

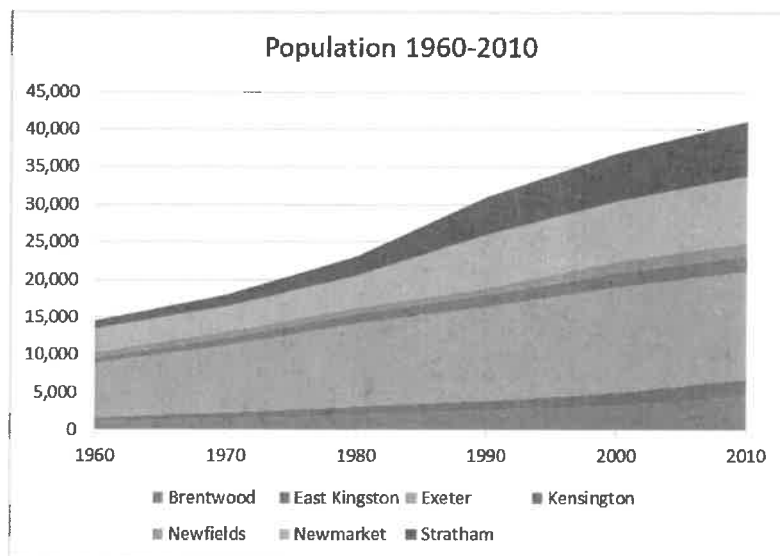
Population – WHO WE ARE

Our community is at its heart, formed by our people. Newfields reflects the nature of many New Hampshire communities. We are comprised mostly of families and our population is aging along with the rest of the state. The following charts and tables provide insight into our population and demographics which will help the Planning Board plan for our future needs as a community.

Regional Population:

Newfields population has been steadily increasing since 1960. The population likely will increase even further as according to the US Census southeastern NH has the largest growing population in all of NH. In the last 10 years Newfields falls short of other towns in terms of population growth as the surrounding towns in the region have more development and more to offer for homebuyers as well as housing options for the elderly.

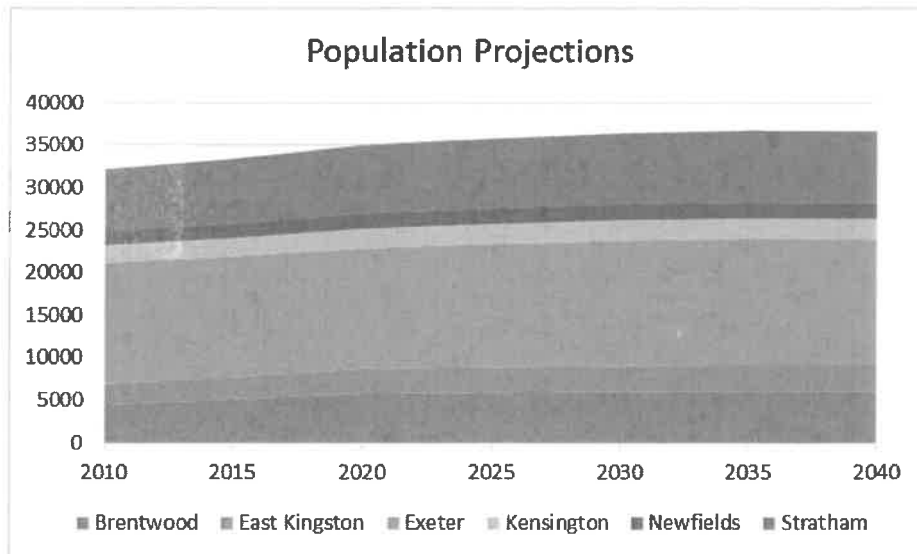
U.S. CENSUS 1960 - 2010							Numeric chg 00-10	Percent chg 00-10
Town	1960	1970	1980	1990	2000	2010		
Brentwood	1,072	1,468	2,004	2,590	3,197	4,486	1,289	40.3%
East Kingston	574	838	1,135	1,352	1,784	2,357	573	32.1%
Exeter	7,243	8,892	11,024	12,481	14,058	14,306	248	1.8%
Kensington	708	1,044	1,322	1,631	1,893	2,124	231	12.2%
Newfields	737	843	817	888	1,551	1,680	129	8.3%
Newmarket	3,153	3,361	4,290	7,157	8,027	8,936	909	11.3%
Stratham	1,033	1,512	2,507	4,955	6,355	7,255	900	14.2%
County	98,642	138,951	190,345	245,845	277,359	295,223	17,864	6.4%



Regional Population Projections:

Newfields as well of the rest of the region follows a trend of increasing and eventually leveling off in the model presented below. This could be due to capacity for development, housing, or available resources.

Town	2010	2015	2020	2025	2030	2035	2040	2010-2040	%
<i>Brentwood</i>	4486	5097	5789	5916	6019	6071	6060	1574	35%
<i>East Kingston</i>	2357	2622	2926	2991	3042	3069	3063	706	30%
<i>Exeter</i>	14306	14169	14187	14499	14751	14879	14851	545	4%
<i>Kensington</i>	2124	2208	2321	2372	2413	2434	2430	306	14%
<i>Newfields</i>	1680	1718	1777	1816	1847	1863	1860	180	11%
<i>Stratham</i>	7255	7603	8051	8228	8371	8444	8428	1173	16%
Rockingham Co.	295223	299277	306867	313619	319065	321840	321226	26003	9%



Migration:

Southeastern New Hampshire is an attractive spot for younger people because of the seacoast area (i.e. Portsmouth/ Dover/ Newmarket) however this is not true of the state. Statewide New Hampshire has a largely aging population. There are not enough jobs or manageable housing for new home buyers or renters in NH causing people to leave for better opportunities

NEW ENGLAND STATES NET MIGRATION (includes STATE TO STATE + FOREIGN) 2009-2010			
STATE	In-Migration	Out-Migration	Net Migration
ME	21,049	24,720	-3,671
NH	29,833	32,162	-2,329
VT	13,422	14,071	-649
RI	19,952	23,722	-3,770
CT	56,130	64,691	-8,561
MA	95,002	104,319	-9,317
TOT**	235,388	263,685	-28,297

Race and Ethnicity

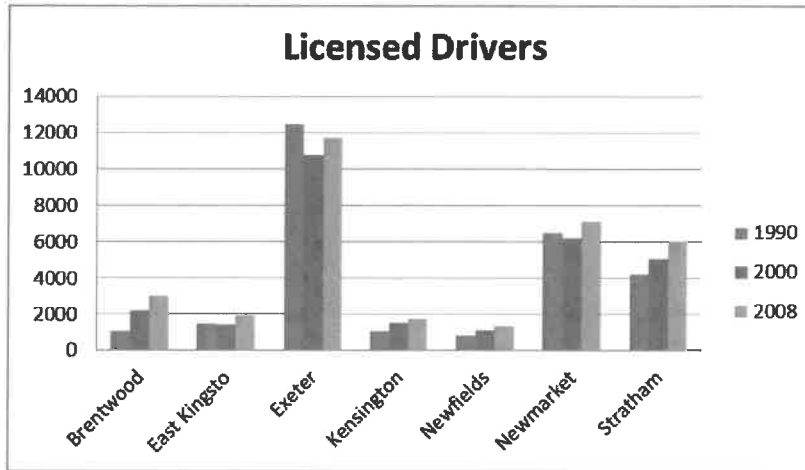
Like most of the region Newfields is largely populated by Caucasian residents.

Geographic Area	Total population	Race								Hispanic or Latino (of any race)
		Total	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	
County subdivisions not defined	0	0	0	0	0	0	0	0	0	0
Brentwood town	4,486	4,427	4,320	30	6	46	4	21	59	67
East Kingston town	2,357	2,336	2,308	3	1	17	0	7	21	22
Exeter town	14,308	14,072	13,659	79	15	287	2	30	234	240
Kensington town	2,124	2,110	2,071	7	4	19	5	4	14	24
Newfields town	1,680	1,670	1,638	6	2	17	0	7	10	22
Newmarket town	8,936	8,770	8,238	90	21	358	9	54	166	202
Stratham town	7,255	7,165	6,994	11	7	138	5	10	90	95

Source: U.S. Census Bureau, 2010 Census Redistricting Data (Public Law 94-171) Summary File
Tables P1 and P2

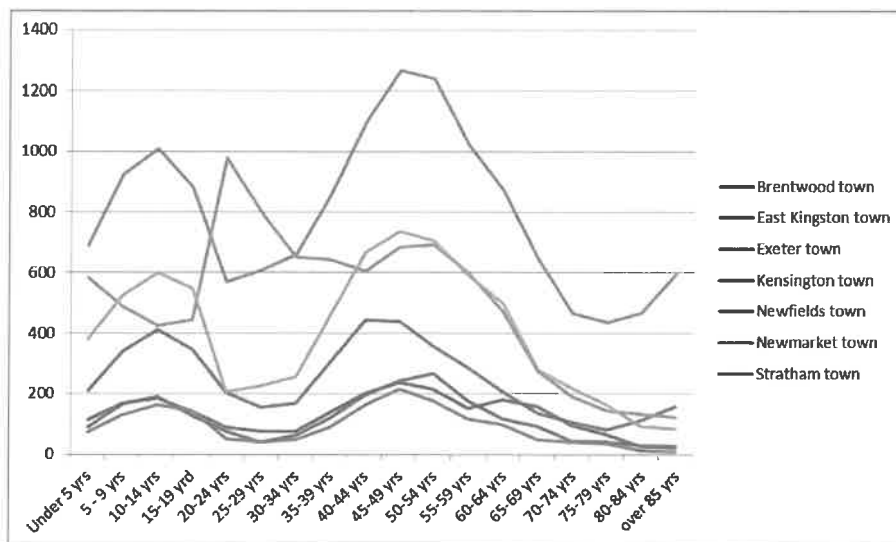
Licensed Drivers:

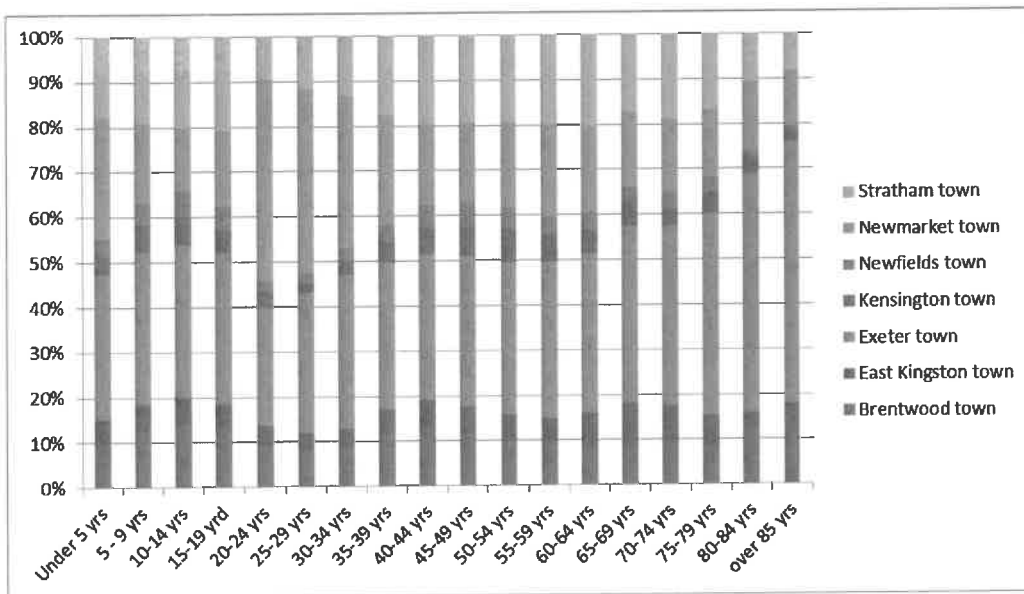
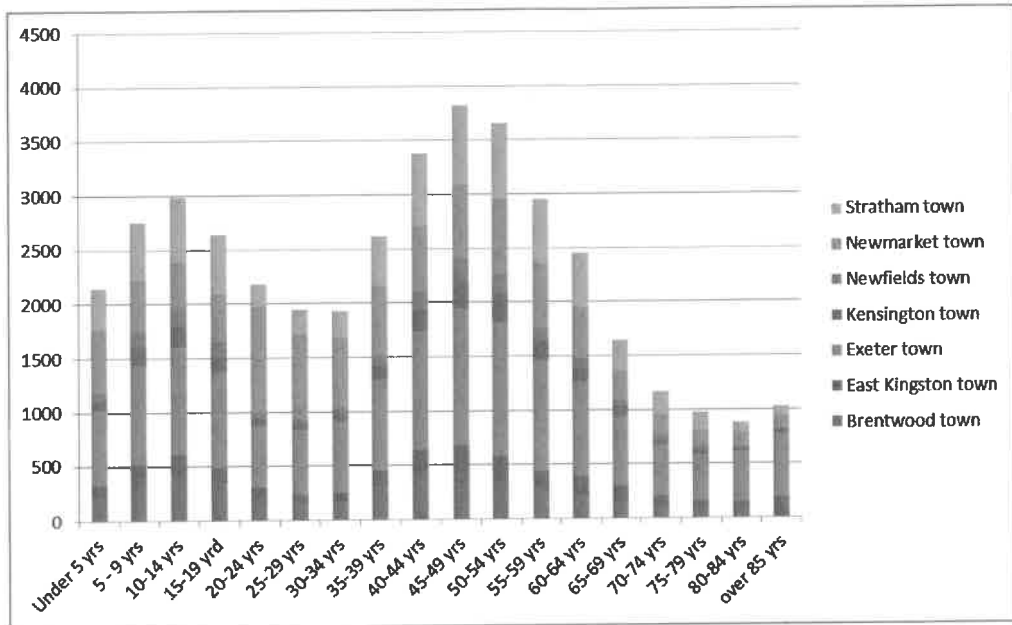
Newfields has a growing licensed driver population along with the rest of the region. Correlating to the population growth.



Regional Comparison of Age Distribution:

The trend in the region likewise in the state of NH is an aging population. The southeastern region of NH is no exception as you can see the majority of residents are between 40-60 years old. This can be troubling for a town because there are no new homebuyers as well as there is a lack of work force in the community. Trends show an aging population in Newfields compared to regional communities.





Economic Characteristics

This chart is representative of the relative age of the population in Newfields. Most homes are headed by families with a stable job and not new or recent graduates.

Income	
Per Capita	\$52,774
Median 4-person family Income	\$125,625
Median Household Income	\$114,896
Median Earnings (FT, Year Round)	
Male	\$76,563
Female	\$52,813
Individuals Below Poverty Rate	0.40%

Labor Force

This table is slightly concerning. Though the employed population of Newfields has gone up in the past years by a small percent, it seems that the unemployment rate has almost doubled.

Annual Average		2002	2012
Civilian Labor Force		856	925
Employed		828	878
Unemployed		28	47
Unemployment Rate		3.30%	5.10%

Educational Characteristics

Newfields has a high rate of high school graduates as well as a midrange rate of college or higher graduates.

Education (over age 25 years)	
High School Graduate or Higher	97.0%
Bachelor's Degree or Higher	56.3%

School Enrollment and Population

This shows the aging population of Newfields as almost every year since 2001 there has been a lower and lower enrollment rate aside from 2009 in the Newfields elementary school. Comparatively other school enrollment rates have either stayed at about that same or increased.

	Pre	Kinder.	Elem.	Middle	High	Total
Brentwood	8	37	301	0	0	346
East Kingston	0	22	152	0	0	174
Exeter	28	139	856	0	0	1,023
Exeter Region Cooperative	0	0	0	1,363	1,691	3,054
Kensington	0	11	124	0	0	135
Newfields	0	18	118	0	0	136
Stratham	15	69	529	0	0	613
Total SAU # 16	51	296	2,080	1,363	1,691	5,481

Towns	Grade Level*	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Brentwood	Elementary	248	266	289	322	323	333	348	343	336	327	343	417	301
	Middle	0	0	0	0	0	0	0	0	0	0	0	0	0
	High School	0	0	0	0	0	0	0	0	0	0	0	0	0
East Kingston	Elementary	143	134	146	149	157	151	162	172	182	177	178	154	152
	Middle	0	0	0	0	0	0	0	0	0	0	0	0	0
	High School	0	0	0	0	0	0	0	0	0	0	0	0	0
Exeter	Elementary	871	860	842	850	832	775	842	835	850	859	876	861	856
	Middle	0	0	0	0	0	0	0	0	0	0	0	0	0
	High School	0	0	0	0	0	0	0	0	0	0	0	0	0
Exeter Region Cooperative	Elementary	0	0	0	0	0	0	0	0	0	0	0	0	0
	Middle	1359	1365	1366	1312	1325	1326	1366	1364	1370	1347	1363	1357	1363
	High School	1541	1527	1571	1634	1545	1639	1649	1630	1701	1663	1698	1740	1691
Kensington	Elementary	142	170	165	166	182	179	176	188	182	168	167	147	124
	Middle	0	0	0	0	0	0	0	0	0	0	0	0	0
	High School	0	0	0	0	0	0	0	0	0	0	0	0	0
Newfields	Elementary	151	164	157	156	149	150	150	139	145	122	121	107	118
	Middle	0	0	0	0	0	0	0	0	0	0	0	0	0
	High School	0	0	0	0	0	0	0	0	0	0	0	0	0
Stratham	Elementary	536	524	513	527	536	520	518	516	523	525	519	529	529
	Middle	0	0	0	0	0	0	0	0	0	0	0	0	0
	High School	0	0	0	0	0	0	0	0	0	0	0	0	0

Introduction

NHRSA §36:47 requires that “For the purpose of assisting municipalities in complying with RSA §674:2, III(m), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income.” RSA §674:2, II(l) provides guidance for municipalities which include a housing section in their master plan, suggesting that any such section include a discussion of affordable housing based on the regional housing needs assessment performed by the regional planning commission. This document fulfills the requirements of RSA §36:47.

The immediate purpose of the Regional Housing Needs Assessment is to quantify and project the demand for housing in the RPC region in the horizon year 2015 (in this update), and further to estimate the present and projected need for housing that is considered affordable for various household income groupings, both for owned and rented units. The more general purpose for the Needs Assessment is to provide communities in the region with background information and analysis needed to develop their own housing needs assessments for master planning purposes.

This Needs Assessment is being written on the heels of the recent enactment of SB342, in July of 2008, which both provided definitions for “affordable” and “workforce” housing, and which placed new emphasis on the obligations that communities in New Hampshire have to accommodate the development of such housing. As such it has been updated from previous editions to use definitions and thresholds for rental and owner affordability that are consistent with the new law. In addition, the needs assessment has been apportioned to the town level to help communities quantify their proportionate share of the region’s housing need.

Prior Housing Needs Assessments

The RPC developed its first Regional Housing Needs Assessment in 1989 as a component of its regional master plan. The assessment was updated in 1994 to incorporate updated income and household data from the 1990 US Census. It was substantially replaced in 2003-2004 with a new Needs Assessment which employed a different method to estimate housing needs and omitted the town-by-town fair share allocation of new affordable units needed in each community.

While RSA §36:47 requires that all regional planning commissions prepare regional housing needs assessments, the statute does not prescribe a methodology. An initial standard methodology for New Hampshire was developed among the RPCs and NHOEP (formerly OSP) which was partially adapted from the fair share distribution conventions created to address the landmark court cases from the Mt. Laurel Township in New Jersey. This method produced an estimate of the number of additional affordable rental

housing needed in each community to address the regional need for affordable housing. The method resulted in a redistribution of housing need based on 5 factors: income, employment, size of community, assessed value and amount of developable land. The results, while technically sound, appeared inconsistent and in some cases illogical; as a result the needs assessment was not well accepted or used by the communities in the region.

In 2002 the New Hampshire Housing Finance Authority developed, with the help of planning consultant Bruce Mayberry, a new methodology for projecting the demand on the housing supply on a statewide basis. It was the NHHFA's goal to also offer a subset of this methodology that could be applied at a regional level and that would ensure more consistency in the development of the regional housing needs studies statewide, while still allowing each region the opportunity to tailor the methodology to address the region's own needs. The NHHFA and its consultant also developed optional methodologies for fair-share allocations of affordable housing. A committee including representatives from the NHHFA, the NH Office of Energy and Planning (NHOEP) and the regional planning commissions assisted in the review and development of the methodology. Based on this new method (explained below) the RPC re-issued its Regional Housing Needs Assessment in December 2004. This revised method did not include town-by-town estimates of housing "fair share", but focused instead on regional needs for housing for households of different incomes, age groups and tenure (owner vs. renter). It did, however, include town-by-town profiles showing how each community's housing stock compared to regional averages with respect to housing affordability and tenure.

This update to the RPC's 2004 Regional Housing Needs Assessment utilizes the same "housing production model" that was released by the NHHFA in October 2004, but updated to incorporate currently available housing, employment and income data. It differs in two respects from the 2004 edition: its uses relevant definitions with respect to workforce housing from the new workforce housing law passed in 2008 (SB342); and it extends regional housing needs estimates to the town level based on proportionate share of the housing stock in the region.

The following sections provide a brief description of the regional needs assessment model and the projected housing supply needs for the RPC region, as well as information on households by income range that could be expected to have a high housing cost burden.

What is Workforce Housing?

The focus of this needs assessment is on existing and future needs in the Rockingham Planning Commission region for workforce housing for both owned and rental housing. A definition for workforce housing was established by SB342 and is now codified in statute in RSA 674:58 as follows: *"Workforce housing" means housing which is intended*

for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. "Workforce housing" also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development.

Is there a need for Workforce Housing?

The Rockingham Planning Commission region is divided into three HMFA's (HUD Metro FMR (Fair Market Rent) Areas), as can be seen on the Map on Page HN-22 of this document. The two largest HMFA's are the Portsmouth-Rochester and Lawrence MA-NH, together they comprise 25 of the Region's 27 communities. An examination of the homes sold in 2006 in these two areas is shown below in Figures 1 and 2. The Figures show the volume of homes sold, by price, for all homes, existing homes and new homes. Approximate values were determined to demonstrate the affordability limits set in SB342 if a potential buyer were able to make a down payment of either 10% or 20% (see Table 9, page HN-19)

In the Portsmouth-Rochester area, with a 10% down payment, only 40.5% of homes sold are affordable. This percentage shrinks to 23.9% when only new homes are considered; the percentages both increase to 48% and 29.7% respectively, with a 20% down payment. In the Lawrence MA-NH area the affordability outlook is worse. With a 10% down payment 31.5% of all homes and 12.3% of new homes are affordable; with a 20% down payment 40.7% of all homes and 18.5% of new homes are affordable. This data shows that, especially with new home construction, the majority of homes sold in these areas are not affordable under the requirements of SB342.

The outlook for rental units in the same areas is better. The New Hampshire Housing Finance Authority (NHHFA) rental survey of the two areas shows that the majority of rental units are affordable under SB342 (See Figures 3 and 4). This is taking into account studios and one-bedroom units. When only 2-bedroom units are considered the percentage of affordable rentals in the Lawrence area is 46.7% and 52% of the rentals in the Portsmouth- Rochester area. These levels of affordability are better than the home sales market, but the amount of available rentals units has been decreasing in Rockingham County, the Census data for 1980, 1990 and 2000 show that the percentage of renters has decreased from 29.1% in 1980 to 27.2% in 1990, and 24.4% in 2000. The American Community Survey data for 2006 shows that the percentage of renters in Rockingham County dropped again to 21.8%. Although the rental survey shows that the affordability levels are better in rentals than owners, it appears that the amount of

rentals is decreasing. This may apply additional pressure on the available units which could cause the rents to increase.

Housing Needs Assessment by Age

Although regional housing needs assessments (RSA §36:47) are not required to include a separate analysis of housing needs by age group, towns are required to do so in their master plans and to make reference to the regional needs assessment when doing so (RSA 674:2.I.). Furthermore, given the anticipated rapid growth in the elderly segment of the population over the next 2 decades, it is important to identify the trends in the elderly population, in addition to elderly home ownership and rental rates. Current population projections published by the Office of Energy and Planning indicate that the population of persons 65 and over will nearly quadruple from 2000 to 2030, and double between 2000 and 2015 (see Figure 5).

Although the ratio of owner-to-renter households among those 65 and older in Rockingham County has remained relatively stable between 1990 and 2006, the total need for housing for this age group rises from 19,532 in 2006 to 35,484 in 2015, an increase of 82% (see Table 1). The need for elderly rental housing in this period will increase from 4880 to 6821, or 40%, putting further burden on the existing rental housing. Housing need by age range is shown in Figure 6. Housing need for the elderly is the only age group to show a dramatic increase from 2006 to 2015. Housing overpayment by residents of Rockingham County is shown in Figure 7. This data show that a large and disproportionate amount of younger home owners and renters overpay for housing, while 65 and over owners and renters are similar to those between 25 and 64. Overpayment by younger home owners is not surprising or necessarily problematic given that household income rises as the householders' age. What is a problem is that overpayment rates are high for young renters as well. The lack of affordable housing for this group may lead to an exodus of younger people from the region and impact the sustainability of a diverse workforce.

NHHFA Housing Production Models

The 2004 NHHFA model presents three projections of housing supply needs for a defined region. Two of the projections are *employment-driven* and the third is based on the New Hampshire Office of Energy and Planning's *population projections*. The first employment-based projection, called the "Constant-Share Employment model assumes that the RPC region maintains same proportion or share of total reported employment in the State from 2006 through 2015 (the latest projection year). The second employment-based projection assumes that the region increases its employment share relative to the rest of the state, to reflect the same growth that occurred during the prior decade (1990-2000). The employment-driven projections essentially represent two

scenarios for housing needs (owner and renter) based on the rate of projected employment growth. Both determine overall housing need based on a desired or optimal ratio of housing- to-jobs. The third projection in the model is based on the population projections released by OEP. In this model, future housing need is based on the desired or optimal ratio housing- to-population.

In the 2004 Assessment, each model was explained in some detail. One of the three, the Constant-Share Employment method was chosen as the method on which to base the RPC's regional housing needs assessment. This method was considered the best choice among the three alternatives for two reasons: First, we believe that an *employment based model* (vs. population based) represents the correct approach. It is the creation of jobs and economic activity, after all, that generates the need for housing. As the region's employment base increases so must its housing supply; if it doesn't, the result is an inadequate supply of workforce housing, and either a workforce shortage or the displacement of the workforce housing to distant, cheaper housing markets. We accept on principle the notion that the housing supply should track employment growth.

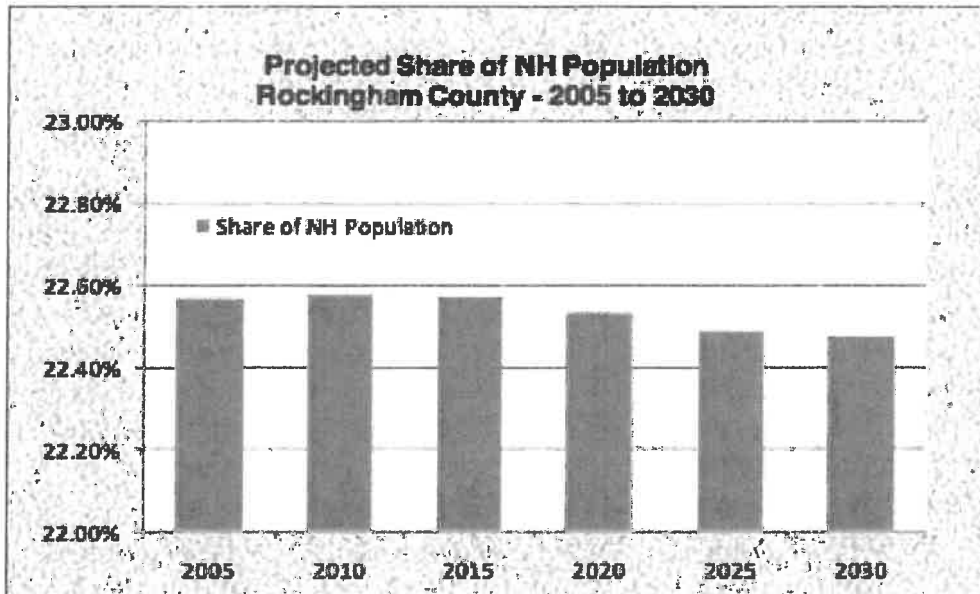
Second, we chose the constant employment share over the increased employment share because county level population projections indicate that Rockingham County's growth relative to the State as a whole is projected to slow in the future. The most recent NH Office of Energy and Planning (NHOEP) population projections (January 2008) in particular show a continuous decline in the County's state population share after 2015. (Table 2 and Figure 8)

Table 2
Projected Changes in Employment and Population Share
Rockingham County vs. State of New Hampshire

	1990		2000		2006		2014/2015	
	No.	% of State	No.	% of State	No.	% of State	No.	% of State
EMPLOYMENT								
Rockingham County	83021	19.3%	129,561	21.4%	138,063	22.0%	175,897	22.7%
New Hampshire	429529	100.0%	606,604	100.0%	627,301	100.0%	774,568	100.0%
POPULATION								
Rockingham County	245845	22.2%	277,359	22.4%	296,894	22.6%	320,490	22.6%
New Hampshire	1109252	100.0%	1,235,550	100.0%	1,315,000	100.0%	1,420,000	100.0%

Sources: NHOEP and NH Dept. of Employment Security, LMIS

Figure 8



Source: NHOEP, 2008

Under the Constant Employment Share approach, the region maintains the same share of total State employment as it had in the base year (2006), while the growth share approach assumes a continuous increase in the region's share of total State employment projected from the rate of change experienced in the previous decade (1990-2000). The growth share approach would result in significantly higher employment estimates (and likewise housing need), because it assumes continuation of the comparatively rapid job growth experienced during the previous decade--attributable particularly to the development of the Pease International Tradeport and growth in Salem as an employment center. However, the more recent data suggests that the region's future job growth will be more in line with most of the rest of the state.

Regional Housing Needs Estimate

The Regional Housing Needs computation using the Constant-Share Employment model is made using the following steps and inputs:

Housing Production Model Methodology	
Employment-based Constant Share Approach	
Steps:	Explanation:
1. Apply annual growth rate of 1.4% to statewide employment to generate year 2015 employment forecast.	Growth rate of 1.4% from 2006-2015 was selected based on NH Div. of Employment Security projections.
2. Distribute employment to the each regional planning agency based on the region's current (year 2006) share of total State employment.	Constant Share approach
3. Multiply 2015 employment by the year 2006 ratio of working residents to area employment to generate an estimate of working residents in 2015.	Assume stable ratio between working residents and area employment.

4. Multiply the projected # of working residents in 2015 by the year 2006 ratio of households to working residents to estimate the number of households in 2015.	Assume stable ratio between households and working residents.
5. Multiply projected # of households by 2.49 persons per household in 2015, yielding	Average persons per household in 2015 was estimated at 98% of the 2006 average for

Table 3: Assumptions and Projections from the Constant Share of Employment housing production model			
RPC Region	2000	2006	2015
INPUTS			
Population	178,997	190,942	210,536
Households	69,651	76,141	85,666
Employment	101,308	106,818	120,181
PROJECTIONS			
Housing Demand (units)	76,247	78,313	89,088
Ratio, housing units to population	0.43	0.41	0.42
Ratio, housing units to employment	0.75	0.73	0.74
(ownership vs. rental)			

Table 3 summarizes selected key inputs used in producing the housing needs assessment for the region based on the selected approach and also shows aggregate result of the total need for housing and the ratios between housing units and both employment and population.

The results of constant share employment-based model as shown in Table 3 indicates

that approximately 89,000 total housing units will be needed to house residents in the RPC region in the year 2015, an increase of about 10,687 or 13% over this 9-year period. Accounting for existing housing stock, this translates into a total of about 1,200 units that would need to be added annually from 2006 through 2015. This estimate of overall housing need is about 15% lower than the 2004 estimate of about 1400 new units per year, due primarily to a lowering of the projected employment and population growth in the region since that time. To put these figures into context, the RPC region added an average of 780 units per year during the decade 1990-2000, and an average of 1,970 units per year from 1980-1990.

Table 4 Projected Housing Supply Need by Tenure, 2015			
Tenure	Existing Housing Stock, 2006	2015 Projections	Projected Net Housing Need 2006-2015
Owner	58,306	66,644	8,338
Renter	20,007	22,444	2,437
Total	78,313	89,088	10,775

Table 5 presents results of the housing need estimate by housing tenure or ownership. The ratio of owned vs. rented housing unit to employment (and to the total housing remains constant).

Table 5 Project Housing Need – Owned vs. Rented Rockingham Planning Commission Region		
	2006 (existing)	2015 (projected demand)
Population	190,945	210,536
Employment	106,818	120,181
Renter Households	18,664	20,999
Owner Households	57,477	64,668

Table 5 - continued

Total Rental stock (except rented but not occupied)	20,007	22,444
Total Ownership stock (except sold but not occupied, seasonal and occasional use)	58,306	66,644
Total housing stock occupied or available	78,313	89,088
Ratio rental stock to employment	0.19	0.19
Ratio ownership stock to employment	0.55	0.55

Table 6: Total Housing Demand by Income Band Rockingham Planning Commission				
	2006 (existing)	2015 Projected Demand	2006 (existing)	2015 Projected Demand
Homeowners				
Under 30% MAI	4,259	4,792	7.4%	7.4%
Under 50% MAI	9,381	10,554	16.3%	16.3%
Under 60% MAI	12,291	13,828	21.4%	21.4%
Under 80% MAI	18,870	21,231	32.8%	32.8%
Under 100% MAI	25,944	29,189	45.1%	45.1%
Under 120% MAI	33,077	37,215	57.5%	57.5%
All Homeowners	57,477	64,667	100.0%	100.0%
Renters				
Under 30% MAI	4,059	4,567	21.7%	21.7%
Under 50% MAI	7,462	8,395	40.0%	40.0%
Under 60% MAI	9,109	10,249	48.8%	48.8%
Under 80% MAI	12,106	13,621	64.9%	64.9%
Under 100% MAI	14,183	15,958	76.0%	76.0%
Under 120% MAI	16,050	18,058	86.0%	86.0%
All Renters	18,664	20,999	100.0%	100.0%
Total Households				
Under 30% MAI	8,318	9,359	10.9%	10.9%
Under 50% MAI	16,842	18,949	22.1%	22.1%
Under 60% MAI	21,400	24,077	28.1%	28.1%
Under 80% MAI	30,977	34,852	40.7%	40.7%
Under 100% MAI	40,127	45,147	52.7%	52.7%
Under 120% MAI	49,128	55,274	64.5%	64.5%
All Households	76,141	85,666	100.0%	100.0%

MAI = Median area family income

Table 6 above presents the results of the housing needs estimate by household income group or band. The income distribution is based on 2000 Census data and carried forward without modification to 2006 and 2015.

Total housing need projections were taken further and an estimate developed of the number of homeowner and renter households by income band that could be expected to have a high housing cost burden. High housing cost burden is defined as households paying 30% or more of gross income spent on housing (mortgage, taxes and insurance for homeowners, and rent plus utilities for renters. This is consistent with the definitions in SB342. This was done by applying the ratios of overpayment by income band from the 2006 American Community Survey to the projected number of homeowners and renter households by income band for the year 2015. The estimate of households in Rockingham County, by income band, expected to overpay (30% or more of income) for housing in 2015 is shown in Table 7.

Renters Paying 30% or more of Income to Rent				
	2006		2015**	
Total paying 30% +	11,317		12,728	
Income Band	#	% of Income Band Paying 30%+	#	% of Income Band Paying 30%+
Under 30% MAI	4,797	42.4%	5,395	42.4%
Under 50% MAI	9,168	81.0%	10,311	81.0%
Under 60% MAI	10,536	93.1%	11,850	93.1%
Under 80% MAI	10,825	95.7%	12,175	95.7%
Under 100% MAI	11,027	97.4%	12,402	97.4%
Over 100% MAI	290	2.6%	326	2.6%
Homeowners Paying 30% or more of Income for Housing				
	2006		2015*	
Total paying 30% +	33,247		37,377	
Income Band	#	% of Income Band Paying 30% +	#	% of Income Band Paying 30% +
Under 30% MAI	6,703	20.2%	7,536	20.2%
Under 50% MAI	12,852	38.7%	14,448	38.7%
Under 60% MAI	15,627	47.0%	17,568	47.0%
Under 80% MAI	21,020	63.2%	23,631	63.2%
Under 100% MAI	24,873	74.8%	27,963	74.8%
Over 100% MAI	8,374	25.2%	9,414	25.2%

MAI = Median Area Family Income

Source: American Community Survey

* Using the Housing Supply 1 projection of housing production demand

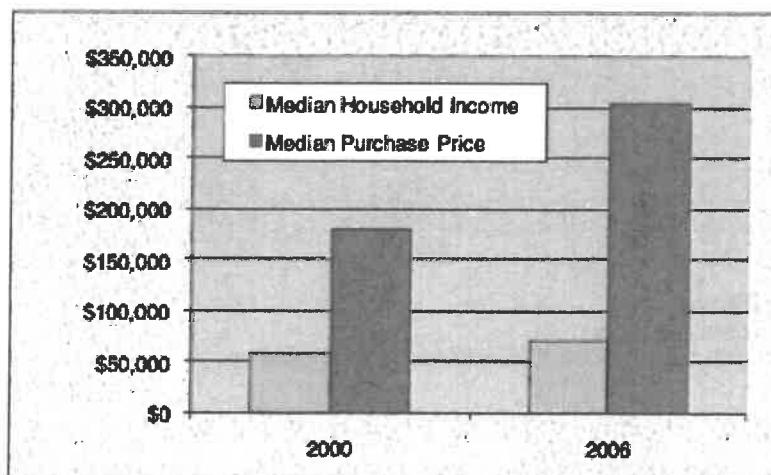
The 2006 data shows a dramatic increase in the number of households that are overburdened between 2000 and 2006: 15,393 to 33,247 or a 116% increase. There are two factors which contribute to this increase. The first is due to a change in the number

of households being counted in the 2000 Census and 2006 American Community Survey (ACS). The ACS replaces the Census long form sample as the source of much of household data. While similar, there are differences in the definition of household ownership. For household income data, the Census excludes homes on lots greater than 10 acres, attached housing (e.g. condominiums) and mobile homes for the total ownership units, while the American Community Survey includes these units. For this reason alone there is an increase in the number of units identified as overburdened.

Due to the changes in sampling method used in the traditional the Census and ACS the data are not directly comparable. Nevertheless, is certain the second large factor in this increase is the dramatic rise in home values and purchase prices relative to wages and income that occurred throughout this period. In 2000 the median home purchase price in Rockingham County was \$180,900 compared to \$303,750 in 2006, an increase of 68% (Source NNHFA) (See Figure 9). By comparison the median household income in the County during this period increased by only 22% from \$58,150 to \$70,780. Rental costs also increased during this time period but at a much lower rate. In 2000 the average rent (including utilities) for a 2- bedroom apartment in Rockingham County was \$842, in 2006 this increased to \$1082, an increase of 29% (see Figure 10).

The data for 2006 shows a significantly greater proportion of renter households overburdened in housing cost. About 61% of renter households pay more than 30% of income for housing, compared with 44% for owner households. The projections we make for 2015 project renter and owner rates and overburden percentages in the same proportions as they are in 2006. The total change in households between 2015 and 2006 in the region is projected to increase by 12.5%. Based on this growth it is estimated that there will be an additional 5,541 households paying more than 30% of income for housing.

Figure 9
Median Household Income and Purchase Price for
Rockingham County in 2000 and 2006



**Table 9
Affordability Limits – 2006 --
for Owner Occupied and Renter Occupied Housing**

OWNERSHIP	Estimated Max Purchase Price (incl. mortgage, taxes and ins.)	
	with 10% Down Payment	with 20% Down Payment
100% Median Area Income (4 pers fam)		
Boston -Cambridge-Quincy HMFA: \$85,833	\$265,540	\$287,985
Lawrence MA-NH HMFA: \$ 80,667	\$249,624	\$271,701
Portsmouth-Rochester HMFA: \$77,333	\$239,236	\$259,069
RENTAL	Estimated Max Rent Payment per month (including utilities)	
60% of Median Area Income (3 pers. fam.)		
Boston -Cambridge-Quincy HMFA: \$46,400	\$1,160	
Lawrence MA-NH HMFA: \$43,600	\$1,090	
Portsmouth - Rochester HMFA: : \$41,800	\$1,045	

Proportionate Fair Share Estimates

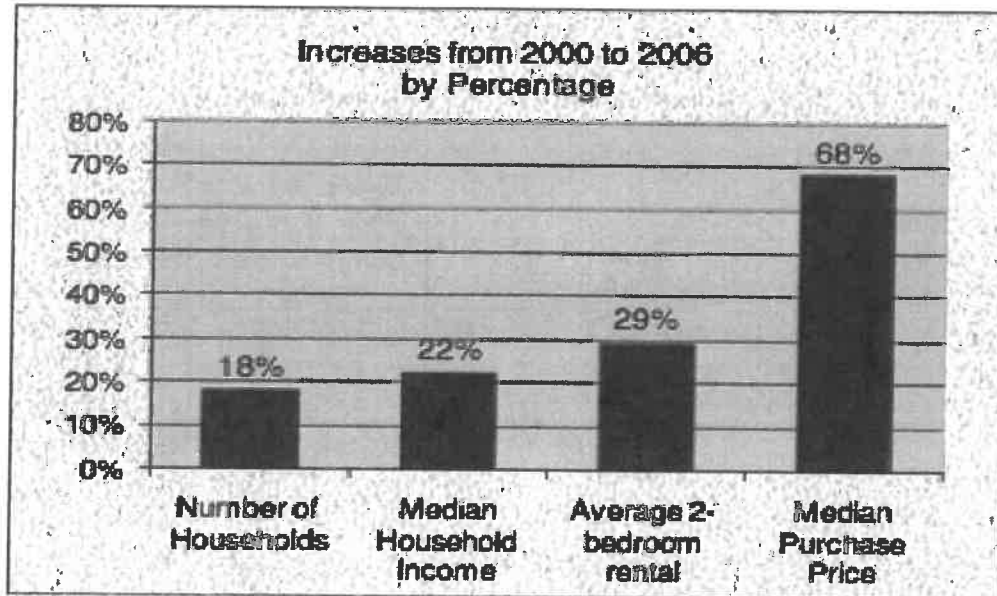
In order to further support individual communities' efforts to assess local housing conditions, to plan for future housing needs, and specifically to help them comply with the requirements of new workforce housing legislation (SB 342) the RPC has developed town-level estimates of the regional housing need apportioned based on each community's share of housing units in the region. This analysis is shown in Table 10.

It is important to note that the town-by-town data presented in Table 10 differs fundamentally from the "fair-share" affordable housing apportionment used in the 1989 and 1993 Housing Needs Assessments. These prior fair share estimates attempted to allocate by formula the number of affordable housing units needed to be provided in each town to address housing overpayment in the region as determined by the previous Census.

The current estimate (Table 10, page 14) instead distributes the workforce housing need

identified in the regional analysis from Table 6 to each town in the region in proportion to their share of the housing units in the region. The total workforce housing need is *not* divided between owner and rental housing but is defined respectively as owner households with income less than 100% of the median household income for the area

**Figure 10:
Increases in Households, Household Income,
Rental costs and Median Purchase Price in Rockingham County**



(MAI), and renter households with less than 60% of the median household income. These definitions are set to match the definitions established in SB 342. The fair share projection is not setting a predetermined ratio of rental to ownership unit.

The RPC region is divided into three HUD Fair Market Rent Areas (HFMRAs) for which median area income figures (as referenced in SB342) are available. The relevant income areas in the RPC region are shown on the accompanying map. The affordability dollar limits for owner (<100% MAI) and renter (<60% MAI) differ depending on which area a town is located. The affordability limits are shown in Table 9 below. Table 10 assigns each town's MAI accordingly.

The housing numbers shown in Table 10 represent the total proportionate need per town, including any existing housing that fits within these affordability definitions. It is likely that some communities in the region already have the indicated number of units that are affordable within these income limits, while many others do not.

The proportionate fair share analysis makes no attempt to ascertain whether a community is presently meeting its proportionate share; it merely states what that need is today (2006) and what is estimated to be in 2015. It is left to each community to

determine whether or not their existing housing stock supplies the number of units, both owned and rented, to meet their share of the region's workforce housing need.

Communities can combine this information with housing data they may have access to locally to help make such a determination. For example, town assessor databases can be used to estimate the number of homes that have an assessed value that is less than the maximum purchase price (from Table 9) of homes needed to qualify as "workforce housing". If the number meeting this criteria is equal to or greater than that shown on Table 10 (for current conditions - 2006) the town can be assumed to be meeting its proportionate share for owner housing. Another source of owner data for larger communities is NH Housing' annual purchase price survey (available on the web at www.nhhfa.org/demographic_housing.cfm). Median purchase prices for housing are reported for existing homes, new construction and condominiums. Many smaller communities, however, have sample sizes too small for results to be considered valid (less than 50 per year).

Determining rental values is more difficult, as this information is not collected or maintained comprehensively at the Town level. Again, NH Housing provides some useful data, especially for larger communities, in its annual rental price survey. For others it may be necessary to use NH Housing's County, regional or HUD HFMA estimates of rental prices, together with locally derived estimates of the number of rental units available in order to determine how many workforce housing qualified units exist in the community. While it is important for communities to periodically evaluate whether they are meeting their fair share of the region's workforce housing needs, it should be understood that with respect to SB342 it is only necessary to demonstrate that they reach or exceed their fair share if the community intends to claim that it has met its fair share obligations and is therefore exempt from certain aspects of the new law (674:59, III).

Table 10, below, provides the estimate for 2015 affordable housing in the region.

Table 10

A	B	C	D	E	F	G	H	I	J	K
		Town		HMFA 100%		HMFA 60%	Max	Estimated 2006	Estimated 2015	Increases
Adirondack	3,543	2.20%	Louisiana, MA	\$70.00	\$3,017	\$43.00	\$1.00	1.1	1.3	1.4C
Danvers	1,336	1.00%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	5.4	5.3	7.1
Danville	1,000	2.10%	Louisiana, MA	\$90.00	\$3,017	\$43.00	\$1.00	7.1	9.3	0.3
East Kingston	907	1.10%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	3.3	4.0	4.0
Ennis	2,200	2.00%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	1.0	1.1	1.3
Essex	1,435	1.00%	Louisiana, MA	\$80.00	\$3,017	\$43.00	\$1.00	5.1	7.3	3.3
Greenland	2,200	1.70%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.00	5.0	7.3	0.3
Hampstead	2,000	1.50%	Louisiana, MA	\$80.00	\$3,017	\$43.00	\$1.00	5.0	7.3	7.0
Hampster	2,000	0.00%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.00	1.5	1.7	1.0
Haverhill	700	1.00%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	3.1	3.5	3.0
Keeneland	744	1.00%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	3.3	4.0	4.0
Kimberly	2,200	2.00%	Louisiana, MA	\$80.00	\$3,017	\$43.00	\$1.00	3.0	3.0	4.3
Northfield	500	0.70%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	1.1	1.1	1.3
Northfield	500	0.40%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	3.1	3.0	3.3
Northfield	1,543	2.20%	Louisiana, MA	\$90.00	\$3,017	\$43.00	\$1.04	1.3	1.0	1.0
Northfield	1,700	2.10%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	7.0	8.1	0.0
Northfield	2,000	2.00%	Louisiana, MA	\$80.00	\$3,017	\$43.00	\$1.00	1.3	1.3	1.0
Northfield	1,037	1.50%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	1.0	1.0	1.0
Northfield	2,224	2.00%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	1.0	1.0	1.0
Northfield	1,100	1.50%	Louisiana, MA	\$80.00	\$3,017	\$43.00	\$1.00	1.0	1.1	1.0
Northfield	2,251	1.00%	Louisiana, MA	\$90.00	\$3,017	\$43.00	\$1.00	5.3	5.0	5.3
Northfield	224	0.40%	Dorchester	\$80.00	\$3,017	\$43.00	\$1.00	1.0	1.0	1.0
Northfield	2,557	2.50%	Dorchester	\$77.33	\$1,033	\$43.00	\$1.04	1.0	1.0	1.0
Northfield	1,337	1.70%	Louisiana, MA	\$80.00	\$3,017	\$43.00	\$1.00	1.0	1.3	1.0
TOTAL	76,144	1.00%	N/A	N/A	N/A	N/A	N/A	25.0	30.4	4.3

INCOME LIMIT CALCULATION

HOME OWNERSHIP		Est. Max Purchase	
100% MAI, 4 pers. Held	10% down	10% down	20% down
Bos-Q-C	\$85,833	\$265,540	\$287,985
Lavr MA-NH	\$80,667	\$249,624	\$271,701
Ports-Roch	\$77,333	\$239,236	\$259,069

HOME RENTAL		Estimated Max Rent/mo.	
60% MAI, 3 pers. Hshld	Estimated Max Rent/mo.	Estimated Max Rent/mo.	
Bos-Q-C	\$46,400	\$1,160	
Lavr MA-NH	\$43,600	\$1,090	
Ports-Roch	\$41,800	\$1,045	

TABLE KEY

Column	Explanation
A	RPC Community
B	Total number of households, (single, multi, and manufactured), OEP estimate.
C	Town's share of the region's (27 town RPC region) total households.
D	The town's federally assigned HUD-Fair Market Rent Area Housing Market: Lawrence NH-MA, Bos-Q-Cmb., or Ports-Rochester
E	HUD Fair Market Rent Area's "100%" Median Area Income (MAI) for a 4-person family. Amount called out in SB 342
F	Maximum payment (mortgage, insurance and taxes) for a ownership unit to qualify as Workforce Housing
G	60% of HUD Fair Market Rent Area's Median Area Income (MAI) for a 3-person family. Amount called out in SB 342.
H	Maximum payment (Rent and Utilities) for a rental unit to qualify as Workforce Housing
I	Estimated Workforce Housing need for 2006
J	Estimated Workforce Housing need for 2015
K	Increase in Workforce Housing need between 2006 and 2015

Meeting Regional Housing Needs

Barriers

Beyond market forces, which are outside municipal control, restrictive local zoning and land use regulations are the most often cited reasons for limiting the supply of workforce and affordable housing in Southern New Hampshire. While local regulation is certainly an important contributing factor, there are other causes and factors that are as important in constraining the supply of housing.

Towns without access to sewer and water infrastructure are limited in their ability to address the single most important factor in accommodating more affordable housing: the ability to support overall development densities that are high enough to make building lower cost housing economically attractive or viable to developers.

There are other barriers as well, both market and non-market driven. These include a diminished construction labor force, more restricted access to capital; limited supply of developable land resulting in high land costs; high commodity and construction costs, community resistance to residential development. In our recent history, the supply of workforce housing has been also constrained by the attractiveness of developing upscale homes on large lots because of the lower risk and greater profitability and high demand for this type of development. Our proximity to the Boston metro area and its higher relative incomes has helped skew the demand toward higher end housing.

While it may appear that communities are attempting to prevent new housing development, many municipal officials believe that they are carrying out goals stated in the Master Plan that stress the importance of maintaining community character. Local efforts to manage growth are usually driven by valid concerns about the impact of development on the environment, on sprawl and loss of community character and open space, on municipal infrastructure and facilities and similar concerns. While these are valid they must be properly balanced with other community and regional needs, such as for workforce and affordable housing.

While it is clear that local land use controls are but one of several interrelated causes of the housing problem, communities can and should play a role in reducing the barriers and creating incentives where they can to stimulate the development of workforce housing. The following section review both the rationale and some actions communities can take to address the problem.

Requirements and Strategies to Address Housing Needs

The importance of adequate supplies of affordable housing is a significant regional issue, not just as a housing issue but as an economic vitality issues as well. It is increasingly understood that a constrained housing supply has multiple negative effects on communities and regions. It constrains economic development because companies are unable to find a suitable workforce to meet their labor force needs; it contributes to an imbalance of incomes and household types in the community; it encourages sprawl, traffic congestion and higher energy costs by pushing the workforce toward cheaper housing markets further from existing job and populations centers.

In *Britton v. Chester* (1991) The NH Supreme Court asserted the requirement that communities in New Hampshire who utilize zoning to regulate land use must provide *reasonable and realistic opportunities* for housing for all income groups. The recently enacted SB352 (2008) now amends the planning statutes to further specify what this means. Under SB 352, communities are now specifically obligated to (1) allow workforce housing on the majority of their residentially zoned land; (2) allow multifamily housing of 5+ units per building at least somewhere in town (including rental multifamily) and (3) ensure that their density and lot size requirements are “reasonable.”

A town can comply with the new law in two ways. If it is already providing its fair share (as discussed above) of current and foreseeable need for workforce housing it is considered “in compliance” with Senate Bill 342. If a town determines that it is not meeting fair share, it must comply with new laws core requirements.

While most communities do not prohibit “workforce housing” per se in their residential zones, the cumulative effect of zoning and land use regulations make it impractical or economically infeasible to build – often a unintended consequence. Many communities maintain standards that exceed what is necessary to fulfill the purposes of zoning to protect the health safety and general welfare of the community. For example some communities that do not have municipal waste water disposal systems require lot sizing in excess of those required by commonly accepted soil based lot sizing standards. Many communities throughout the region, in fact, require soils-based lot sizing standards in tandem with more restrictive minimum dimensional requirements, which often overrule smaller lot sizes that would be allowed under a pure soil-based lot sizing approach.

The RPC recommends that the town conduct an evaluation or audit of its existing regulations to determine whether they provide reasonable opportunities for the development of workforce housing, and revise or amend its ordinances as needed to allow workforce housing on a majority of land zoned residential. Examples of revisions that may help to provide opportunities for workforce housing include reducing the minimum required lot size or utilizing soil-based lot sizing, removing percentage caps on the amount of workforce housing permitted in town,

reducing the required minimum size of setbacks, reducing required road width, allowing community septic systems, and reducing the number of required amenities in a development, exceptions from impact fees or growth management ordinances, etc. Reasonable restrictions may be imposed for environmental protection, water supply and sewage disposal, traffic, fire and life safety. The law states that a town is not in violation of its obligation to provide opportunities for workforce housing if economic factors beyond its control cause workforce housing development to be economically non-viable.

There are a variety of ways a community can choose from to address the requirement to allow workforce housing on the “majority of its residentially zoned land” and to realistically address the need for workforce housing. An effective response will involve a combination of reducing unnecessary barriers and creating incentives to attract to lower cost housing. A brief summary of common strategies to accomplish this is provided below.

Zoning Strategies

While Newfields’ zoning ordinance provides for a range of housing types, single family residences compose the bulk of the housing stock. In the recent past predominant development style has been the creation of large house lots on newly developed subdivision roads along with open space design subdivisions. Existing housing in the village and in other locations of town may be opportunities for alternative housing, such as accessory apartments and multi-unit structures, as appropriate.

- **Inclusionary Zoning.** This form of zoning is well suited for communities and regions experiencing ongoing workforce housing shortages. Properly prepared inclusionary ordinances encourage a pre-determined percentage of houses built in a development meet the affordability criteria in exchange for an increase building density. Developments allotting a certain percentage of units at below market rates may be allowed to reduce lot sizes or increase the number of houses on a lot, thereby reducing land cost per unit. Density bonuses may be used in conjunction with an open space development where the community desires to preserve open space and have lower municipal costs. Municipalities can also offer density bonuses in a “trade” with developers who agree to provide additional community benefits, such as conservation easements, additional public transportation stops, or public access to waterways.
- Most inclusionary ordinances have so-called “retention provisions” which ensure that the units will remain affordable for a reasonable period of time to ensure that the long-term need for affordable housing is met. Inclusionary zoning is specifically identified in RSA 674:59 as one technique that can be used to satisfy a community’s obligation to provide workforce housing opportunities. Model inclusionary housing ordinances are available at the RPC and within the Innovative Land Use Guidebook produce by the state’s regional planning agencies and DES.
- **Multi-Family Housing.** The new workforce housing statute, RSA 674:58-59 requires all

communities in New Hampshire to allow some Multifamily housing, including some that has more than 5+ units per building and some that is designed as rental property. Multi-family housing encompasses a myriad of housing types, including condominiums, townhouses, and apartments. Communities should permit multi-family housing on all appropriate zoning districts, with preference given to districts serviced by municipal sewer or water systems and by public transportation, community and retail services. Even where overall development densities are not significantly greater than traditional single family subdivisions, construction costs can be far less than single family home construction. In addition, multi-family housing offers opportunities for people of all ages that may not want to, or are not able to maintain a traditional home. Young professionals and elderly people alike can benefit from multi-family housing.

- **Duplex Housing.** Allow by right either one single family residence per lot, or one, two-unit duplex unit. While the density is automatically doubled (two homes vs. one) the septic system requirements for a four bedroom duplex unit is comparable to a four bedroom single family residence. Assuming fixed land and development costs, duplex housing can be priced significantly less than detached housing.
- **Accessory Housing.** Some communities allow by right or via special exception, accessory housing within or attached to existing housing. Many communities require that such housing be rented only to family members. Allowing accessory housing without rental restrictions in all appropriate districts throughout towns is a responsible way for communities to encourage affordable housing opportunities to a broad range of the population. While accessory apartments are typically not suited to families, they are viable options for individuals, couples and the elderly, while impacts on neighborhoods and the character of the community need not be compromised.
- **Manufactured Housing.** Pre-site built housing (modular) and mobile homes should be permitted throughout a community in all appropriate residential districts. Development costs equal, reductions in building costs associated with manufactured housing can result in housing that is significantly more affordable than site built housing.
- **Multi-Density / nodal zoning ordinances.** New England towns were typically developed with a dense town center which contained a mix of homes, municipal facilities, and commercial uses. Surrounding the town center was medium density housing, and further out were typically farms. The post WWII development of New Hampshire towns changed significantly. In an effort to preserve the rural character of these towns, zoning ordinances requiring uniform medium density lots throughout the community were advanced. The result has been a uniform development pattern that has been repeated throughout towns and throughout the region, unnecessarily consuming large quantities of land. Multi-density / nodal zoning ordinances are designed to recreate the historical pattern of development in our communities. While the overall density in a community would not necessarily change, the distribution would be reallocated. The result would be increased in-fill development in downtown areas, increased density around town

centers, and large lots on the periphery.

- **Open Space (Conservation) Subdivision.** For many years called *cluster* subdivisions, open space subdivisions have benefits ranging from natural resource protection, increased availability of recreation/conservation land, and reduced development costs which can be translated into reduced housing costs. While the construction of open space developments have been limited in the region, the reason most commonly cited is bad examples and fear of significantly increased densities. Must such ordinance, however do not result in net increases of density. A model conservation subdivision ordinance is available at the RPC and within the Innovative Land Use Guidebook produce by the state's regional planning agencies and DES.
- **Linkage Programs.** Under a linkage program, major employers secure or provide housing for a portion of any new workforce created by those employers (usually, for low- and moderate-income households). Programs can be either mandatory or voluntary, depending on the legal allowances in the particular state. Voluntary programs might offer incentives such as reduced fees and streamlined permit processes, density increases or impact fee waivers.
- **Conversion of Large Homes to Multiple Units.** New England communities are well known for their large historic homes, the long-term upkeep of which can be cost prohibitive. Several communities within the region, most notably, Portsmouth, has allowed the conversion of large homes into multiple units, which has preserved the buildings while providing housing opportunities for a significant number of people. While preservation of architectural and community character should not be compromised as a result of these conversions, properly prepared ordinances should allay these concerns.
- **Infill Construction.** Encourage development that makes use of vacant or underutilized land and buildings in downtown or suburban areas. Infill developments provide more affordable housing opportunities for smaller households (i.e. singles, the elderly and empty nesters), discourage sprawl, make use of existing infrastructure, encourage community revitalization, and reduce automobile dependence.
- **Mixed-Use Development.** Land use ordinances and regulations should allow, where appropriate, mixed-use development, higher densities, and more diverse residential opportunities. Intensifying the use of a location, allowing second floor housing above retail space for example, often will create a demand for and improve the efficiency of services such as public transit.

Subdivision Regulations

- **Modified Development Standards for Affordable Housing & Inclusionary Projects.** Land costs, building construction costs and site work/infrastructure costs are the three largest

factors driving housing costs. Reducing unnecessary and expensive infrastructure requirements can significantly reduce housing costs, and provide for more affordable housing. While it is inappropriate to recommend specific reductions of standards in this context, these standards may include the need for sidewalks on both sides of roads, street lighting and landscaping, closed drainage systems requiring granite curbing, etc. Communities should replace traditional rigid requirements with performance standards for projects which provide for a pre-determined quantity of affordable housing units.

- **Appropriate Right-of-Way/Street Standards.** As previously noted, high land costs necessarily drive up housing costs. Part of these costs include land within road rights-of-way. While adequate road ROW's are necessary to ensure proper future maintenance, many communities require ROW's far exceeding necessary standards. While ROW widths are typically fifty feet, requirements for sixty and sixty-six foot widths are not uncommon. In addition to the width of the ROW, road construction standards should be appropriate for the scale of the development and the location of the development. The width of the pavement, curbing types and requirements and construction standards should be appropriate for the type of use proposed, and for the scale of the development. Planning Boards throughout the region require as a matter of course, road widths from 22-24' in addition to 2-3' shoulders along with sidewalks for new subdivisions which access off of rural roads which are only 18' in width. Not only are these requirements expensive, they too are unnecessary.

Other

- **Innovative Individual & Community Septic Systems.** The State of NH Department of Environmental Services has been diligent in their efforts to ensure that residential septic systems cause no potential threat to groundwater resources. To this end, the Department has relied on, and only permitted systems using traditional designs. These systems require large land areas comprised of acceptable soils.

The following selected policies and recommendations are designed to further the Region's effort to provide needed housing, promoting community goals, and ensuring compliance with relevant state and federal legislation. Increased efforts should be made to ensure that the Region provides a range of housing opportunities for its citizens. Newfields incorporates the specific policies appropriate for our Town and our circumstances.

Policies:

- Encourage the availability of code compliant and diverse housing opportunities for all citizens in the region.
- Encourage the development and adoption of zoning and subdivision regulations that allow for a wide variety of housing types, sizes and costs.
- Encourage the rehabilitation and upgrading of older or substandard housing by providing

technical assistance to communities and neighborhood associations.

-Encourage the construction of single-family homes and multi-family dwellings which are energy efficient in their design and use construction materials that are energy efficient in their design.

-Encourage the use of federal and state subsidized housing and financial programs, maintain information regarding housing financing alternatives available in the region to make the programs more responsive to local housing needs.

Encourage municipalities to implement elderly exemptions in their local tax structure that allow fixed income elderly residents to obtain a reduction in their tax burden that can often make the difference between remaining in their housing or being forced to find less expensive housing. For communities that already have elderly exemptions in their local tax structure these communities should review them to make sure they provide a reasonable level of tax relief. If they do not provide reasonable relief, the community should consider increasing the exemption.

Collaborate with not-for-profit housing organizations, government agencies, developers and builders in pursuing options and solutions for meeting the housing needs of the Region.

Recommendations by the town of Newfields:

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

- 1. Undertake educational programs to help the public become aware of the economic effects of local regulations and of the value of affordable housing**
- 2. Consider areas of town suited to mixed use and incorporate land use ordinances and regulations that will allow this. The concepts included in these ordinances would include, allowances for higher densities, more diverse permitted uses, reduced setbacks, etc.**
- 3. The Town should review the detailed housing information in the 2010 US Census as a way to both verify the findings of this report and to gauge trends in housing activities in Newfields and the Region.**
- 4. The Town should investigate the adoption of new zoning ordinances to address issues such as elderly housing. These ordinances provide an alternative to the predominate housing development patter experienced by the community in the past.**

Where We Come From

Edward Hilton Sr. and other pioneers from Dover Point settled at Newfields by 1639. That year a division of land was ordered "from the cove against Rocky Point to the creek next on this side Mr. Hilton's". These lots were situated "from Lamprey River to Parting Brooke, and from low tide to two miles inland".

Newfields was part of the Township of Exeter. Local residents attended Meeting and participated in the civil affairs of that Town. Hilton's first grist mill was on Parting Brooke. This was followed by lumber, shingle and tanning mills. The Hiltons, Halls, and Neals had mills on the Piscassic River at Hall's Mills Road. Moses Gilman, the Hiltons, the Neals and the Herseys operated mills on Piscassic Pond.

Shipbuilding, an important business in Newfields, started as early as 1667. The landing was busy with the Mast Trade for England, and lumber for the West Indies. Incoming ships brought 011, molasses, cloth, spirits, nails and tools. The river and adjacent waters offered fish, which by 1665 was exported to England and France. Deer and other game was available for the taking. The last ship built at the Shute yards was launched in 1828.

The first garrison was built by Edward Hilton, Sr. and stood northwest of the family graveyard near Exeter Road. His son Captain William Hilton had a garrison on Fowler's Hill by 1680. Other garrisons were situated on Hall's Mills Road and on the corner of Piscassic and Bald Hill Road.

The Indians, aggravated by the loss of their hunting grounds, and encouraged by the French, became a constant threat. Militia were formed to scout the forests for Indians and to join the home country against the French. An Indian attack against William Hilton's garrison in 1690 left nine townsmen dead. In 1707 four hay makers were killed in Edward Hilton Jr.'s field by a band of twenty Mohawks. In 1710 Col. Winthrop Hilton and two others were killed and two taken "captive" near the Mast Road. Other individuals were killed as they traveled or worked about Town.

By 1700 the first authorized Ferry crossed the river at the Town Landing and in about 1775 the first bridge was built close to the location of the present Route 108 Bridge. In 1727, Lamprey River Village and Newfields withdrew from Exeter to form their own Parish. The first Meeting House stood on the knoll of the Old Burial Ground north of the present Newfields Cemetery. The new center was named Newmarket. Road building began in earnest in the 1760's with Bald Hill Road laid out. This was followed by Hall's Mills Road from the bridge to the Grant Road.

Eighteenth Century Newfields had a clock-maker and case-maker, a cabinet maker, a goldsmith, a hatter, a harness maker, a feltmaker, farriers, dairies and carpenters. The town's economy was for the most part self-sufficient. The Revolutionary War brought years of conflict, change

and mobility, followed by new freedoms, economic instability, religious unrest, and developments in education. Two stage coach routes through town resulted in an increased number of Taverns and Inns. After the War of 1812 and further years of deprivation, industries developed, notably the Brass Works, the Iron Foundry of 1830, and the Squamscott Machine Company. The latter employed 300 people, most of them recently arrived Irish immigrants.

Passenger service began on the Boston and Maine Railroad in 1841. The rails laid from Exeter to Dover had come into Newfields landing on Schooners at high tide. Soon summer boarding houses catered to guests from out of state. With new business came the need for a new Post Office, established in 1834 and called South Newmarket. The Congregational Society replaced the second Meeting House with a new church on Main Street. In 1817, the first Methodist Academy in New England opened, and in 1827 the Methodist Church was built.

By 1836 a Freewill Baptist Church was constructed. The Universalist Church was dedicated in 1873, and the Catholic Church in 1882. In 1880, the Town of South Newmarket accepted a gift of \$10,000 from the will of the Reverend John Brodhead for books for a library. C.B. Stuart's store offered space for the library collection, which soon became the town's educational and social center. Dr. Brodhead's gift stipulated that the town reclaim its original name of Newfields.

The Reverend James Hill Fitts, author of the History of Newfields, introduced a bill with the state legislature to this effect which was passed in 1895.

There was a new glow in town when the Newmarket Electric Light Company installed street lights in 1901. The Misses Harriett and Isobel Paul purchased the Elm House land from Daniel Smith, and then designed, built and presented the brick Colonial Revival Town Hall to the town in 1929, in memory of their father Amos Paul. Another legacy from Miss Isobel Paul is the Town Library. The corner stone was laid in 1953. The Library includes a study which contains the living room and furnishings from Miss Paul's home.

In 1955, the Kingston Warren plant moved to town from Newmarket. They continue to operate part of their factory on Squamscott Street but have a modern facility, built in 1978, off the Exeter Road.

Newfields is fortunate in that historical resources from every period are found throughout town. Among the earliest houses still standing are the following:

- 1699 Hilton Manse on the corner of Main and Piscassic.
- The 1695 Hull house on Main Street.
- Peter Hersey's c. 1742 house on Piscassic Road.

Other notable early houses include the following:

- Kitterage House on Main Street.
- The c. 1760 Sanborn House on Bald Hill Road (Biery).

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- The 1792 Dudley Watson House on Route 108 (Half Barn),
 - The 1794 Isaac Jenness House on Piscassic Road (Byrne), and
 - The 18th century Fowler House on Route 108 (Hayden).

Many of Newfield's 18th and 19th century houses exhibit the fine craftsmanship of local shipbuilders, as exemplified by Margery Brooke's house on River Road, erected by shipbuilder Michael Shute in 1755.

Architectural Styles and Examples

The architectural survey noted ten Georgian Style eighteenth century houses, mostly in good repair.

Nineteenth century houses include four in the Federal Style (c.1800-1830), 63 in the Greek Revival style (c.1830-1880), and 16 assorted Victorians (c.1850-1905).

Of particular note are three Georgian Style residences on Squamscott Street,

- Two on Main Street (Kitteridge and Martin),
- One on Piscassic Road (Hersey), and
- One on Route 108 (Swanson).

Of Newfields' numerous early 19th century structures, those that feature some of the best Greek Revival details include:

- The Conner House on Main Street,
- The House on Squamscott Street,
- The Country Store,
- The Brooks House on Exeter Road, and
- The Rugg House on Piscassic Road.

The mid-century Italianate Style is well represented by four Main Street buildings:

- The Reed House,
- The Palmer House,
- The 1873 Unitarian Church, and
- The Lyon House.

Unusual Italianate Style three part windows are found on the second stories of two Piscassic Road dwellings:

- The Daley House, and
- The neighboring House.

The c. 1855 Knowle House on Squamscott Street is one of the finest Italian Villa Style structures in Rockingham County.

Other noteworthy Victorian era architectural resources are Newfields only French Second Empire Style dwelling (Hailinan), and the only Gothic Revival structure (the 1882 St. Mary's Catholic Church).

- Eastlake features appear on the DeVantry House on Exeter Road, and the Hayden House on Pleasant Street.
- Stick Style elements are found on the Hackett House on Exeter Road and also on the nearby Zilch House.
- The 1929 Town Hall is clearly Newfield's best example of the Colonial Revival Style.

Geographical dispersion of Newfield's pre-1800 structures indicates a rural agricultural community with no significant population concentrations during the 17th and 18th centuries. The preponderance of Greek Revival dwellings in the village center suggest a strong industrial based economy from the 1830's at least through the middle of the 19th century.

Cemeteries and Graveyards

Newfields has a number of early graveyards. These include the Hilton family graveyard off Pleasant Street and Exeter Road, the Colcord family graveyard behind the Reed House on Exeter Road, the Hersey graveyard north of Piscassic Road, the Jenness graveyard also off of Piscassic Road, and what's left of the Neal family graveyard at the entrance to the Kingston Warren Plant.

Cemeteries include the c.1754 First Parish Meeting House Burial Ground on Route 108, the adjacent 19th century Newfields Cemetery, the 1855 Locust Hill Cemetery across from the fire station, and the c.1799 Piscassic Cemetery at the c9rner of Bald Hill Road and Piscassic Road.

Other Resources

Other cultural resources worth noting include numerous mill sites on Parting Brooke, the Piscassic River (at Halls Mills Road) and on the Piscassic Ice Pond. The remains of the 1832 Iron Foundry may still be viewed immediately south of the Town Landing. Nineteenth century carpenter and blacksmith shops situated on the Anderson property on Piscassic Road were nearly acquired by Henry Ford earlier in this century for his Greenfield Village Historical Museum. What remains of the Rockingham Junction (c.1840' s) depot should also not be overlooked in view of that site's rich history.

Local monuments include a Revolutionary War plaque at the intersection of Main and Pleasant, a plaque on the east side of Main Street commemorating veterans of WWII, Korea, and Vietnam, a Paul Revere bell which formerly hung in the 1836 Methodist Church, and a large Civil War/WWI monument at the intersection of Main and Piscassic.

In a town whose economy once revolved around agriculture, relatively little recognizable farmland remains. The Zoning Ordinance should encourage agriculture, or at least discourage standard residential tract development in favor of low density residential use and/or carefully reviewed cluster developments. Although cluster zoning is often employed to preserve open space, it is equally well suited to preserve areas of historic importance.

Newfields' cultural resources are rich and varied. They have come into the 1980's relatively unscathed, having thus far avoided the poorly sited commercial development that plagues much of southern New Hampshire. The Newfield's Planning Board and Board of Adjustment should utilize every regulatory tool at their disposal to insure that this excellent track record is maintained.

The National Historic Preservation Act of 1966 prohibits the use of federal funds" on projects that adversely affect properties that are eligible for the National Register of Historic Places. In order to maximize local input on federally funded state highway projects, the Town should carefully inventory and evaluate properties along N.H. Route 108.

GOALS, OBJECTIVES AND RECOMMENDATIONS

In order to achieve our vision for the future, we have identified the following historic resources goal:

- **Celebrate, educate and protect our historic resources.**

To fulfill this goal, several objectives and recommendations have been developed to guide future planning policies and initiatives:

- **Objective A. Work with community members and groups to develop and maintain an inventory and educational materials on Newfields' history.**
- **Objective B. Ensure that development in proximity to historic resources is compatible with our existing resources.**
 - Maintain architectural review and regulations to protect existing resources from negative visual development that conflicts with the nature of Newfields' historic character.

RELATIONSHIPS TO OTHER CHAPTERS

COMMUNITY FACILITIES AND PEOPLE. Historic Resources provide a sense of place to our population. It is important that our resources are protected to help build the community and our relationship to our past.

COMMUNITY FACILITIES AND LAND USE. Community facilities are an important component of our historic resources. New facilities should be developed with a sensitivity to their own history as well as adjacent character.