth, NH 03264

603-381-1798
steve@resilienceplanning.net
www.resilienceplanning.net

EDUCATION

EdD Learning, Leadership and Community

Plymouth State University, Plymouth, NH; Currently Enrolled

M.S. Regional Planning

Concentration: Environmental Policy and Planning

University of Massachusetts, Amherst, MA; May 1998

B.A. Marine Affairs

Concentration: Coastal Zone Management

Minor: Zoology

University of Rhode Island, Kingston, RI; May 1995

Associates Degree: Liberal Arts

Concentration: Math and Science

Dean College, Franklin, MA; May 1993

CERTIFICATIONS

Permaculture Teacher Certification

Central Rocky Mountain Permaculture Institute, Basalt, CO; September 2009

Permaculture Design Certificate

Crystal Waters Ecovillage, Queensland, Australia; May 1998

RELEVANT EXPERIENCE

Planning Consultant

Resilience Planning and Design LLC, Plymouth, NH; January 2014 – Present

Founder and Principal of this New Hampshire based planning, ecological design and education firm providing a range of services to clients with a commitment to a more resilient future.

Sustainability Programs Coordinator & Teaching Lecturer

Plymouth State University, Plymouth, NH; January 2004 – Present

Part-time staff for the Office of Environmental Sustainability. Currently teaching courses in Environmental Planning, Community Planning, Permaculture and Sustainability in the Social Science Department at the University. Developed and currently offering international field study courses focused on sustainability and permaculture.



STEVEN W. WHITMAN

professional planner & educator

ACTIVITIES

Alternate, Plymouth
Planning Board; January
2015 – Present

Member, Plymouth Energy
Commission; July 2007 –
Present

Board of Directors,
Plymouth Area Renewable
Energy Initiative; August
2006 – Present

Board Member,
Permaculture Association of
the Northeast; March 2016
– Present

Founding Member,
American Planning
Association Sustainable
Community Planning
Group;
2008 – Present

Planner of the Year,
New Hampshire Planners
Association; 2012

Eagle Scout, Boy Scouts of
America

RELEVANT EXPERIENCE

Adjunct Professor

Colby Sawyer College, New London, NH; January 2011 – Present

Developed and co-taught the College's first Permaculture Design Course. Participants in these courses include Colby students, faculty, and members of the general public. Currently assisting the College with the development of a Community Based Sustainability major, and collaboration on projects in Franklin, NH.

Senior Planner

Jeffrey H. Taylor and Associates, Concord, NH; April 2003 – November 2014

Planning consultant offering facilitation and long range planning services. Projects included design charrettes, climate/energy projects, community and watershed scale master planning, policy audits, and natural resource based planning projects.

Principal Planner

Office of State Planning, Concord, NH; August 1999 – December 2003

Responsibilities included coordination and/or participation in major studies and projects dealing with smart growth land use issues in New Hampshire. Responsibilities also included planning the annual conference and other workshop opportunities for planners in New Hampshire; providing technical advice to municipalities and regional planning staff on land use planning related topics; preparing and coordinating the publication and distribution of technical bulletins; writing, administering, and coordinating contracts.

Regional Planner

Lakes Region Planning Commission, Meredith, NH; December 1997–August 1999

Provided technical planning assistance and workshops to Lakes Region Municipalities and other interested parties. Provided Circuit Rider Planning Assistance to the Town of Northfield, NH on a part-time basis.

INTERESTS

Food production

Skiing

Trail running

RUSSELL W. THIBEAULT
PRESIDENT
APPLIED ECONOMIC RESEARCH, INC.

Russell W. Thibeault is a real estate and economic consultant and appraiser providing services to public and private clients. He founded Applied Economic Research in 1976 and has completed assignments in 30 states.

Expertise

Mr. Thibeault's expertise falls into a variety of economic and real estate topics:

Market Value Appraisals of undeveloped land, industrial, commercial, and investment real estate for government bodies, corporations, financial institutions, estates and private investors.

Economic Development Studies for states, regions and municipalities concerned about job, investment or income displacement.

Market and Financial Feasibility Analysis of shopping centers, office buildings, apartments, condominiums, industrial and land developments.

Highest and Best Use Studies of undeveloped land, industrial, commercial, and investment real estate for government bodies, corporations, financial institutions, estates and private investors.

Economic Loss Calculations for businesses and individuals.

Business Valuations and economic loss estimates of closely held businesses for estate planning, family interest transfers and court testimony.

Real Estate Investment Strategies for corporations, institutions, syndicates and individuals including: acquisition studies, market strategies, after tax cash flow studies, and financing strategies.

Site Location Studies for banks, retail stores, and industrial firms

Downtown Revitalization Studies for corporations, private investors and government bodies, including market penetration estimates, revitalization strategies, and financing strategies.



Economic Impact Studies including retail sales impact of proposed shopping centers and cost-revenue impacts of proposed shopping centers, residential, commercial or industrial developments.

Housing Market Studies for state, regional and local governments, including the evaluation of existing housing markets and identification of housing needs.

Public Finance Studies for local governments including revenue and cost projections, capital improvement programs and tax base analysis.

Between 1972 and 1976, Mr. Thibeault was employed by Hammer, Siler, George Associates, a Washington-based national economic and real estate consulting firm with field offices in Atlanta and Denver. In 1976, he resigned his senior associate position with the Hammer firm to establish Applied Economic Research, an independent consulting practice.

Private real estate investments analyzed by Mr. Thibeault represent a combined investment of over \$1 billion. His public and private experience has taken him to more than 30 states. Between his Applied Economic Research practice and his Washington position, clients include:

- American Institute of Architects
- National Association of Home Builders
- U.S. Department of Transportation
- U.S. Department of Housing & Urban Development
- U.S. Army Corps of Engineers
- National Commission on Water Quality
- National Trust for Historic Preservation
- Greater Baltimore Committee
- PPG Industries (Pittsburgh)
- MONDEV, International (Montreal)
- Town of Scarborough, Maine
- Haywood Properties (South Carolina)
- Pennsylvania Avenue Development Corp. (Washington, DC)
- Travelers Insurance
- New York State Urban Development Corporation
- Public Service Company of New Hampshire
- Appalachian Power Company (Virginia)
- Chittenden County Regional Planning Commission (Vt.)
- Piedmont Environmental Council (Virginia)
- City of New Orleans
- Lakes Region Planning Commission (New Hampshire)
- International Paper Company (New York)
- Town of Plymouth, Massachusetts
- Town of Franklin, Massachusetts
- City of Burlington, Vermont



City of Concord, New Hampshire
City of Laconia, New Hampshire
City of Baltimore, Maryland
State of Delaware
State of Rhode Island
New Hampshire Housing Finance Authority
Dartmouth College
Boston Redevelopment Authority

Education/Affiliations

Russell W. Thibeault holds a master's degree in urban and regional planning with an emphasis in economic analysis from the University of North Carolina (Chapel Hill). While attending the University, he was elected president of Planner's Forum, the graduate student organization. He holds a Bachelor of Arts degree from the University of New Hampshire and has taken advanced real estate courses in the Graduate School of Business at American University (Washington, D.C.). He has successfully completed courses leading to the MAI designation offered by the American Institute of Real Estate Appraisers. He has successfully completed residential and income property appraisal course examinations offered by the Society of Real Estate Appraisers. He is presently a practicing affiliate of the Appraisal Institute. He has completed course work and examinations leading to the Certified Business Appraiser designation offered by the Institute of Business Appraisers.

Mr. Thibeault is a Certified General Appraiser licensed by the New Hampshire Real Estate Appraiser Board, License #NHCG-4. He has served as the Certified General Real Estate Appraiser on the New Hampshire Real Estate Appraiser Board. He occasionally reviews appraisal reports on behalf of the board.

He was the recipient of a National Science Foundation research assistantship for research on consumer housing preferences and placed first in the Southern Regional Science Association research competition. He has authored several papers published in professional journals, including The Review of Regional Studies and Traffic Quarterly. He was a contributor to the President's Report on National Growth and Development issued to the U.S. Congress in 1974 and has authored several research papers distributed by the National Association of Home Builders. He has served as a course instructor in economics at New Hampshire College and has lectured in urban planning at Plymouth State College.

He maintains membership in the Institute of Business Appraisers and the National Association of Business Economists.



Appearances

Mr. Thibeault has appeared as an economist/real estate expert on *Nightline*, *ABC World News*, the *MacNeil-Lehrer News Hour*, *CNN* the *Japanese Broadcasting Network* and *BBC World Television News*. He has been interviewed by the *New York Times*, the *Los Angeles Times*, the *Wall Street Journal*, the *Washington Post*, *Fortune* magazine, the *Kiplinger Letter*, the *Irish Times*, *USA Today*, *Bloomberg News Service* and *U.S. News and World Report*.

Mr. Thibeault has served on the Board of Directors and as President of the *New Hampshire Planners Association*. He was elected to the Executive Committee of the *North Carolina Chapter of the American Institute of Planners*.

He currently serves on the board of *Bank of New Hampshire*. Mr. Thibeault served on the Board of Directors of the *Indian Head National Bank of Laconia*, until such time as that institution merged with the *Indian Head National Bank of Nashua*. He has served on the Board of Directors and Finance Committee of the *Lakes Region General Hospital* and as a director of *First NH Bank*, and *Citizens Bank (NH)*. He is past-president of the *Laconia Industrial Development Corporation* and also of *Plan NH*. Mr. Thibeault has served on the *NH Governor's Revenue Advisory Panel*. He serves on the advisory board of *Granite State College* and has served on the board of *Southern NH University*.

His economic commentaries have been heard nationally over *National Public Radio* affiliates on programs including *Marketplace*, *The Savvy Traveler* and *Living on Earth*

He is a frequent public speaker. He has presented before the *NH Bar Association's Continuing Legal Education series (CLE)*, the *NH Chapter of the Appraisal Institute*, the *NH Bankers Association*, the *NH Association of School Superintendents*, the *NH Assessors Association*, and the *National Conference of the National Association of Home Builders*.

He has been qualified as an expert witness in the *US District Court*, the *US Bankruptcy Court*, the *NH Board of Tax and Land Appeals* and most of the *Superior courts in New Hampshire*.

7/2012





Not a Precise Science

- Municipal services are provided to the community as a whole—cost per unit is vague.
 - What is the cost of providing fire protection to one more housing unit?
- Municipal service capacity increases are large and expensive.
- Results are influenced by the analyst's assumptions and methodology.
- Best interpretation:
 - Will revenues likely exceed, be about the same or be less than assigned costs?

Scope of Services

- Revisited prior impact studies in Belmont.
- Updated all town/school costs to 2005 tax year.
- Surveyed enrollment in subsidized housing
 - Including three Belmont developments
 - Belmont Village, Orchard Hill, Sandy Ledge
 - Five comparative Laconia developments
 - Two Realty Resources developments
 - 238 total units
- Internet search for similar studies
- Contacted NHHFA for similar studies
- Recalibrated AER model to reflect proposed development and current revenues/costs

Analyzed With AER Local Property Tax Impact Model

- Same approach used in analyzing single family developments in Belmont, this year.
- Updated cost and revenue figures to 2005 levels
- Major steps:
 - Estimate assessed value and property tax revenues
 - Estimate municipal cost impacts
 - Estimate school enrollment
 - Estimate local school cost impacts
 - Identify capacity issues
 - Develop estimates of capacity costs for proposed development
 - Estimate annual revenues, expenses

Synopsis of Relevant Points from Prior AER Studies in Belmont

- Town is growing rapidly and pace of growth is quickening.
- Town and school spending have increased rapidly, not exclusively because of growth.
- Town facilities are nearing or exceed capacity (high school, library, town offices, fire, police, community center).
- It will be a challenge to maintain a competitive tax rate, continue to accommodate growth, and adequately fund services
- School enrollment has been stable, despite residential growth.
- Break-even single family market value is in the \$275,000-\$300,000 range.
- Typical new single family unit generates 0.55 students

The Proposed Development

- 32 Units
 - 16@2 Bedroom
 - 16@3 Bedroom
- Townhouse Style
- Located Adjacent to Briarcrest Route 107/106
- Municipal sewer
- Community water system

The Subsidy: Workforce Housing

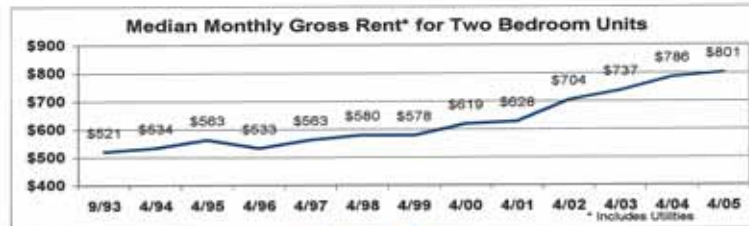
- Subsidies will keep rents low by reducing debt service :
 - Low Income Housing Tax Credits
 - Rural Development 515 loan
 - NHHFA HOME loan NHHFA
 - Affordable Housing loan
 - 15 year commitment to below market rents
- Tenants may also be subsidized, depending on availability of vouchers, Will pay no more than 30 percent of their income in rent if vouchers are available in the future.
- Rents are expected to be
 - 2 Bedroom \$768 including utilities
 - 3 Bedroom \$886 including utilities
- No restriction on where tenants come from
 - Managers will advertise heavily in Belmont

Income Levels

Maximum Income By Target Group and Household Size				
		Maximum Income		
% of Area Income	# of Units	1 Person	3 Person	4 Person
50%	16	\$ 22,000	\$ 28,300	\$ 31,450
60%	16	\$ 26,400	\$ 33,960	\$ 37,740
Source: Realty Resources				

Rental Costs Rise Rapidly Creating a Need For Affordable Rental Housing

BELKNAP COUNTY



2005 Gross Rent (Includes Utilities)

Unit Size (Bedrooms)	Sample Size	Rent Range	Median
0	39	\$433 - \$684	\$542
1	196	\$368 - \$1,145	\$603
2	241	\$563 - \$1,225	\$801
3	85	\$650 - \$1,477	\$901

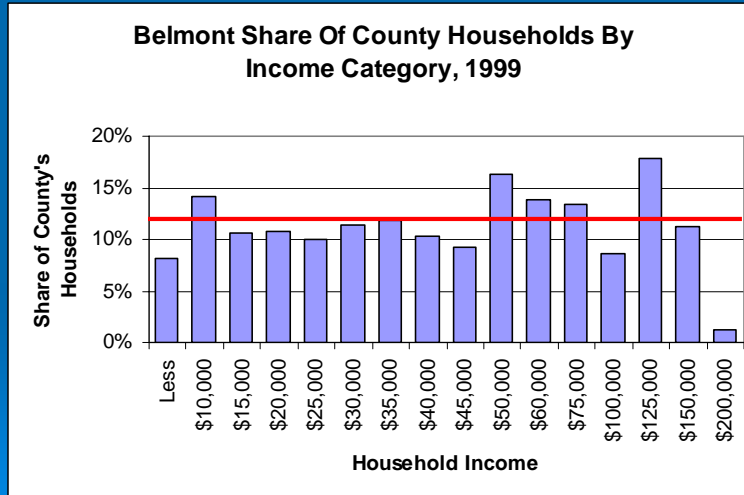
Subsidized Housing Inventory

Belmont Subsidized Housing Inventory

	Elderly	Family
Belmont Housing for the Elderly	40	
Belmont Village Apartments		26
Orchard Hill II		27
Sandy Ledge Housing		11
Total Belmont	40	64
% of County Inventory	10%	16%

Source: NH Housing Finance Authority

Belmont Share of Low-Moderate Income Residents, 2000



Estimated Property Tax Revenues

Square Foot Assessment

Heritage Terrace/SF	\$	59.00
Adjustment for Time		25%
Realty Resources/SF		73.75
Realty Resources SF		33,408
Realty Resources Assesment		\$ 2,463,840

Project Cost	\$	5,300,000
Equalization Rate		0.723
Assessment		<u>\$ 3,831,900</u>

Average		\$ 3,148,000
Per Unit		\$ 98,400
Implied Market Value/Unit		\$ 136,100
Implied Total Market Value		\$ 4,355,200

Estimated Property Tax Revenues

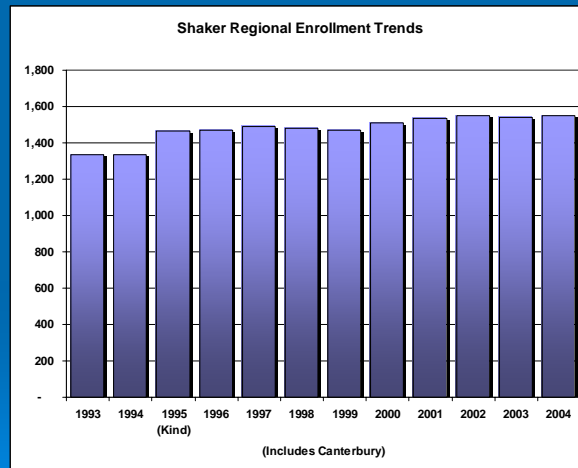
Anticipated Assessment	\$	3,148,000
Less: Current Assessment	\$	(59,700)
Net Increase In Assessed Value	\$	3,088,300
Local Tax Rate for Town Functions	\$	8.75
Local Tax Rate for School Funtions	\$	11.15
State Education Tax Rate Rate	\$	3.33
Total Property Tax Rate Excluding County	\$	23.23
Property Tax Revenue Increase	\$	71,741
Total Revenue Increase	\$	<u>71,700</u>

Estimated School Enrollment

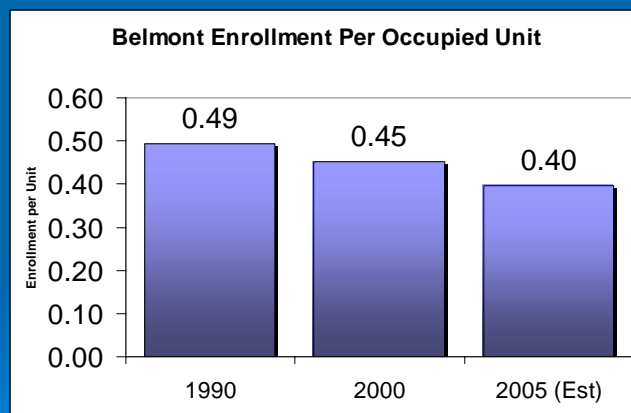
Enrollment Methodology

- Reviewed town demographics and enrollment figures previously reported to the planning board by AER
- Requested data from New Hampshire Housing Finance Authority (no studies completed).
- Conducted Internet search
- Analyzed enrollment from other subsidized developments.

Enrollment Has Been Stable



Enrollment per Unit has Been Declining



School Generation in Surveyed Subsidized Rental Units

All Projects	
Units	
Total Units	238
1 Bedroom	64
2 Bedroom	114
3 Bedroom	45
4 Bedroom	5
Total School Age (5-18) Population	
Total Units	120
1 Bedroom	1
2 Bedroom	70
3 Bedroom	64
4 Bedroom	6
School Age Population per Unit	
Total Units	0.50
1 Bedroom	0.02
2 Bedroom	0.61
3 Bedroom	1.42
4 Bedroom	1.20

The 10 Surveyed Subsidized Units Generate Significantly Higher Enrollment than Market Rate Rental or Single Family Units

Comparative School Generation per Housing Unit

	Census: Single Family	Census: Multi Family	238 Surveyed Assisted Units
2 Bedroom	0.21	0.29	0.61
3 Bedroom	0.54	0.72	1.42

Proposed Development Will Generate 32 Students if Occupancy is Similar To Surveyed Developments

Estimated School Generation

	K-12 Enrollment per Unit	Units	Students Generated
2 Bedroom Rental	0.60	16	10
3 Bedroom Rental	1.40	16	22
Total		32	32

Estimated Distribution	District	Estimated- Proposal	Proposal
Elementary	34%	50%	16
Middle	33%	30%	10
High School	32%	20%	6
Total	100%		32

Anticipated Expenses

School Costs Dominate Expenses

Students Generated		32
Less: Current Students		0
Net Enrollment Change		32
Local Cost per Student	\$	6,115
Total Property Tax Funded School Expense	\$	195,700
Units Proposed		32
Less: Current Units		0
Net Change in Units		32
Municipal Cost per Unit	\$	1,241
Total Property Tax Funded Munic. Expense	\$	39,700
Total, Municipal and School Expense	\$	235,400

AER Has Also Assigned Costs for Facilities in Capital Improvement Program Assignable to Growth

Capacity Charges	
School Capacity Charge	\$12,600
Library Capacity Charge	\$4,200
Community Center Capacity Charge	\$1,100
Town Office Capacity Charge	\$2,300
Police Capacity Charge	\$6,400
Fire Capacity Charge	\$1,400
Total Capacity Charges	\$28,000

Some Impacts May be Disproportionate

- Schools—calculations reflect additional students, but assume that special needs will be typical.
- General assistance—if Section 8 rental assistance is not available, could raise town costs by \$20,000-30,000 per year
- Police—probably not measurable exceptional costs above typical unit call volume
- Fire—probably lower calls due to new construction standards

Bottom Line: Projected Revenues Fall Short of Assigned Costs

		Total	Per Unit
Total Units		32	
Local School Enrollment Generated		32	1.00
Increase in Assessed Valuation	\$	3,088,300	\$ 96,509
Property Tax Impact			
		Total	Per Unit
Additional Property Tax Revenues	\$	71,700	\$ 2,241
Calculated Additional School Expenses	\$	(195,700)	\$ (6,116)
Calculated Additional Municipal Expenses	\$	(39,700)	\$ (1,241)
Calculated Capacity Charges	\$	(28,000)	
Net Local Impact	\$	(191,700)	\$ (5,991)

What If School Generation Is at State-Wide Average Rate for Rental Units? Revenues Still Fall Short

Total Units		32	
Local School Enrollment Generated		16	0.51
Increase in Assessed Valuation	\$	3,088,170	\$ 96,505
Property Tax Impact		Total	Per Unit
Additional Property Tax Revenues	\$	71,700	\$ 2,241
Current Use Penalty	\$	-	\$ -
Calculated Additional School Expenses	\$	(98,800)	\$ (3,088)
Calculated Additional Municipal Expenses	\$	(39,700)	\$ (1,241)
Calculated Capacity Charges	\$	(28,100)	
Net Local Impact	\$	(94,900)	\$ (2,966)

Perspectives to Consider

- There is a pronounced need for decent, affordable housing in Belmont and the Lakes Region.
- Communities do not build/allow subsidized housing because they generate a surplus, but rather because they fill a need.

Community Housing Forum

June

12

Tuesday, June 12th

@ 6:00 PM

Whitney Community Center

Jackson, NH

**YOUR
PARTICIPATION**

is needed
as the town explores
ways to increase
diverse and affordable
housing options in our
community!

Format of the Event

Overview of the Project

- Existing Housing, Population, & Land Use Conditions
- Feedback from Interviews & Surveys
- Findings from Regulatory Review

Interactive Component

- Small Group Conversations

Wrap-up Discussion & Next Steps



REMEMBER TO FILL OUT OUR SURVEY! Go to <https://www.surveymonkey.com/r/QDDLRR9>, or
Fill out a paper copy of the survey at the Town Offices