



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

MEMORANDUM

TO: Michael Houghton, Select Board Chair
Allison Knab, Select Board Vice Chair
Joe Anderson, Select Board

FROM: David S. Moore, Town Administrator

DATE: February 2, 2024

RE: Select Board Agenda and Materials for the February 5th Regular Meeting

Please allow this memorandum to serve as a guide to the Select Board Meeting agenda for Monday, February 5, 2024.

- III. Consideration of Minutes 1/16/24 and 1/24/24
- IV. Treasurer Report (second meeting of the month)
- V. Department Reports & Presentations
 - A. Kerry Cronin, Library Director
 - B. Mark Connors, Director of Planning & Community Development
- VI. Correspondence
 - A. Thank you note from 76ers
 - B. Donation Letter for Vent Enter Isolate Search training room for SVFD
- VII. Public Comment
- VIII. Public Hearings, Ordinances and/or Resolutions
 - A. Public Hearing on 2024 Warrant Articles and Town Budget
 - B. Public Hearing on acceptance of funds in the amount of \$16,950 for a 2024 Local Source Water Protection Program Grant from the NH Department of Environmental Services
- IX. Discussion of Monthly Reports – (second meeting of the Month)

- X. New Business and Action Items
 - A. Acceptance of donation in the amount of \$543.31 from Tyler Denton
 - B. Request to Name Baseball Dugout at Stevens Park after John Hopping
 - C. Update of Appendix A to 2021 Welfare Guidelines
 - D. Discussion of Use Variance for 15&17 Stoneybrook Ave

XI. Town Administrator Report

I will present developments associated with open items and other business of the Town. If any Board member has a specific request of an item I cover at the meeting, I welcome hearing from you at any time.

- XII. Informational Items
 - A. OTH Easement Monitoring

- XIII. Reservations, Event Requests & Permits
 - A. Stratham Community Church requests use of top of the hill at SHP for their Easter sunrise service on 3/31/24
 - B. Request by June Sawyer to waive the alcohol prohibition at the Morgera Room on 6/29 for her class reunion
 - C. Request by Jay Flagg to waive the alcohol prohibition in the Sewall Room on 3/14 for a pickle ball social potluck

XIV. Review of Recent or Upcoming Board & Commissions Agendas

XV. Boards and Commissions Nominations & Appointments

- A. Appointments *for consideration*: None
- B. Appointments *to be voted on*:
 - a. Re-appoint Frank MacMillan to the Zoning Board of Adjustment for a three year term to expire in 2026
 - b. Lucy Cushman to fill the vacant Alternate position on the Zoning Board of Adjustment for a term to expire in 2025.

XVI. Miscellaneous & Old Business

XVII. Adjournment



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VOICE (603) 772-7391 • FAX (603) 775-0517

SELECT BOARD AGENDA

FEBRUARY 5, 2024

7:00 P.M. Public

**Hutton Room, Stratham Municipal Center
10 Bunker Hill Avenue, Stratham, NH 03885**

This meeting of the Select Board will be held in the Hutton Room of the Stratham Municipal Center

The public may access this meeting at the date and time above using this conference call information. Please dial the conference number **(877) 205-7349** and input **2254** when prompted for a user pin/code.

If at any time during the meeting you have difficulty hearing the proceedings, please e-mail dmoore@strathamnh.gov.

To access materials related to this meeting, please see this link:

<https://www.strathamnh.gov/select-board>

- I. Call to order
- II. Roll Call
- III. Consideration of Minutes 1/16/24 and 1/24/2024
- IV. Treasurer Report (second meeting of the month)
- V. Department Reports & Presentations
 - A. Kerry Cronin, Library Director
 - B. Mark Connors, Director Planning & Community Development
- VI. Correspondence
 - A. Thank you note from 76ers
 - B. Donation Letter for Vent Enter Isolate Search training room for SVFD
- VII. Public Comment
- VIII. Public Hearings, Ordinances and/or Resolutions

The Select Board reserves the right to take up business in any order deemed appropriate by the Chair. A motion to enter Non-Public Session in accordance with RSA 91-A:3 may occur at any time during the meeting. Submission of items to be placed on the Agenda must be to the Town Administrator by 4 pm the Wednesday before the scheduled meeting.



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- XIV. Review of Recent or Upcoming Board & Commissions Agendas

- XV. Boards and Commissions Nominations & Appointments
 - A. Appointments *for consideration*: None for this meeting
 - B. Appointments *to be voted on*:
 - a. Re-appoint Frank MacMillan to the Zoning Board of Adjustment for a three year term to expire in 2026
 - b. Lucy Cushman to fill the vacant Alternate position on the Zoning Board of Adjustment for a term to expire in 2025.

- XVI. Miscellaneous & Old Business

- XVII. Adjournment

MINUTES OF THE JANUARY 16, 2024 SELECT BOARD MEETING

MEMBERS PRESENT: Board Members Chair Mike Houghton, Vice Chair Allison Knab; Joe Anderson

ALSO PRESENT: Town Administrator David S. Moore, Finance Administrator Christiane McAllister

At 7:00 pm Mr. Houghton opened the meeting. Mr. Houghton then asked for a motion on the minutes. Ms. Knab motioned approval of the minutes of January 2nd as written. Mr. Anderson seconded the motion. All voted in favor.

At 7:01 pm Mr. Houghton motioned to go into a non-public session in accordance with RSA to discuss personnel matters. Mr. Anderson seconded the motion. Roll call: Houghton-yes; Knab-yes; Anderson-yes

7:42 pm Mr. Houghton motioned to come out of the non-public session.

Mr. Houghton welcomed State Representative Zoe Manos. Rep. Manos informed the group that in her role on the Judiciary Committee she is aware of three Right to Know bills that are currently being voted on. 1. Would allow towns to charge for record production that exceeds 10 hours. The Board supported this as it is clearly targeting voluminous requests which can be costly to municipalities to fulfil. 2. Production of records that are preliminary drafts be circulated to a quorum or a majority of the public body. The Board felt this bill would be logistically difficult. 3. Production of records electronically. Mr. Moore asked for clarification. Rep. Manos will look into it and report back. Mr. Moore recommended accessing NHMA's position on items 2 and 3 and shared that NHMA is supportive of 1.

Next Rep. Manos spoke about condo related legislation that she and Rep. Knab are sponsoring. Resident Dick Swett testified in favor of both bills. One deals with the timing of meeting notices for condo meetings. It also clarifies that meetings of committees (like landscaping) aren't required to be noticed. The other legislation Rep. Manos is sponsoring would allow condo associations as an entity so that they may receive commercial electric rates. The Energy Dept. was not in favor of the bill. It is unlikely to pass. Ms. Knab stated that affordable housing is a priority and many bills are aimed at increasing affordable housing. However, many of the bills remove local control. She supports local control and therefore has a hard time supporting these bills. She recommends the Town keep an eye on these legislative proposals; they could have an impact on Stratham. She would like to have the town's opinion on some of these bills.

They returned to the discussion on condo electric rates. Rep. Manos said they had good legal support.

Mr. Moore brought to their attention HB1479. This bill is targeted at preventing municipalities from working collectively to advocate in front of the legislature as lobbyists. Purpose is to neuter the voice of NHMA, Police Chiefs, etc. The Board signaled they would like to support the NHMA effort defeat this bill and asked Mr. Moore to write a letter opposing this bill.

The Board thanked Rep. Manos for coming in.

Mr. Moore called attention to the correspondence from Bill Kenny. Ms. Knab motioned acceptance of Bill Kenny's resignation from the Conservation Commission with regret and asked for a thank you letter to be sent. Mr. Houghton seconded the motion. All voted in favor. Mr. Moore indicated he would follow-up on the letter.

Mr. Moore then noted the correspondence from Jessica Harrington from the Police Dept. Mr. Anderson motioned to accept the resignation of Jessica Harrington. Mr. Houghton seconded the motion. All voted in favor.

Mr. Moore gave an update on Town Meeting preparations. Mr. Moore will draft the Select Board submission for the Town Report. Public Hearing on the Warrant is Feb. 5th. There doesn't appear to be any warrant articles outside of the usual appropriation articles.

Mr. Moore will present the CIP at the last Budget Advisory Committee meeting on the 18th. They discussed staying after the close of the meeting to deliberate. Mr. Moore will ensure the base budget is included for each of the departments on the 18th. A special meeting will be held on Wednesday, Jan. 24th to reflect on the feedback from the BAC and finalize the budget recommendations.

Mr. Houghton directed attention to the Kennebunk performance bond release item on the agenda. Mr. Moore referred to the memo in the packet from Mark Connors. Mr. Anderson motioned to approve the additional release of \$1,000 plus accumulated interest which would formally close out the project. Ms. Knab seconded the motion. All voted in favor.

Tim Stevens, the new Public Works Director, will be starting on Monday, January 22nd. Seabrook emergency drills will be Feb. 7 and April 3. The new DPW Director and new Building Inspector will be at the drills.

Mr. Moore received an inquiry from Moody's investor service. Our issuer rating is expiring. We would need to pay \$3,000 annually to maintain it. After conferring with Ms. McAllister, they decided against renewing. Mr. Moore is confirming this decision with bond counsel. The town has no plans to issue new debt, therefore it is unnecessary to maintain. Board agreed to let it expire.

Next Mr. Moore discussed the Fire Station roof. He requested the Board authorize the expenditure of up to \$25,882.50 from the Town Buildings and Grounds Maintenance Trust for roof repairs as described in a January 9, 2024 proposal from True North Management. He continued, explaining that Dan Crow reviewed the roof issues at the station. While doing so, he observed deteriorating architectural detail made of lead that, if not addressed, will create a problem with bricks in the façade of the building. Mr. Moore discussed funding sources. The Board requested copies of the quote which Mr. Moore will provide.

Next Mr. Moore discussed election preparations. He has a meeting tomorrow with Town Clerk Deborah Bakie and Moderator Dave Emanuel to go over logistics. The 76ers will hold a bake sale. We will put Community Power handouts in the area of the bake sale. The board discussed their plan for coverage on that day. Mr. Moore advised them that the Secretary of State authorized the moderator to read party results at different times. They discussed write-ins on the ballot.

Mr. Houghton directed attention to the Informational items. Ms. Knab motioned to authorize the Board Chair to sign the Route 33 Corridor Study request for information. Mr. Anderson seconded the motion. All voted in favor.

Mr. Anderson questioned the language of zoning article 5.12.3. Mr. Moore will ask Mr. Connors for clarification.

RESERVATIONS

Mr. Houghton motioned to approve New Life Baptist Church's request to use the Sewall Room on Sundays at half the cost in exchange for mopping/shoveling the room. Mr. Anderson seconded the motion. All voted in favor.

Mr. Houghton noted for consideration Lucy Cushman's appointment to the ZBA.

Mr. Moore noted that two employees will receive referral bonuses.

At 8:33 pm Mr. Houghton motioned to adjourn. Mr. Anderson seconded the motion. All voted in favor.

Respectfully submitted,

Karen Richard
Recording Secretary

MINUTES OF THE JANUARY 24, 2024 SELECT BOARD MEETING

MEMBERS PRESENT: Board Members Chair Mike Houghton, Vice Chair Allison Knab; Joe Anderson

ALSO PRESENT: Town Administrator David S. Moore, Finance Administrator Christiane McAllister

At 4:00 pm Mr. Houghton opened the meeting and requested a motion on the minutes. Ms. Knab motioned to approve the minutes of the special Select Board meeting on January 10, 2024, and the joint BAC meeting minutes of January 8, 11 and 18, 2024. Mr. Anderson seconded the motion. All voted in favor.

Chair moved on to new business and recognized Mark Connors to discuss the 13-15 Stoneybrook Lane ZBA decision. Mr. Connors shared background information about the application, the Boards discussion relative to the criteria and that at their next meeting a finding of fact would be acted on. The Board generally discussed the decision and looked forward to seeing the findings of fact.

The Board received an update on the Piscataqua Region Estuaries Partnership request for funding. Mr. Connors advised the Conservation Commission would be forming a recommendation or other action at their meeting later that same evening.

Mr. Moore advised the Board that the Town had secured an additional grant to support the Ross Brothers property purchase located “off high street” and adjacent to Stratham Hill Park. He advised he would bring the grant back to the Board for a needed public hearing.

The Board then moved into a budget work session and reviewed guidance from the BAC and compared notes among the Board members about potential budget reductions to achieve less of a proposed increase.

They proposed discussions and asked for input from staff. In the end, the Board agreed to review a new version of the budget with some reductions with a goal of getting to 3.3%. This budget will form the basis of the February 5th hearing on the proposed budget and warrant.



MEMORANDUM

To: Town of Stratham Select Board

From: Kerry Cronin, Library Director

Date: February 1, 2024

RE: Quarterly Library Update and Request for Shed Installation

Garden Expansion-

The Wiggin Memorial Library has been awarded a grant from the Rye Driftwood Garden Club for \$500 to cover the cost of supplies to build two new raised bed container gardens for both vegetables and pollinators. In preparation for the second year of our #WigginGrows gardening initiative, we are requesting to install a Rubbermaid shed, 5x2 feet to the right of the library's exterior exit closest to the garden. The shed will be used to store the equipment needed to maintain the gardens and potentially expanded to include gardening tools for checkout by community members. It will be secured by padlock. Please let me know if we are authorized to move forward with the installation at this time.



Martin Luther King, Jr. Programs-

During the week of January 15th the Library hosted successful film and book discussions as part of the community collaboration related to Martin Luther King, Jr. During the month of February we are very excited to be exhibiting artwork in the library gallery by Stratham Memorial School and Cooperative Middle School students related to Civil Rights. All are invited to attend a cookie and cocoa reception on Monday, February 12th at 5:30pm to honor these

talented students. Currently we are also hosting a four-week virtual program on Standing up to Racism with local facilitator, Anne Romney.

Building Updates-

We have ordered the library's new carpeting and it will be installed during the week of March 25th. The corridor from the municipal offices into the library, as well as the meeting and quiet study rooms will need to remain closed to foot traffic while this work is taking place. The AARP tax help has been moved to the Hutton Room on 3/26 and 3/28. We are grateful for Jason Pond's assistance in painting the room before the work begins.

Last week I met with Dan Crow and his construction crew to review the scope of work for the restroom renovation. We look forward to reviewing the proposal and launching a competitive bidding process.

Caroline Robinson Collection-

At their January meeting the Conservation Commission voted to donate \$200 to the Wiggin Memorial Library to acquire books or other items inspired by Caroline Robinson. We are grateful for this support for materials related to gardening and conservation.

Community Read-

The Wiggin Memorial Library will be participating in the Great Bay-Piscataqua Waterkeeper and Great Bay Stewards region-wide book discussion of Small Town, Big Oil: The Untold Story of Women Who Took on the Richest Man in the World- and Won by David W. Moore. Free copies of the book are available at the library and the author and activists featured in the story will hold a discussion at the 3S Artspace in Portsmouth on April 25th. All are welcome and encouraged to participate.

Youth Services-

The Youth Department continues to expand its program offerings and related activities, including an expanded play space with developmentally appropriate toys. In January we were pleased to welcome Maryjo Sergiej as our new Teen Librarian.

Voter Information Night-

This year's Voter Information Night will take place on Thursday, March 7th at 6:30pm in Community Room A. Similar to last year, the event will be livestreamed by ExeterTV and moderated by Town Moderator, David Emanuel. Town Administrator David Moore and Mark Connors, Director of Planning and Community Development, will make their presentations available to voters in advance via YouTube.

Planning/Building Updates

Pending Land Use Applications

Planning Board:

- 80/80R Winnicutt Road – Preliminary Application to subdivide two parcels into a Cluster Open Space Residential Development with 54 residential lots and two open space parcels (2/21/2024). *Note that this project has not been fully engineered, and we do not believe this many residential lots will be able to be developed on the property. Additionally, this project would be regulated under a proposed zoning amendment that would place additional requirements on Open Space Subdivisions.*
- 189 Bunker Hill Avenue – Preliminary Application for a conventional subdivision to include six residential lots served by a new road (Preliminary application was held in December, and the Town is anticipating a subdivision application in February or March.
- 200 Domain Drive (Timberland) – Site Plan and Conditional Use Permit to make small additions to the building, to add new pedestrian routes and to impact wetlands and wetland buffer areas. This is associated with the renovation of the building to provide new tenant spaces as Timberland will be shrinking its footprint. (This project is temporarily on hold as the applicant addresses some negative Conservation Commission feedback provided at its 11/29/23 meeting).

Zoning Board:

- 13-15 Stoneybrook Lane – Variance application to allow single-family residential in a zoning district where that use is prohibited. (Approved on 1/9/24, Planning Board Site Plan Approval is still required)
- 3 Apple Way – Variance to allow short-term rentals of residential property (Denied on 1/9/24)
- 62 College Road – Variance to allow a ground-mount solar array 125-feet from a tidal wetland where a minimum setback of 150-feet is required (2/6/2024)
- Lovell Road (Map 22, Lot 126) - Appeal from an administrative decision - applicant is seeking an exception from NH RSA 674:41, which prohibits building on lots without road frontage, in order to construct a single-family home and associated improvements on a parcel without road frontage.

CMAQ Grant Update

- Last year, the Town applied for grant funds under the federal Congestion Mitigation & Air Quality (CMAQ) Improvement Program administered by NHDOT. The Town applied under the program to support two projects:
 - To support the coordination of four traffic signals located along Portsmouth Avenue (NH Route 108) to prioritize through-traffic during peak travel periods; and
 - To fund the installation of electric vehicle charging infrastructure at Town and School District facilities.

One of those projects, the coordination of traffic signals along Portsmouth Avenue (NH Route 108) has been recommended for funding under the CMAQ Program and included in the Draft

2025-2034 Ten Year Plan. Note, that CMAQ-funded projects still need to be programmed in the Ten Year Plan, though they tend to be prioritized as they have a dedicated funding source.

Goal of the Project

There are four traffic signals on Portsmouth Avenue in Stratham, including:

- Signal 1: Portsmouth Avenue and NH Route 101 access ramps
- Signal 2: Portsmouth Avenue and Stratham Heights Road/West Road
- Signal 3: Portsmouth Avenue and Parkman Brook Shopping Center/Stratham Crossing
- Signal 4: Portsmouth Avenue and Market Basket/Kings Highway Shopping Plaza
- A fifth traffic signal is programmed for construction in 2027 at Portsmouth Avenue/Bunker Hill Avenue.

During peak travel periods, it is not uncommon for through traffic on Portsmouth Avenue to have to stop at each signal to accommodate traffic turning on to or off of the corridor. This contributes to the congestion of the corridor and increases tailpipe emissions associated with the stop-and-go nature of traffic during these periods.

The goal of this project is to install software on the signals such that through traffic will only have to stop at one traffic signal while encountering green signals at the three other signals. This would change the timing sequences of the signals such that traffic waiting to enter or exit the corridor will likely have slightly longer wait times, but these changes should be relatively modest.

Before submitting this grant application, the Town did approach the Town of Exeter to see if it would be interested in submitting a joint application to fund the coordination of all traffic signals along the Portsmouth Avenue corridor, however Exeter declined to participate.

CMAQ projects require a 20 percent match by the sponsoring municipality and the NHDOT estimates the project cost at \$346,926. The Town's participation in this project is optional, however if we did more a match contribution of approximately \$69,400 would be required of the Town. These funds could be programmed through the Ten Year Plan process.

Open Space & Connectivity Plan

The Town is promoting this event, scheduled for Monday February 12, 2024 at 6 pm here at the Municipal Center hoping for a sizable attendance where the Draft Recommendations and Strategies will be discussed and a demonstration of the interactive StoryMap feature conveying the recommendations of the plan.

The flyer features a header with the Stratham logo and event details. The main body contains a landscape illustration and event information. The footer includes a registration instruction.

STRATHAM
OPEN SPACE and
CONNECTIVITY PLAN

PUBLIC OUTREACH EVENT
FEBRUARY 12, 2024 AT 6 PM

Come learn about the Draft Open Space & Connectivity Plan strategies and recommendations and participate in a demonstration of the Plan's interactive Storymap feature.
Event at Stratham Municipal Center, Refreshments served

PLEASE REGISTER TO ATTEND BY E-MAILING PLANNING@STRATHAMNH.GOV



is truly wonderful.

I thank you on behalf
of the 76ers.

Cheryl Helepis
Pres. Stratham 76ers

Dear Stratham Select Board,

The Stratham 76ers
had a very successful
bake sale at the Primary
Election. I thank you for
allowing us to do that.



The support that
Stratham provides for
the Senior Population

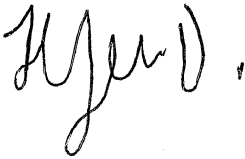
January 24, 2024

David Moore and Stratham Town Select Board
10 Bunker Hill Ave.
Stratham, NH 03885

Dear Mr. Moore and Select Board members,

Please accept the remainder of my Eagle Scout fundraiser money as a donation to the town of Stratham, as that is the beneficiary of the project. Thank you all for helping me along the way with my project.

Tyler Denton
Troop 185 Eagle Scout

A handwritten signature in cursive script, appearing to read "Tyler D.", followed by a comma.



Stratham Volunteer Fire Department Association 10 Bunker Hill Avenue, Stratham NH 03885

27 January 2024

TO: Town Of Stratham Select Board

FROM: Dan Crow, President,
Stratham Vol. Fire Dept. Assn.

RE: VEIS Training Prop construction donation.

Members of the Select Board,

The Stratham Fire Department and Association would like the members of the Stratham Select Board to consider accepting this proposed donation of manpower and construction supplies on behalf of North and South Construction Services and Exeter Lumber for the purposes of building a Vent Enter Isolate Search (VEIS) training room for the Stratham Volunteer Fire Department.

This new structure will provide a training prop to simulate searching a standard single family bedroom for occupants trapped on the second floor of a home in a fire situation. The prop will be built inside the Stratham Fire station and will consist of three walls built on top of the mezzanine area by the gym. One wall will have a simulated window for entry by a firefighter from a ladder on the outside. The other two walls will have doors. One of the doors will be an inside door simulating a bedroom door and the other door will be an outside swinging door for access into the prop for the instructors. Crews can put up ladders and train to enter a building from a bedroom window to effect rapid rescue of trapped occupants. The ladder will be secured by a strap and lag bolt system to keep it from kicking out on the smooth flooring of the bays. In addition to VEIS, the training prop can be used for firefighter rescue and bailout training, hose advancement drills and will provide us with the ability to conduct training year round and out of the elements. This training prop has an equivalent value of approximately \$8500.00 if we were to contract for its construction elsewhere.

This training device will provide our firefighters the ability to train on this critical skill more frequently to hone their skills for use in critical emergency situations. Furthermore, this training prop will allow other departments to come to us and work to build better joint training and familiarity with our crews making it invaluable to our mutual aid departments as well. I have attached a couple photos of an example VEIS room at the Nashua Fire Department for context below:



Stratham Volunteer Fire Department Association 10 Bunker Hill Avenue, Stratham NH 03885



I hope that you will see that this is a valuable training aid that Exeter Lumber, North and South Construction Services and FD Association are happy to help provide to the town of Stratham and our Firefighters. Please accept this construction and supply donation for the expressed purpose of building this VEIS training room prop for our town.

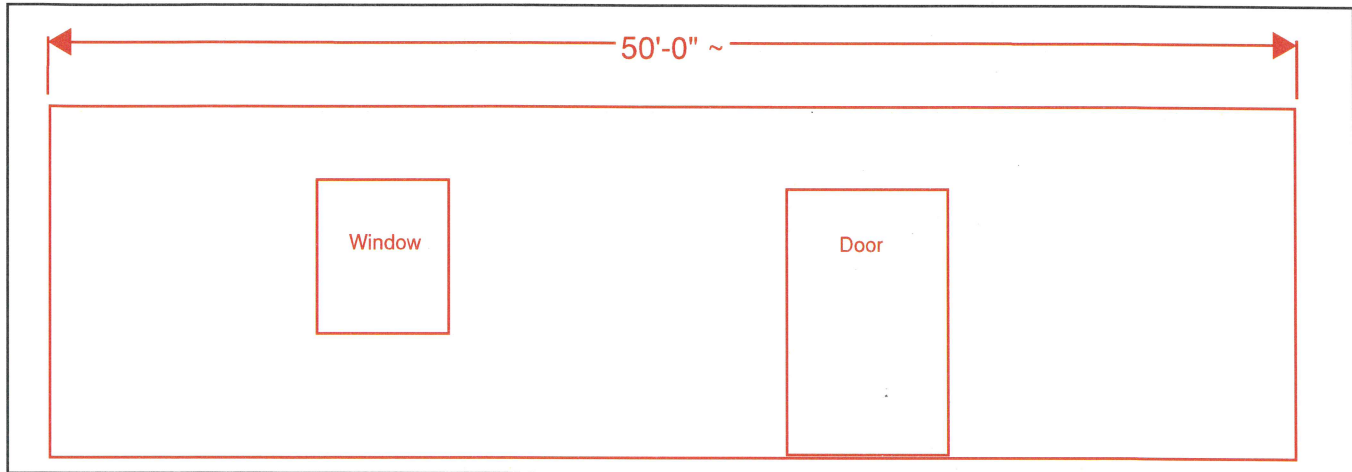
Regards,

Dan Crow, President
Stratham Volunteer Fire Dept. Association

Attachments: North and South Construction/Exeter Lumber Proposal Letter.

Stratham NH Fire Department

January 29th 2024



Scope of work:

Install approximately 50' LF of wall using 6" LGM studs and 5/8" minimum plywood sheathing both sides on the existing mezzanine.

One rough opening for a window (36" x 60") and one rough opening for a door (36" x 80").

Excluding engineering cost

Estimated material cost:

\$3500.00

Estimated Labor:

\$5000.00

Total Project Cost:

\$8,500.00

Total Cost to Client*:

\$0.00

*The project cost are being absorbed by True North Management and donated to the City of Stratham NH Fire Department.


Ben Johnson
Executive VP

Town Of Stratham NH

| | |
|--------------------------|--|
| Account Number: | 683636 |
| Customer Name: | Town Of Stratham |
| Customer Address: | Town Of Stratham 10 BUNKER HILL AVE. STRATHAM NH 03885 |
| Contact Name: | David Moore |
| Contact Phone: | |
| Contact Email: | dmoore@StrathamNH.gov |
| PO Number: | |

| | |
|---------------------------|------------|
| Date: | 01/25/2024 |
| Order Number: | 9782497 |
| Prepayment Amount: | \$ 0.00 |

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| Column Count: | 1.0000 |
| Line Count: | 33.0000 |
| Height in Inches: | 0.0000 |

Print

| Product | #Insertions | Start - End | Category |
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| NEO PRT Seacoast Daily | 1 | 01/30/2024 - 01/30/2024 | Govt Public Notices |
| NEO PRT seacoastonline.com | 1 | 01/30/2024 - 01/30/2024 | Govt Public Notices |

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

| | |
|--|----------|
| Total Cash Order Confirmation Amount Due | \$138.29 |
| Service Fee 3.99% | \$5.52 |
| Cash/Check/ACH Discount | -\$5.52 |
| Payment Amount by Cash/Check/ACH | \$138.29 |
| Payment Amount by Credit Card | \$143.81 |

| | |
|----------------------------------|-----------------|
| Order Confirmation Amount | \$138.29 |
|----------------------------------|-----------------|

Ad Preview

**STRATHAM
SELECT BOARD**

**PUBLIC
HEARING NOTICE**

Stratham Municipal Center
10 Bunker Hill Avenue
Stratham, NH 03885
Meeting to be held in the
Hutton Room
Monday, February 5, 2024
7:00 pm

The Stratham Select Board will hold a public hearing in the Stratham Municipal Center to invite public comments on the following items:

- In accordance with RSA 31:95-b on the question of acceptance of 2024 Local Source Water Protection Program Grant funds in the amount of \$16,950.00 from New Hampshire Department of Environmental Services. Funds to be used towards the acquisition of land owned by the Ross Revocable Trust ("Off High Street").



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

MEMORANDUM

TO: Select Board

FROM: Seth Hickey

DATE: February 1, 2024

RE: Request to Name Stevens Park baseball dugout after John Hopping

In accordance with our [Parks, Areas & Facilities Naming and Dedication Policy](#), I am submitting to you three requests in support of naming the ‘home’ baseball dugout at Stevens Park after resident John Hopping. This request originated with the Stratham Baseball Board several years ago. Recently, Stratham residents Jake Bourn, Tom Coate and Sean Burke submitting additional letters of support. All three of these individuals have seen first-hand the impact that Coach Hopping has had on the youth of Stratham.

I personally have worked with John through the years and cannot think of a more fitting tribute. For more than 20 years, John has been involved in all aspects of the Stratham baseball program including coaching, fundraising, and organizing. He has generously given his time and shared his skill and love of the game with Stratham baseball players, from elementary school age through high school.

Thank you for considering this request.

Recommended motion: Approve the request to name the Stevens Park ‘home’ team baseball dugout after John Hopping.

From: [David Moore](#)
To: [Karen Richard](#)
Cc: [Seth Hickey](#)
Subject: FW: John Hopping Dugout
Date: Thursday, August 10, 2023 12:45:36 PM

Karen,

Please establish a connection to this person and provide him with the latest version of our policy for naming facilities. If he has questions have him reach back out to you. It might be appropriate for him to schedule time with me over the phone to ensure he understands the process after reading it.

Seth, if there is anything particular about this request I should be aware of, please let me know. Likewise, please let me know if you have any initial feedback or heads-up to either Karen or I.

David M.

From: Jake B <jwbourn@hotmail.com>
Sent: Thursday, August 10, 2023 7:03 AM
To: David Moore <dmoore@StrathamNH.gov>
Cc: Seth Hickey <SHickey@StrathamNH.gov>; Tom Coate <tomcoate@gmail.com>; Tom Healy <Healyconstruction@comcast.net>
Subject: John Hopping Dugout

Hi David,

I hope this note finds you well, I'm writing to you to formally request that the home dugout for the baseball diamond at Stevens Park be named for John Hopping. There are no name designations for the dugouts.

John has been a tireless volunteer for the Stratham Youth baseball for well over 20 years and is responsible for multiple successful Stratham baseball teams and helped many kids continue on the high school and college teams. He has run summer clinics and is willing to come in on nights and weekends to help out. He has been an ardent fund raiser, helping the Friends of Stratham Baseball raise money for scholarships and equipment for the less fortunate in the area. For me personally, he has provided guidance as a coach and Board president on how best to serve the community. I'm convinced our success at Cooperstown in 2018 was because of the time he volunteered to coach our kids.

I've CC'd the former presidents of the Stratham baseball league who can add much more color and detail to John's contributions to youth sports.

Thanks,

Jake

From: [Tom Coate](#)
To: [Karen Richard](#)
Cc: jwbourn@hotmail.com; [Seth Hickey](#); [Tom Healy](#)
Subject: Re: John Hopping Dugout
Date: Tuesday, August 22, 2023 7:45:41 AM

Hi Karen,

Please let me know if an email in support of this naming effort will not suffice and I will take additional steps.

I have been involved in the Stratham Baseball League for the past 20 years and I have had the privilege of coaching with, and against, John. I also participated in the Stratham Baseball Board alongside John. His dedication and commitment to the league, the kids and the Stratham families was instrumental in making Stratham Baseball the overwhelming success that it was. He was much more than a coach and a board member. He would never say no to an opportunity to help provide instruction to any player, on any team. He would also take it upon himself to ensure that all coaches were supported and provided with the tools and education necessary to ensure they were successful and the kids had a meaningful baseball experience regardless of who the coach was. He did so many things above and beyond the typical expectations of a coach and board member. One example was his "Blitz-Ball" where kids from all teams were welcome to come to SHP for 45 minutes of instruction and a 45 minute blitz-ball game every Sunday night.

He continued his support on through Babe Ruth and Sr Babe Ruth, even when none of his own kids were playing. Even after his coaching days, he still made himself available to come back and provide instruction for the kids and training for the coaches. If I sent him an email today asking for his support in some capacity, I have no doubt he would ask where and when.

John was also instrumental in starting the Stratham Golf Tournament which generates thousands of dollars annually to support the league. He still supports the administration of this tournament and plays in the event annually.

Naming a dugout after John would be a small, yet meaningful, gesture symbolizing the towns appreciation for all he has done, and continues to do, to support youth baseball.

If there is anything else I can provide just let me know. Thanks.

Tom Coate

On Aug 10, 2023, at 1:46 PM, Karen Richard <KRichard@strathamnh.gov> wrote:

Hi Jake,
David asked me to reach out to you regarding naming the dugout at Stevens after John Hopping. Please read through our naming policy https://www.strathamnh.gov/sites/g/files/vyhlf5051/f/uploads/final_adopted_policy_-_parks_areas_facilities_name_policy.pdf and let me know if you have any questions. Your email requesting the dedication is a great

start. As you'll read, we'd need at least a couple more people to write letters supporting the request. The process includes holding a Public Hearing and it would be discussed at at least two Select Board Meetings. It's not a fast process, but it is worthwhile to recognize the dedication and effort John has put in all these years. I've no doubt he will appreciate it. Please don't hesitate to contact me if you have any questions.

Karen Richard

Town of Stratham
10 Bunker Hill Ave.
Stratham, NH 03885
603-772-7391 x187

From: [Seth Hickey](#)
To: [Karen Richard](#)
Subject: Fw: Winter clinics
Date: Friday, January 26, 2024 8:27:17 AM
Attachments: [image004.png](#)
[image008.png](#)

This is the third letter in support of naming the dugout at Stevens Park after John Hopping.

Can this request now go before the Select Board?

From: Sean Burke <sburke@ebSCO.com>
Sent: Wednesday, January 24, 2024 3:49 PM
To: Seth Hickey <SHickey@StrathamNH.gov>
Cc: Zach Cherry <zcherry@StrathamNH.gov>
Subject: RE: Winter clinics

Dear Select Board,

I would like to offer my support in naming the home dugout at Stevens field after John Hopping, John has been a tremendous asset to the Stratham Baseball program for many years. most recently I had the opportunity to work with him and assist in youth Skills clinics he volunteered to offer for Stratham residents. He dedication to the kids of Stratham and decades of support of our baseball program should not go unrecognized. Naming the home dugout is particularly appropriate as I would be hard pressed to imagine a kid playing in that dugout that has not benefitted from John's contributions in some way.

Best,

Sean Burke

Stratham Resident and current head of Stratham Youth Baseball Board

From: Seth Hickey <SHickey@StrathamNH.gov>
Sent: Wednesday, January 24, 2024 3:42 PM
To: Sean Burke <sburke@ebSCO.com>; Zach Cherry <zcherry@StrathamNH.gov>
Subject: Re: Winter clinics

CAUTION: External E-mail

What dates/ times do you think would work best?

I will see if John is interested in offering the clinics again and Zach can see if the gym at CMS is available to host the clinic.

Sean, could you write a letter of recommendation to the Select Board regarding naming the home dugout at Stevens Park after Hopping. Now that you have seen his

skill at coaching first had last spring, you can gauge is ability to reach these young athletes.

I need one more letter of recommendation to move this dedication forward. I am having a hard time finding folks in town that remember John's legacy with the baseball program.

Thanks

From: Sean Burke <sburke@ebSCO.com>

Sent: Tuesday, January 23, 2024 9:40 AM

To: Seth Hickey <SHickey@StrathamNH.gov>; Zach Cherry <zcherry@StrathamNH.gov>

Subject: Winter clinics

What do we need to do to recreate the clinics with John hopping like last year?

Sean Burke

Sr. Talent Acquisition Specialist

(978) 414-0306

www.ebSCO.com



EBSCO



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

MEMORANDUM

TO: Select Board

FROM: Karen Richard

DATE: January 24, 2024

RE: Welfare Update - Rentals

Attached is the NH 2023 Residential Rental Cost Survey Report. I have taken the updated amounts (1 bedroom \$1,539; 2 bedroom \$1,944, etc.) and revised Appendix A in the 2021 Town of Stratham Welfare Guidelines. Please note DHHS has not yet updated the Standard Utility Allowances.

It would be appropriate for the Select Board to reflect on this information when adjusting compensation for staff. The cost of food, heat, gas, electricity, etc. has also risen dramatically. Consider the wages your staff receive; is it sufficient to cover these costs?

Thank you.

Recommended motion: Motion to approve the update to Appendix A to the 2021 Town of Stratham Welfare Guidelines

Cc: David Moore
Christiane McAllister

APPENDIX A



Town of Stratham
FINANCIAL STANDARDS

RENTAL COST STANDARDS (Based on 2023 NHHFA Residential Rental Cost Survey)

| # of Bedrooms | Monthly |
|---------------|---------|
| 0/Studio | \$1,273 |
| 1 | \$1,539 |
| 2 | \$1,944 |
| 3 | \$2,252 |

NOTE: The above figures are gross rents not including utilities. Below are the average monthly utility costs in rental units where the tenant pays for heat:

| Bedrooms Per Unit | | | | |
|-------------------|-------|-------|-------|-------|
| 0 | 1 | 2 | 3 | 4+ |
| \$200 | \$240 | \$310 | \$350 | \$425 |

STANDARD UTILITY ALLOWANCES (Based on July 2021 NH Department of Health and Human Services; Bureau of Family Assistance; Division of Economic and Housing Stability)

| Utility Standard | 2021 |
|--------------------|-------|
| Heat and Utilities | \$702 |
| Utilities Only | \$257 |
| Electric Only | \$150 |
| Telephone Only | \$27 |
| Internet Only | \$50 |

BURIAL ALLOWANCE: \$1,400.



NEW HAMPSHIRE
HOUSING

NEW HAMPSHIRE
**2023 RESIDENTIAL
RENTAL COST
SURVEY REPORT**

VACANCY RATE
STATEWIDE / 2-BEDROOM

0.6%

MEDIAN GROSS **RENT**
STATEWIDE / 2-BEDROOM

\$1,764

New Hampshire 2023 Residential Rental Cost Survey Report

TABLE OF CONTENTS

| | |
|---|----|
| 2023 NH Residential Rental Market: Executive Summary | 4 |
| Survey Results Summary | 5 |
| Statewide Monthly Median Gross Rent (2-bedroom) | |
| Overview of the Rent Survey Process | 6 |
| Total Survey Sample Size by Units (adjusted) | |
| Rental Costs | 7 |
| Monthly Median Gross Rent (2-bedroom, all units) | |
| Median Monthly Gross Rent for 2-Bedroom Units (2014 - 2023) | |
| Gross Rent by Number of Bedrooms | |
| Percent Change in 2-Bedroom Median Gross Rent (by county, 2014 - 2023) | |
| Average Utility Costs | 9 |
| Vacancy Rates | 10 |
| Statewide Vacancy Rates | |
| Vacancy Rates by County | |
| Affordability & Income | 11 |
| Owner & Renter Median Household Income | |
| Household Income Required to Afford 2-Bedroom Unit | |
| Affordability of 2-Bedroom Units (by county) | |
| Percent of 2-Bedroom Units Below Affordable Rent (by county) | |
| Median Monthly Gross Rents - By County | 13 |
| Median Monthly Gross Rents - Selected Cities | 15 |
| Median Monthly Gross Rents - HUD Metro Fair Market Rent Area | 16 |

Download this
report and data at
NHHousing.org



Note: Property owners and rental managers who participate in our annual survey are vital to this report. Data presented in the report are referenced by public officials, businesses, and others interested in the state's housing market.

REPORT PREPARED BY

Research, Engagement, and Policy Group, New Hampshire Housing

HEATHER McCANN, Senior Director, Research, Engagement, and Policy

KATHLEEN MORAN, Research & Data Analyst

GRACE LESSNER, Director of Communications & Marketing

For questions about this report and press inquiries:

Grace Lessner · glessner@nhhfa.org · 603.310.9371

PO Box 5087, Manchester, NH · 603.472.8623 · info@nhhfa.org

Download this report and data at NHHousing.org

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Chief Legal Officer

The 2023 NH Residential Rental Market: Strong Demand and Tight Inventory Challenges State's Ability to Meet Housing Needs

Rob Dapice, Executive Director / CEO
New Hampshire Housing

The residential rental market is, in many ways, a bellwether of our state's housing market. New Hampshire Housing's annual statewide survey of market-rate apartments provides a comprehensive view of the Granite State's rental market, and the implications for our rental and for-sale markets.

The survey reflects a housing market that remains exceedingly tight, with a high demand for rental units, a low vacancy rate, and ongoing pressure on the affordability of both for-rent and for-sale homes.

To afford the statewide median cost of a typical two-bedroom apartment with utilities, a New Hampshire renter would have to earn 137% of the estimated statewide median renter income, or over \$70,600 a year.

In summary, our 2023 survey indicates:

- The 2023 statewide monthly median gross rent (including utilities) of \$1,764 for two-bedroom units is up 11.4% over last year.
- Rents statewide continued their steady 10-year climb.
- Increasing rents are both a cause and a result of inflation in the broader economy. They generally occur when leases are renewed or when rental properties are sold.
- Average monthly utility costs increased substantially over the last year due to a spike in energy prices, which contributed to the survey's reported 11.4% increase in monthly median gross rent for two-bedroom units. The definition of gross rent includes estimated utility costs to reflect renters' true housing costs.
- With a vacancy rate of 0.8% for all rentals, finding an apartment that is affordable is very difficult. (A vacancy rate of 5% is considered a balanced market for tenants and landlords.)

The 2023 Residential Rental Cost Survey gathered responses from the owners of 17,116 market-rate (unsubsidized) rental housing units, or 11% of all units statewide.

Some parts of the US (unlike in NH) have seen rents flatten or decline slightly after notable increases in the last two years. According to Realtor.com and Rent.com, the southern and western regions of the country have

had historically high levels of multifamily construction in recent years. This expanded inventory of rental units has helped to slow price increases in those regions.

The challenges of New Hampshire's rental market are related to the state's limited inventory of for-sale homes, particularly those affordable for most first-time homebuyers. That, coupled with interest rates hovering at 6 - 7%, has kept many households as renters, contributing to low rental vacancy levels because people are unable to achieve homeownership.

Nationally and in New Hampshire, the supply of low-cost rentals continues to decline, according to *The State of the Nation's Housing 2023*, issued by The Harvard Joint Center for Housing Studies.

ASSESSING THE NEED FOR HOUSING IN NH

Based on the state's estimated population growth, a total of 23,670 housing units is needed today to meet New Hampshire's current housing shortage, according to the **NH Statewide Housing Needs Assessment** issued earlier this year. It also reported that by 2040, New Hampshire will need nearly 90,000 units more than we have today.

How do we get to a more balanced market, where our state's workforce and people can find and afford a home, whether they rent or own? Additional funding and financing tools to support the development of single-family and multifamily housing are key. So too, are evaluating planning and zoning changes in our communities to enable us to add different types of housing to meet the needs of the people of New Hampshire, regardless of their income or age or where they live in the state.

The residential rental market is, in many ways, a bellwether of our state's housing market: there is a high demand for affordable housing, a very limited supply, and a very low vacancy rate for all types of housing.

**2023 MEDIAN GROSS RENT
& VACANCY RATE**

2-BEDROOM UNITS / STATEWIDE

\$1,764

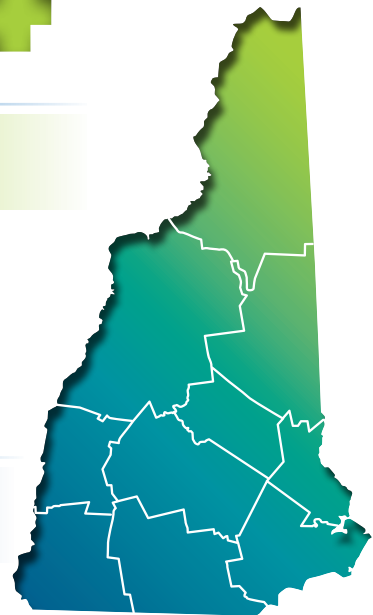
MONTHLY MEDIAN GROSS RENT

11.4%

ANNUAL INCREASE IN MONTHLY
MEDIAN GROSS RENT

0.6%

VACANCY RATE



Overview of the Rent Survey Process

New Hampshire Housing began conducting its annual statewide survey of rental housing costs in 1980 to provide data to the general public, businesses, and organizations that administer housing programs.

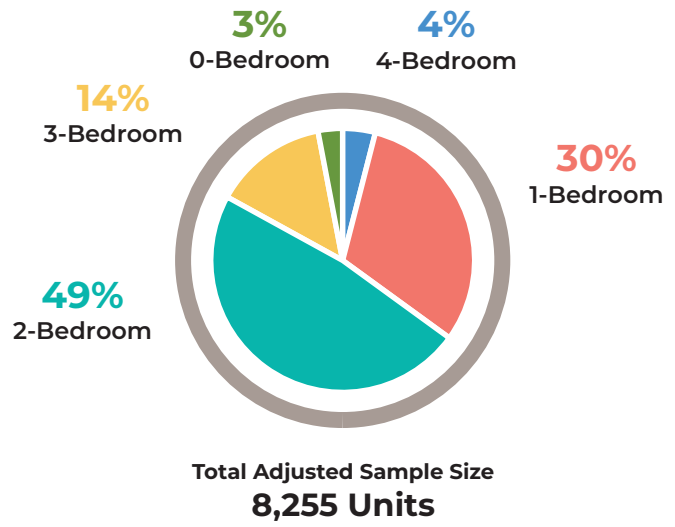
Our 2023 survey was conducted by the University of New Hampshire Survey Center via telephone and online from March - May 2023, as well as through outreach to property owners and managers by K. Kirkwood Consulting.

We obtained information on 17,116 market-rate rental housing units across the state. Rental properties surveyed included those that participated in past surveys and those identified through various types of outreach.

The calculation of median rents is based on a total sample of 8,255 units. To address potential bias towards larger apartment complexes, an adjustment factor was implemented for buildings with more than 10 units.

Gross rents are calculated for each property in the survey by taking the rent charged by the landlord and adding a dollar allowance for those utilities the tenant pays. This allowance for tenant-paid utilities has the effect of standardizing rental costs. These utility allowances are calculated at the time of the rental survey and are based on physical consumption allowances determined by HUD and from data gathered by NH Housing from state electric, oil, and propane suppliers yearly in December and January.

Median gross rents are presented for geographic areas and for various unit sizes. The median represents the middle value gross rent when they are ordered from



lowest to highest. Thus, 50% of the sample units in each calculation have gross rents below the median, and 50% have gross rents above the median. The median (rather than a mean, or average) is used because it is less influenced by extremes in costs. All median gross rents reported include utilities.

Median rents for some areas are not reported because the sample was not large enough (under 20 units) for a reliable calculation. However, data for those units are included in the calculation of "all units" median rents.

Please note that because the sample set changes each year, changes in rents may be due to both the change in the sample and changes in utility costs used in calculating gross rents. A change in sample size, specifically for smaller geographies, can impact results.

PLEASE PARTICIPATE IN OUR 2024 NH RESIDENTIAL RENTAL COST SURVEY

Our annual Residential Rental Cost Survey gets underway every January. **All information provided by property owners is aggregated and kept confidential.**

If you own or manage one or more units of rental housing, please

contact us and take the survey. Because we appreciate that it takes time to fill it out, after you have completed the survey online or via phone, you may elect to be entered into a drawing to win a gift card.

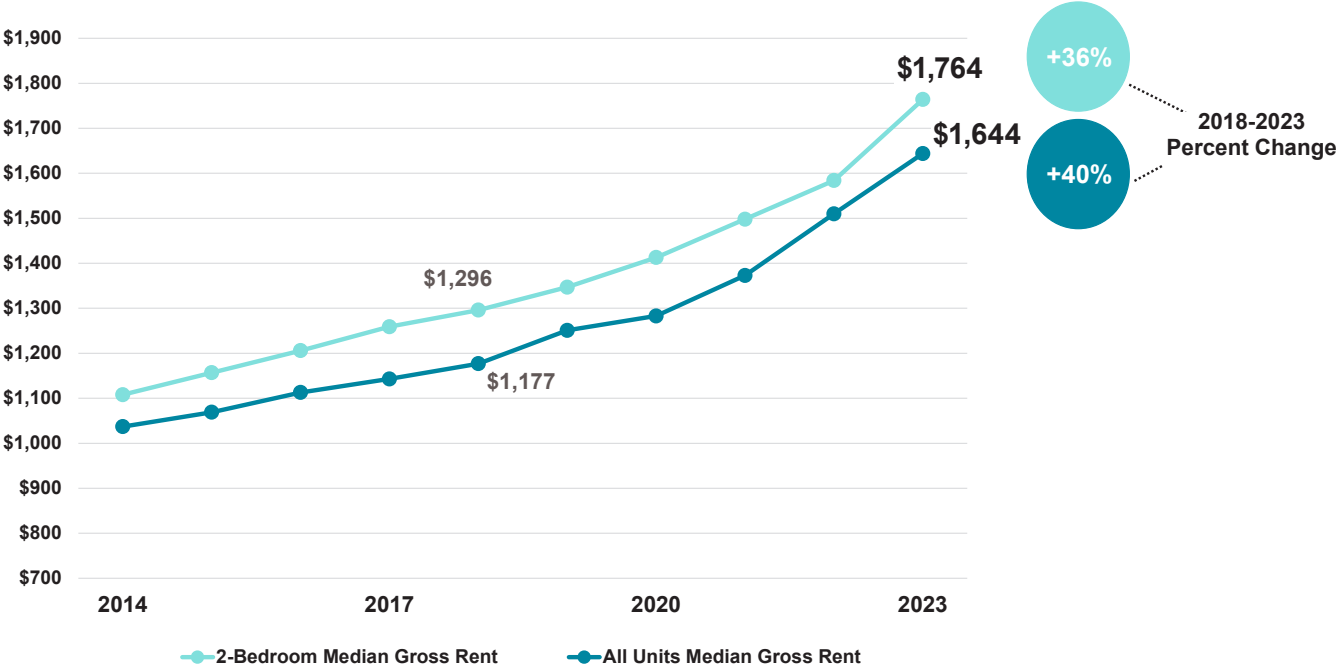
To participate, please visit NHHousing.org/rentsurvey or contact Kathleen Moran, Research & Data Analyst, at kmoran@nhhfa.org.

Rental Costs

MONTHLY MEDIAN GROSS RENTS

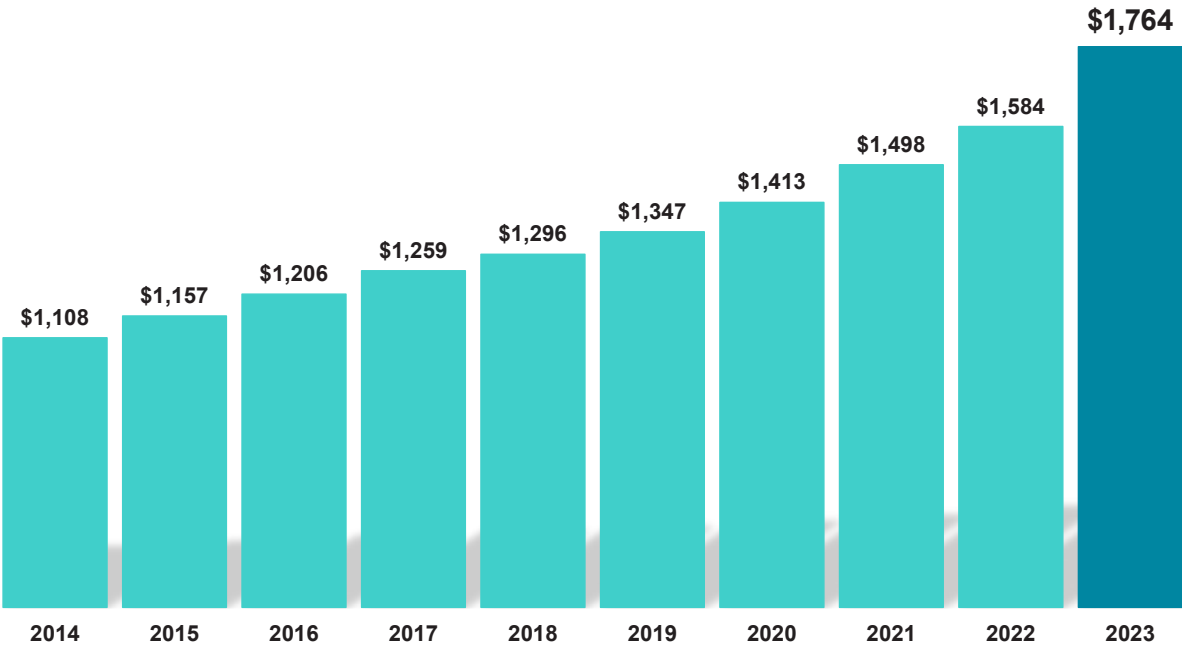
2-bedroom, all units (2014-2023)

The statewide median gross rent (including utilities) for a 2-bedroom unit has increased 36% in the past 5 years. From 2022 - 2023, there was an 11.4% increase.



MEDIAN MONTHLY GROSS RENT

2-bedroom units (2014-2023)



Rental Costs

2023 GROSS RENTS BY NUMBER OF BEDROOMS

| 2023 GROSS RENT | | | |
|-----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 305 | \$300 - \$3,044 | \$1,138 |
| 1-Bedroom | 2,461 | \$344 - \$2,851 | \$1,362 |
| 2-Bedroom | 4,080 | \$516 - \$4,273 | \$1,764 |
| 3-Bedroom | 1,177 | \$784 - \$5,025 | \$1,869 |
| 4+ Bedroom | 232 | \$750 - \$5,624 | \$2,067 |
| All Units | 8,255 | \$300 - \$5,624 | \$1,644 |

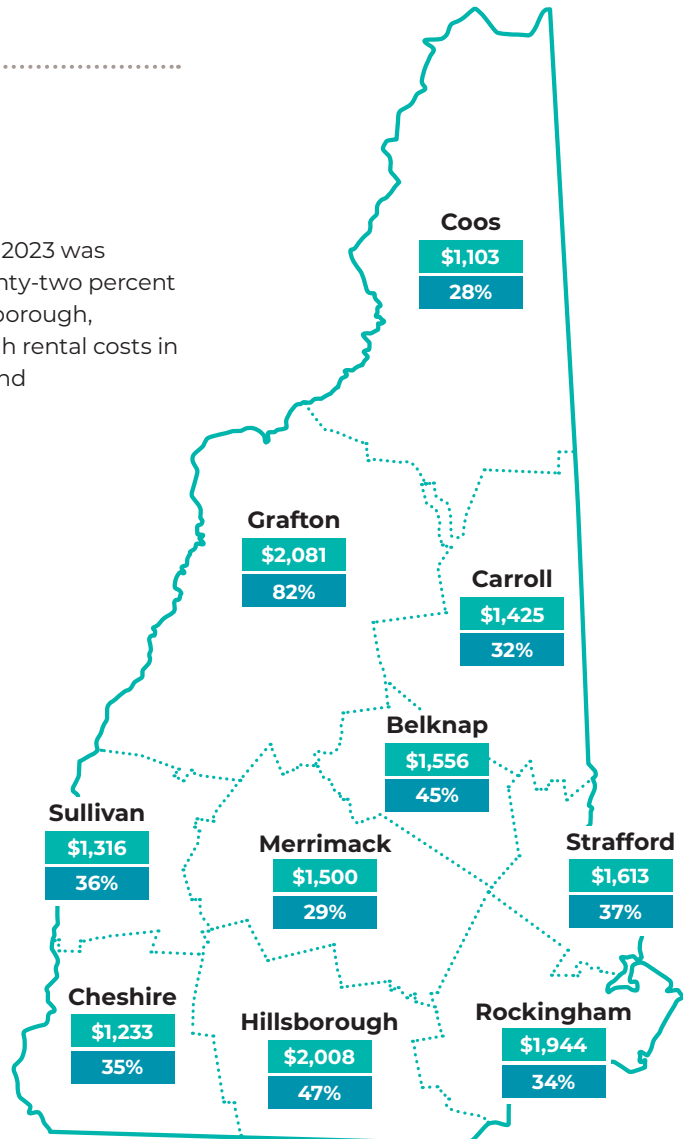
2023 MEDIAN MONTHLY GROSS RENT AND PERCENT CHANGE BY COUNTY

2-bedroom units (2018-2023)

The statewide median gross rent for a 2-bedroom unit in 2023 was \$1,764, which reflects a 36% increase from 2018-2023. Eighty-two percent of the rental units surveyed are in the southern tier (Hillsborough, Rockingham, Merrimack, and Strafford counties). The high rental costs in Grafton County are driven by the Lebanon/Enfield area and Holderness/Plymouth area.

\$ **Median Monthly Gross Rental Cost**
2-Bedroom Units, 2023

% **Percent Change Median Gross Rent**
2-Bedroom Units
2018-2023



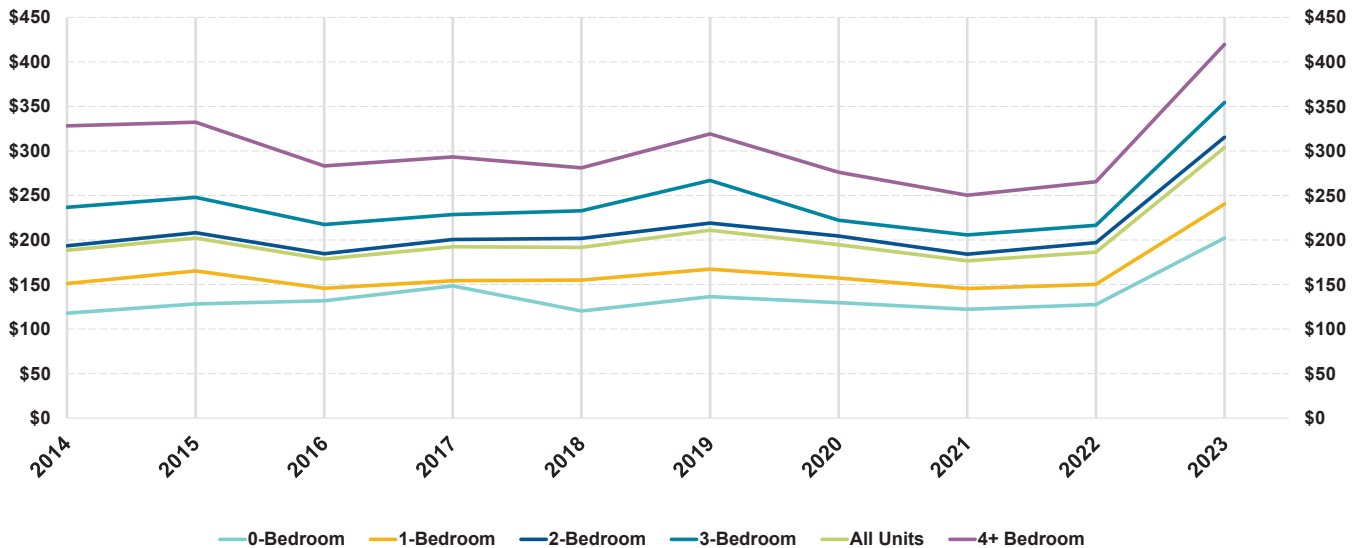
Average Utility Costs

NH Housing applies utility allowances to contracted rents when the tenant is responsible for paying utility costs. These allowances are determined from data gathered from the state's electric, oil, and propane suppliers yearly in December and January.

Utility costs rose considerably this past year. The average cost for units where the tenant pays heat increased between 58% and 64%. In contrast, in previous years the average utility cost was relatively stable. Among all utilities, electricity costs rose the most, soaring by 62% compared to the previous year.

AVERAGE MONTHLY UTILITY COSTS BY UNIT SIZE (STATEWIDE)

By unit where tenant pays for heat (2014-2023)



AVERAGE MONTHLY UTILITY COSTS BY UNIT SIZE (BY COUNTY)

By unit where tenant pays for heat (2023)

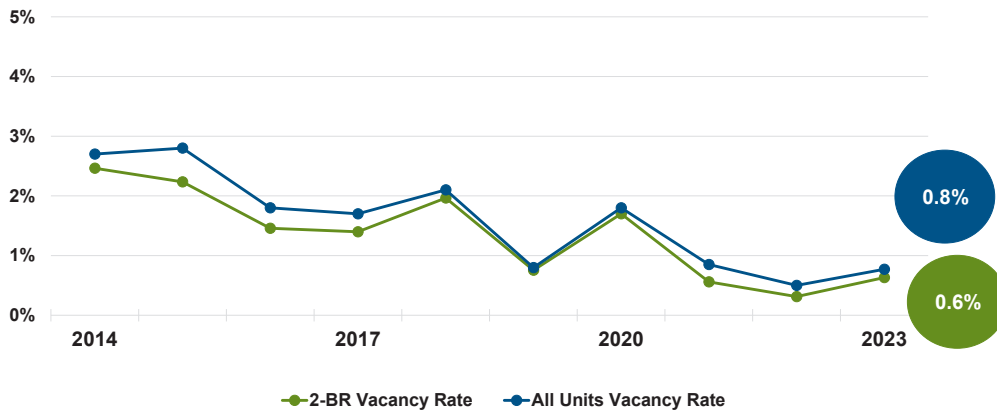
| | BEDROOMS PER UNIT | | | | | All Units |
|---------------------|-------------------|--------------|--------------|--------------|--------------|--------------|
| | 0 | 1 | 2 | 3 | 4+ | |
| STATEWIDE | \$202 | \$240 | \$315 | \$354 | \$420 | \$304 |
| Belknap County | \$276 | \$214 | \$355 | \$409 | — | \$316 |
| Carroll County | \$159 | \$279 | \$429 | \$565 | \$596 | \$384 |
| Cheshire County | \$228 | \$290 | \$363 | \$475 | \$600 | \$378 |
| Coos County | — | \$300 | \$403 | \$522 | \$701 | \$443 |
| Grafton County | \$226 | \$296 | \$411 | \$485 | \$536 | \$359 |
| Hillsborough County | \$207 | \$228 | \$281 | \$317 | \$374 | \$276 |
| Merrimack County | \$186 | \$245 | \$367 | \$438 | \$566 | \$351 |
| Rockingham County | \$153 | \$226 | \$309 | \$333 | \$449 | \$292 |
| Strafford County | \$169 | \$239 | \$356 | \$432 | \$373 | \$348 |
| Sullivan County | — | \$265 | \$381 | \$473 | \$662 | \$370 |

Average Utility Costs are calculated for units where the tenant pays for heat. A dash (“—”) in a column indicates an insufficient sample.

Vacancy Rates

VACANCY RATES

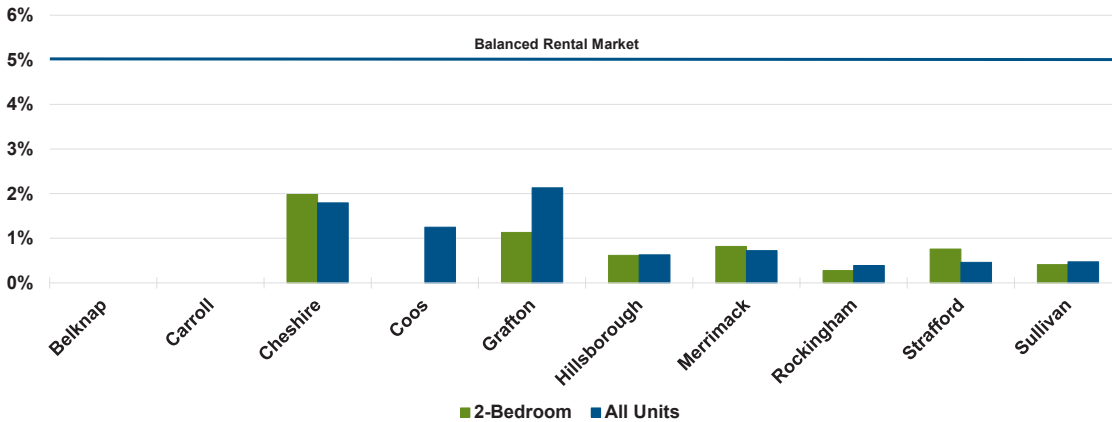
2-bedroom & all units (2014-2023)



VACANCY RATES

Percent of 2-bedroom units & all units (2023)

NH's rental vacancy rate remains well under 1% for 2-bedroom and all units in most counties. A balanced rental market has a vacancy rate of about 5% (where supply of units meets demand). A rate of 3% reflects turnover (the time it takes to prepare a unit for the next tenant). NH's vacancy rate was last at 5% in 2009-2010, according to our past survey data.



A county with no color bars indicates a zero percent vacancy rate based on the survey's results.

VACANCY RATES FOR ALL UNITS

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| STATEWIDE | 2.7% | 2.8% | 1.8% | 1.7% | 2.1% | 0.8% | 1.8% | 0.9% | 0.5% | 0.8% |
| Belknap County | 4.8% | 3.7% | 6.3% | 4.7% | 5.1% | 1.7% | 1.0% | 1.2% | 0.7% | 0.0% |
| Carroll County | 4.4% | 5.0% | 3.4% | 1.1% | 4.1% | *N/A | 2.7% | 0.7% | 2.3% | 0.0% |
| Cheshire County | 4.2% | 4.1% | 4.9% | 2.1% | 4.3% | 0.9% | 1.9% | 1.7% | 0.6% | 1.8% |
| Coos County | 7.8% | 6.8% | 5.8% | 10.7% | 5.0% | 1.4% | 1.7% | 0.6% | 2.7% | 1.3% |
| Grafton County | 4.2% | 3.7% | 3.2% | 3.3% | 3.9% | 0.3% | 2.8% | 1.1% | 0.3% | 2.1% |
| Hillsborough County | 2.5% | 2.6% | 1.2% | 1.4% | 1.4% | 0.9% | 2.3% | 0.9% | 0.4% | 0.6% |
| Merrimack County | 2.7% | 1.8% | 1.6% | 1.4% | 2.7% | 0.8% | 1.2% | 0.4% | 0.3% | 0.7% |
| Rockingham County | 1.8% | 2.0% | 1.3% | 1.1% | 0.8% | 0.4% | 0.9% | 0.8% | 0.4% | 0.4% |
| Strafford County | 2.2% | 4.2% | 1.3% | 1.7% | 4.4% | 0.7% | 2.1% | 0.9% | 1.1% | 0.9% |
| Sullivan County | 5.7% | 4.6% | 7.2% | 2.5% | 0.8% | 0.9% | 0.0% | 1.1% | 0.5% | 0.7% |

* Calculations based on smaller sample sizes are viewed as providing unreliable results and are not typically released.

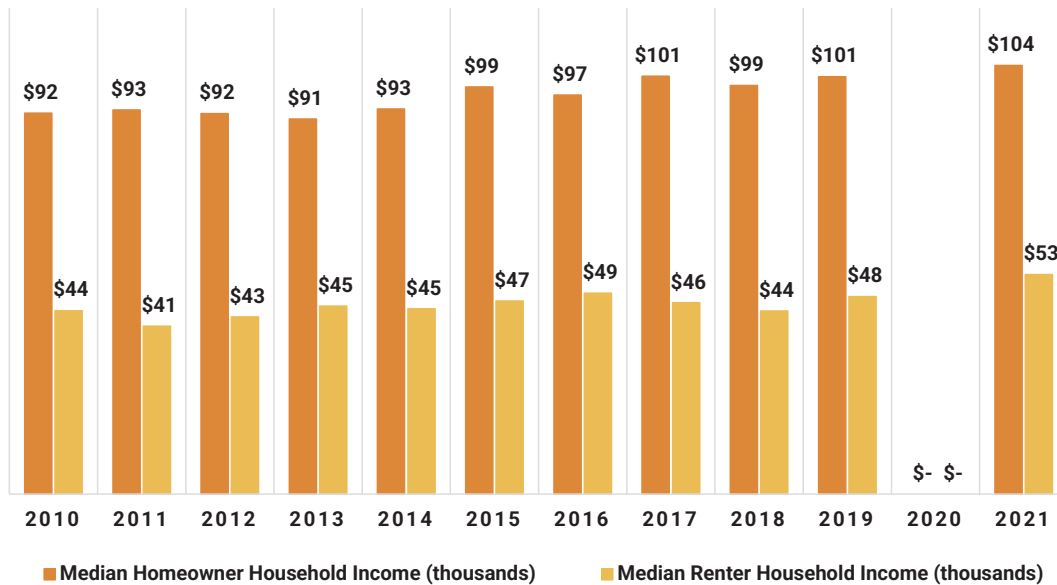
Affordability and Income

NEW HAMPSHIRE OWNER AND RENTER MEDIAN HOUSEHOLD INCOMES

The state's robust labor market has likely contributed to the continuous rise in household incomes. Part of the observed increase in renter income is likely a result of higher-income households remaining in rental units for longer periods, as the home purchase market continues to be tight, especially for first-time buyers.

Source: U.S. Census Bureau, American Community Survey (2010-2019; 2021), 1 Year Estimates in 2021 inflation adjusted dollars, Table B25119.

Note: The 2020 ACS 1-year used an experimental estimation methodology and should not be compared with other ACS data. Inflation Adjustment figures are provided by US Department of Labor Statistics Consumer Price Index and are compiled by New Hampshire Housing.



HOUSEHOLD INCOME REQUIRED TO AFFORD A 2-BEDROOM APARTMENT (2023)

According to Census data, 45% of New Hampshire renter households are paying 30% or more of their household income on rent. Lower-income families are likely to be paying an even higher percentage of their household income towards rent. Renter households throughout the state would need to earn more than the median renter income for their county (Income Needed to Afford Rent) to be able to afford the rent for a two-bedroom unit.

Source: U.S. Census Bureau, American Community Survey (2017-2021), 5-year estimates, trended by 3% for 2 years; Median Income for Renter Households by County, Table B25119.

| | MEDIAN 2-BEDROOM RENT | INCOME NEEDED TO AFFORD RENT | % OF ESTIMATED 2023 MEDIAN RENTER HOUSEHOLD INCOME |
|---------------------|-----------------------|------------------------------|--|
| Belknap County | \$1,556 | \$62,200 | 144% |
| Carroll County | \$1,425 | \$57,000 | 126% |
| Cheshire County | \$1,441 | \$57,600 | 130% |
| Coos County | \$1,103 | \$44,100 | 140% |
| Grafton County | \$2,081 | \$83,200 | 184% |
| Hillsborough County | \$2,002 | \$80,300 | 145% |
| Merrimack County | \$1,500 | \$60,000 | 126% |
| Rockingham County | \$1,944 | \$77,800 | 125% |
| Strafford County | \$1,613 | \$64,500 | 124% |
| Sullivan County | \$1,316 | \$52,600 | 144% |
| STATEWIDE | \$1,764 | \$70,600 | 137% |

Affordability and Income

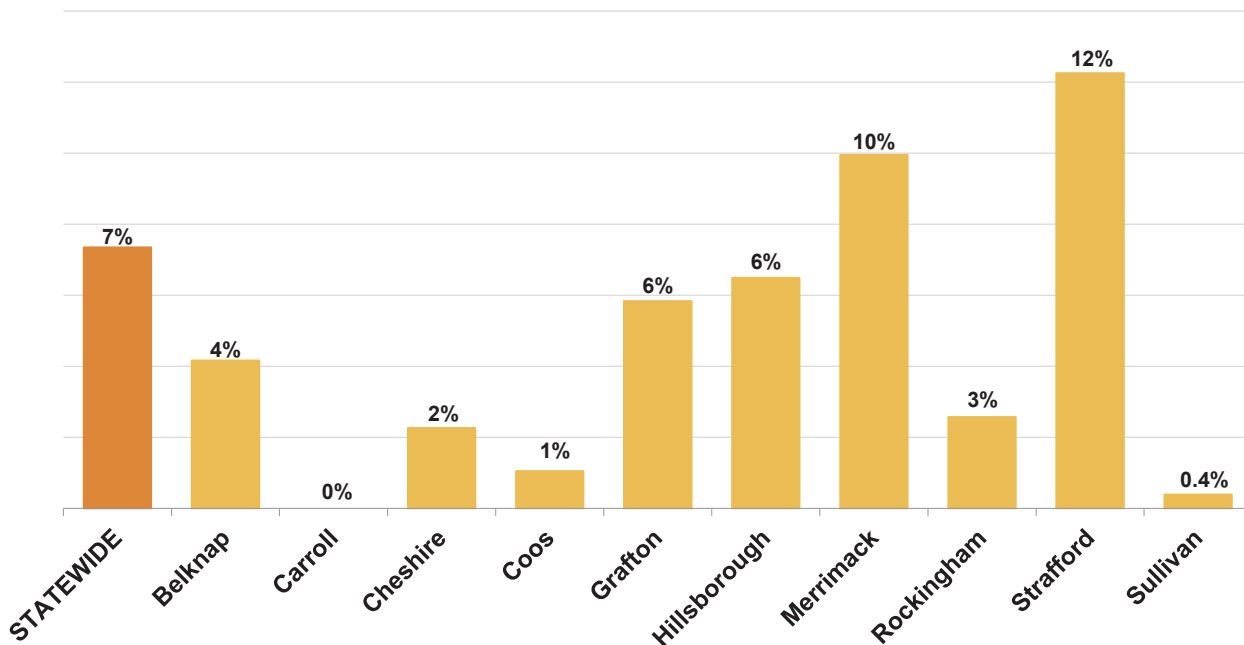
2-BEDROOM UNITS AFFORDABLE TO MEDIAN INCOME RENTER HOUSEHOLDS

Affordability remains a significant issue across all counties, as indicated by the renter median incomes. Even in Strafford County, where the highest proportion of 2-bedroom units are affordable to renters making the median income, only 12% of those units are actually within reach for those individuals.

Source: U.S. Census Bureau, American Community Survey (2017-2021), 5-year estimates, trended by 3% for 2 years; Median Income for Renter Households by County, Table B25119.

| | ESTIMATED 2023 MEDIAN RENTER HOUSEHOLD INCOME | AFFORDABLE GROSS RENT BASED ON INCOME | % OF 2-BEDROOM UNITS AT OR BELOW AFFORDABLE RENT |
|---------------------|---|---|--|
| Belknap County | \$43,314 | \$1,083 | 4% |
| Carroll County | \$45,210 | \$1,130 | 13% |
| Cheshire County | \$44,251 | \$1,106 | 2% |
| Coos County | \$31,499 | \$787 | 1% |
| Grafton County | \$45,188 | \$1,130 | 6% |
| Hillsborough County | \$55,538 | \$1,388 | 6% |
| Merrimack County | \$47,744 | \$1,194 | 10% |
| Rockingham County | \$62,068 | \$1,552 | 3% |
| Strafford County | \$52,223 | \$1,306 | 12% |
| Sullivan County | \$36,410 | \$910 | 0.4% |
| STATEWIDE | \$51,432 | \$1,286 | 7% |

PERCENT OF 2-BEDROOM UNITS BELOW AFFORDABLE RENT



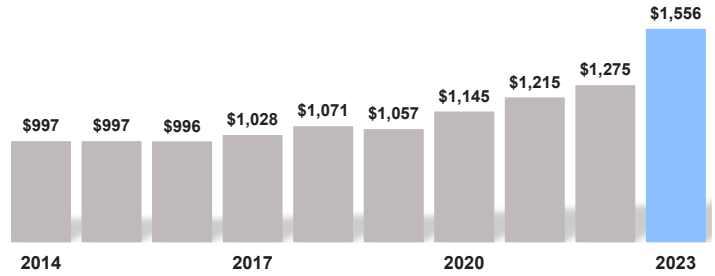
Median Monthly Gross Rents

Median rents are not reported when the sample is not large enough (fewer than 20 units) for a reliable calculation. However, the data for those units are included in the calculation for "All Bedrooms" median rents.

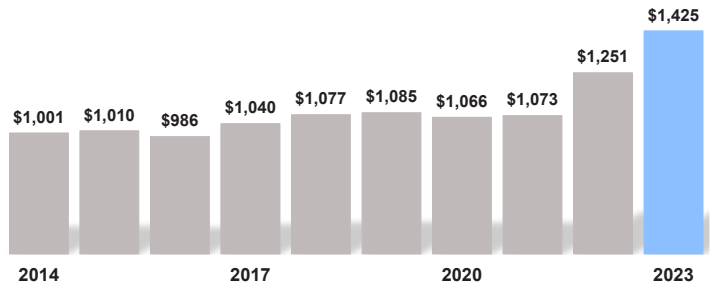
BY COUNTY, ALL UNITS

2-BEDROOM UNITS

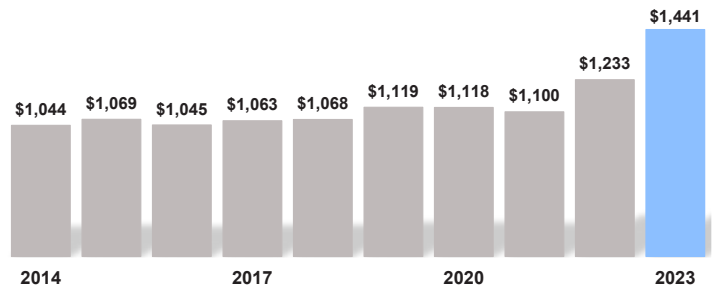
| BELKNAP COUNTY | | | |
|----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 19 | **** | **** |
| 1-Bedroom | 57 | \$544-\$2,094 | \$1,326 |
| 2-Bedroom | 72 | \$845-\$2,216 | \$1,556 |
| 3-Bedroom | 21 | \$1,083-\$2,604 | \$1,714 |
| 4+ Bedroom | — | **** | **** |
| All Bedrooms | 170 | \$544-\$2,604 | \$1,500 |



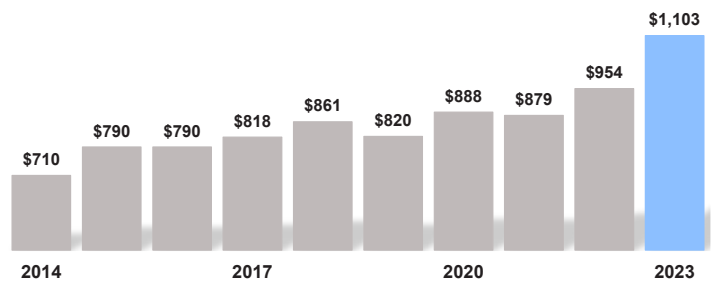
| CARROLL COUNTY | | | |
|----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 3 | **** | **** |
| 1-Bedroom | 63 | \$845-\$2,034 | \$1,153 |
| 2-Bedroom | 53 | \$903-\$2,156 | \$1,425 |
| 3-Bedroom | 22 | \$1,143-\$3,066 | \$1,836 |
| 4+ Bedroom | 1 | **** | **** |
| All Bedrooms | 142 | \$845-\$3,066 | \$1,315 |



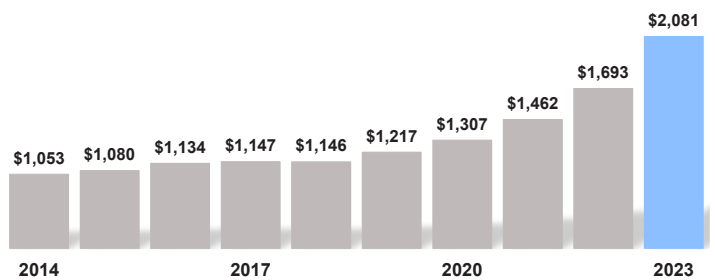
| CHESHIRE COUNTY | | | |
|-----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 32 | \$625-\$1,073 | \$825 |
| 1-Bedroom | 189 | \$600-\$1,932 | \$1,262 |
| 2-Bedroom | 156 | \$966-\$2,859 | \$1,441 |
| 3-Bedroom | 50 | \$1,043-\$2,970 | \$1,738 |
| 4+ Bedroom | 16 | **** | **** |
| All Bedrooms | 443 | \$600-\$5,624 | \$1,349 |



| COOS COUNTY | | | |
|--------------|-------------|---------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | — | **** | **** |
| 1-Bedroom | 69 | \$512-\$1,202 | \$944 |
| 2-Bedroom | 87 | \$516-\$1,627 | \$1,103 |
| 3-Bedroom | 60 | \$950-\$2,577 | \$1,362 |
| 4+ Bedroom | 8 | **** | **** |
| All Bedrooms | 227 | \$512-\$2,577 | \$1,095 |



| GRAFTON COUNTY | | | |
|----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 10 | **** | **** |
| 1-Bedroom | 201 | \$344-\$2,448 | \$1,135 |
| 2-Bedroom | 204 | \$650-\$3,195 | \$2,081 |
| 3-Bedroom | 31 | \$1,701-\$5,025 | \$1,945 |
| 4+ Bedroom | 25 | \$1,496-\$3,400 | \$2,167 |
| All Bedrooms | 471 | \$310-\$5,025 | \$1,536 |

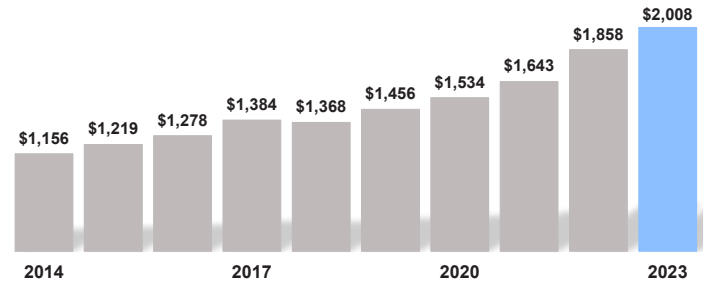


Median Monthly Gross Rents

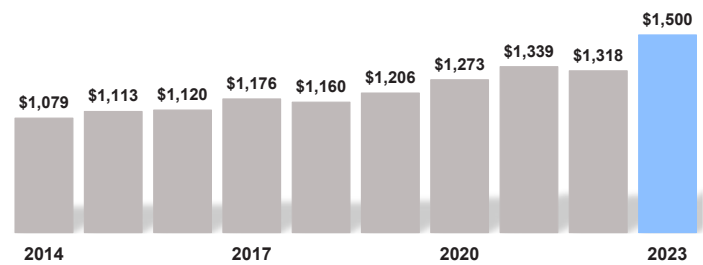
BY COUNTY, ALL UNITS

| HILLSBOROUGH COUNTY | | | |
|---------------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 140 | \$655-\$3,044 | \$1,203 |
| 1-Bedroom | 1,013 | \$584-\$2,851 | \$1,519 |
| 2-Bedroom | 1,558 | \$568-\$3,595 | \$2,008 |
| 3-Bedroom | 613 | \$1,069-\$4,344 | \$1,897 |
| 4+ Bedroom | 95 | \$1,409-\$3,853 | \$1,959 |
| All Bedrooms | 3,419 | \$568-\$4,344 | \$1,847 |

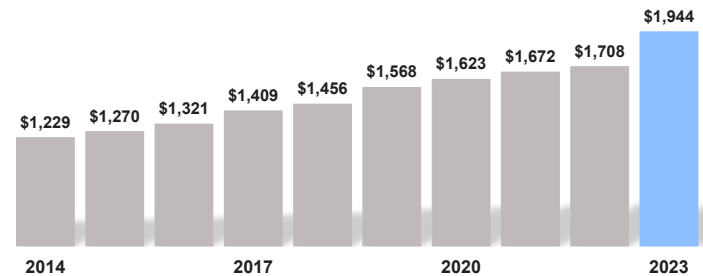
2-BEDROOM UNITS



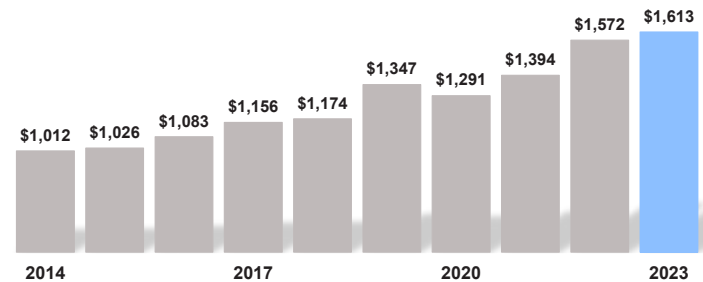
| MERRIMACK COUNTY | | | |
|------------------|-------------|---------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 41 | \$300-\$1,634 | \$1,165 |
| 1-Bedroom | 291 | \$650-\$2,212 | \$1,222 |
| 2-Bedroom | 459 | \$738-\$3,233 | \$1,500 |
| 3-Bedroom | 116 | \$784-\$3,024 | \$1,610 |
| 4+ Bedroom | 8 | **** | **** |
| All Bedrooms | 915 | \$300-\$3,513 | \$1,413 |



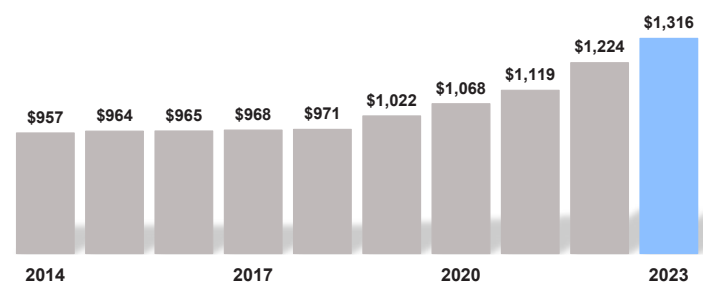
| ROCKINGHAM COUNTY | | | |
|-------------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 30 | \$792-\$2,099 | \$1,273 |
| 1-Bedroom | 311 | \$870-\$2,411 | \$1,539 |
| 2-Bedroom | 833 | \$900-\$4,273 | \$1,944 |
| 3-Bedroom | 73 | \$1,292-\$4,431 | \$2,252 |
| 4+ Bedroom | 7 | **** | **** |
| All Bedrooms | 1,254 | \$792-\$4,431 | \$1,911 |



| STRAFFORD COUNTY | | | |
|------------------|-------------|---------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 14 | **** | **** |
| 1-Bedroom | 151 | \$806-\$2,190 | \$1,394 |
| 2-Bedroom | 493 | \$855-\$2,675 | \$1,613 |
| 3-Bedroom | 147 | \$841-\$2,964 | \$1,447 |
| 4+ Bedroom | 46 | \$925-\$3,559 | \$1,620 |
| All Bedrooms | 851 | \$712-\$3,559 | \$1,571 |



| SULLIVAN COUNTY | | | |
|-----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | — | **** | **** |
| 1-Bedroom | 116 | \$667-\$1,487 | \$994 |
| 2-Bedroom | 165 | \$826-\$2,716 | \$1,316 |
| 3-Bedroom | 44 | \$1,188-\$2,738 | \$1,748 |
| 4+ Bedroom | 25 | \$750-\$3,400 | \$2,300 |
| All Bedrooms | 363 | \$667-\$3,400 | \$1,254 |



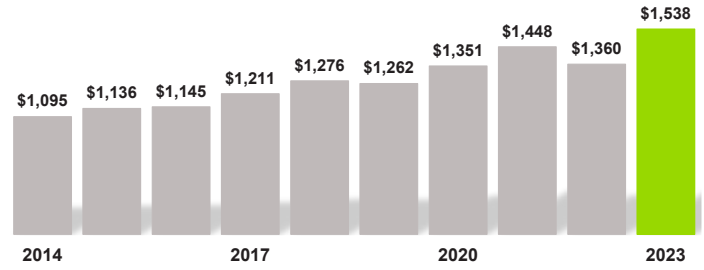
Median Monthly Gross Rents

Median rents are not reported when the sample is not large enough (fewer than 20 units) for a reliable calculation. However, the data for those units are included in the calculation for "All Bedrooms" median rents.

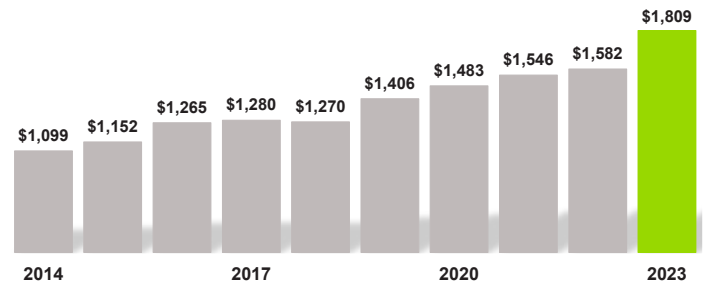
SELECTED CITIES, ALL UNITS

| CITY OF CONCORD | | | |
|-----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 28 | \$600-\$1,634 | \$1,489 |
| 1-Bedroom | 170 | \$806-\$1,872 | \$1,293 |
| 2-Bedroom | 226 | \$1,016-\$2,350 | \$1,538 |
| 3-Bedroom | 62 | \$784-\$2,987 | \$1,768 |
| 4+ Bedroom | 2 | **** | **** |
| All Bedrooms | 488 | \$600-\$2,987 | \$1,466 |

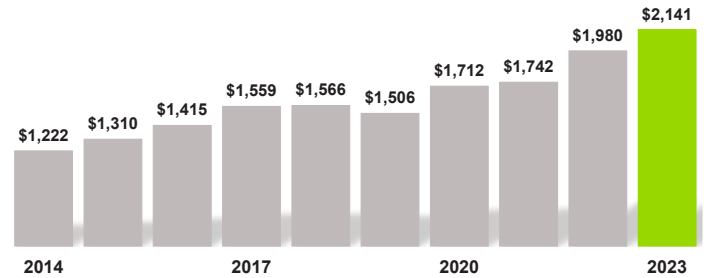
2-BEDROOM UNITS



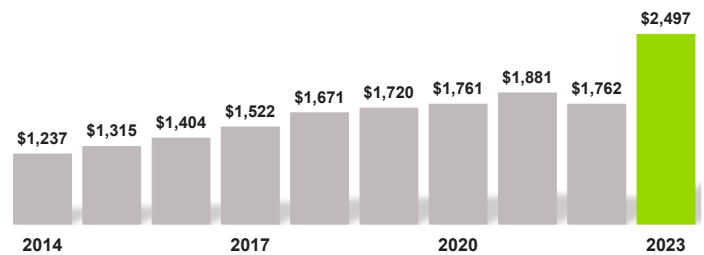
| CITY OF MANCHESTER | | | |
|--------------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 105 | \$672-\$2,088 | \$1,198 |
| 1-Bedroom | 579 | \$584-\$2,851 | \$1,494 |
| 2-Bedroom | 738 | \$568-\$3,384 | \$1,809 |
| 3-Bedroom | 683 | \$1,069-\$3,494 | \$1,852 |
| 4+ Bedroom | 83 | \$1,434-\$3,028 | \$1,959 |
| All Bedroom | 1,873 | \$568-\$3,494 | \$1,713 |



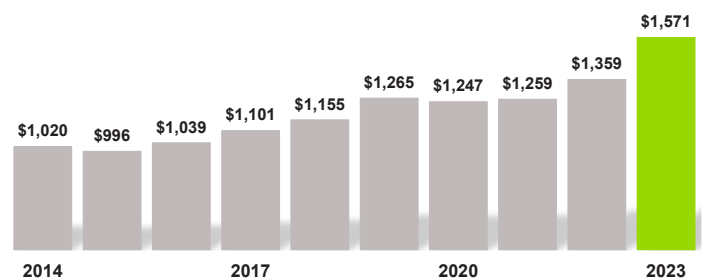
| CITY OF NASHUA | | | |
|----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 20 | \$723-\$3,044 | \$978 |
| 1-Bedroom | 205 | \$824-\$2,175 | \$1,877 |
| 2-Bedroom | 467 | \$966-\$2,719 | \$2,141 |
| 3-Bedroom | 151 | \$1,334-\$3,058 | \$1,897 |
| 4+ Bedroom | 9 | **** | **** |
| All Bedrooms | 852 | \$723-\$3,058 | \$2,008 |



| CITY OF PORTSMOUTH | | | |
|--------------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 5 | **** | **** |
| 1-Bedroom | 37 | \$1,412-\$2,200 | \$1,639 |
| 2-Bedroom | 150 | \$1,279-\$4,273 | \$2,497 |
| 3-Bedroom | 22 | \$2,252-\$4,431 | \$2,252 |
| 4+ Bedroom | 2 | **** | **** |
| All Bedrooms | 216 | \$792-\$4,431 | \$2,347 |



| CITY OF ROCHESTER | | | |
|-------------------|-------------|---------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 9 | **** | **** |
| 1-Bedroom | 59 | \$806-\$2,190 | \$1,264 |
| 2-Bedroom | 292 | \$882-\$2,675 | \$1,571 |
| 3-Bedroom | 85 | \$841-\$2,227 | \$1,027 |
| 4+ Bedroom | 5 | **** | **** |
| All Bedrooms | 450 | \$712-\$2,675 | \$1,513 |



Median Monthly Gross Rents HUD HMFA

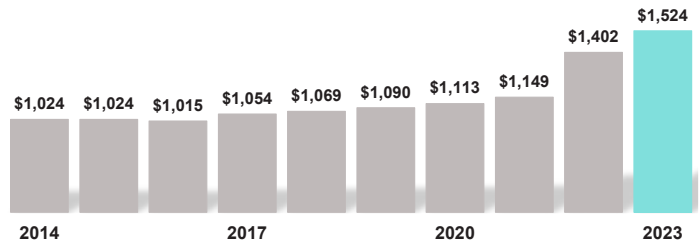
HMFA (HUD Metropolitan Fair Market Rent Area) designations are established by the U.S. Department of Housing & Urban Development (HUD).

Median rents are not reported when the sample is not large enough (fewer than 20 units) for a reliable calculation. However, the data for those units are included in the calculation for "All Bedrooms" median rents.

HUD HMFA, ALL UNITS

| HILLSBOROUGH COUNTY, NH (PART) HMFA | | | |
|-------------------------------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | — | **** | **** |
| 1-Bedroom | 36 | \$812-\$1,525 | \$999 |
| 2-Bedroom | *19 | \$1,016-\$2,059 | **** |
| 3-Bedroom | 13 | \$1,382-\$2,109 | **** |
| 4+ Bedroom | — | **** | **** |
| All Bedrooms | 68 | \$812-\$2,109 | \$1,313 |

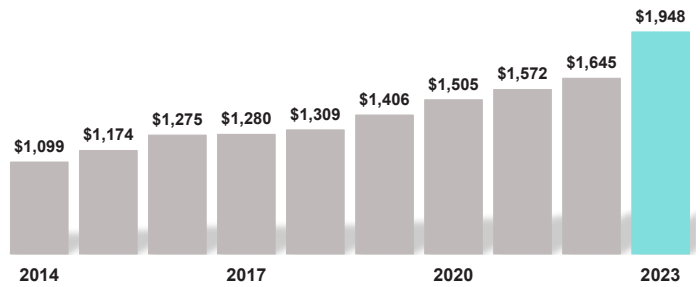
2-BEDROOM UNITS



* As the sample size for 2-bedroom units fell just short of our 20-unit threshold, the data is included here for reference.

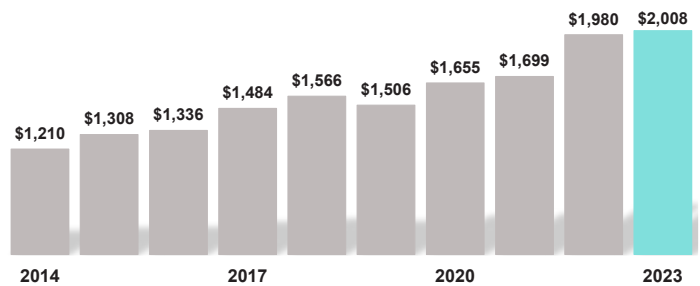
Includes Antrim, Bennington, Deering, Francestown, Greenfield, Hancock, Hillsborough, Lyndeborough, New Boston, Peterborough, Sharon, Temple, Windsor

| MANCHESTER, NH HMFA | | | |
|---------------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 107 | \$665-\$2,088 | \$1,198 |
| 1-Bedroom | 647 | \$584-\$2,851 | \$1,539 |
| 2-Bedroom | 880 | \$568-\$3,384 | \$1,948 |
| 3-Bedroom | 400 | \$1,069-\$4,344 | \$1,869 |
| 4+ Bedroom | 83 | \$1,434-\$3,028 | \$1,959 |
| All Bedrooms | 2,117 | \$568-\$4,344 | \$1,767 |



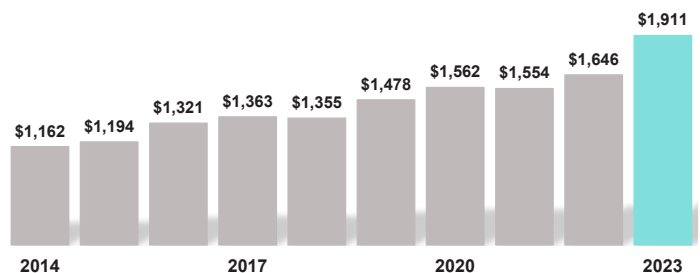
Includes Bedford, Goffstown, Manchester, Weare

| NASHUA, NH HMFA | | | |
|-----------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 33 | \$723-\$3,044 | \$1,649 |
| 1-Bedroom | 330 | \$824-\$2,382 | \$1,662 |
| 2-Bedroom | 659 | \$916-\$3,595 | \$2,008 |
| 3-Bedroom | 200 | \$1,213-\$3,058 | \$1,897 |
| 4+ Bedroom | 12 | **** | **** |
| All Bedrooms | 1,234 | \$723-\$3,853 | \$1,951 |



Includes Amherst, Brookline, Greenville, Hollis, Hudson, Litchfield, Mason, Merrimack, Milford, Mont Vernon, Nashua, New Ipswich, Pelham, Wilton

| PORTSMOUTH-ROCHESTER, NH HMFA | | | |
|-------------------------------|-------------|----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 30 | \$712-\$1,910 | \$1,138 |
| 1-Bedroom | 275 | \$806--\$2,200 | \$1,484 |
| 2-Bedroom | 818 | \$855-\$4,273 | \$1,911 |
| 3-Bedroom | 191 | \$841-\$4,431 | \$1,752 |
| 4+ Bedroom | 49 | \$925-\$3,559 | \$1,891 |
| All Bedrooms | 1,363 | \$712-\$4,431 | \$1,738 |



Includes Barrington, Brentwood, Dover, Durham, East Kingston, Epping, Exeter, Farmington, Greenland, Hampton, Hampton Falls, Kensington, Lee, Madbury, Middleton, Milton, New Castle, New Durham, Newfields, Newington, Newmarket, North Hampton, Portsmouth, Rochester, Rollinsford, Rye, Somersworth, Strafford, Stratham

Median Monthly Gross Rents HUD HMFA

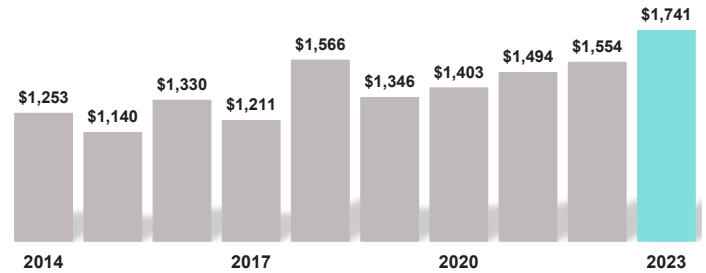
HMFA (HUD Metropolitan Fair Market Rent Area) designations are established by the U.S. Department of Housing & Urban Development (HUD).

HUD HMFA, ALL UNITS

| WESTERN ROCKINGHAM COUNTY, NH HMFA | | | |
|------------------------------------|-------------|-----------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 1 | **** | **** |
| 1-Bedroom | 41 | \$1,275-\$2,009 | \$1,344 |
| 2-Bedroom | 258 | \$1,168-\$2,934 | \$1,741 |
| 3-Bedroom | 6 | **** | **** |
| 4+ Bedroom | — | **** | **** |
| All Bedrooms | 306 | \$1,128-\$2,934 | \$1,735 |

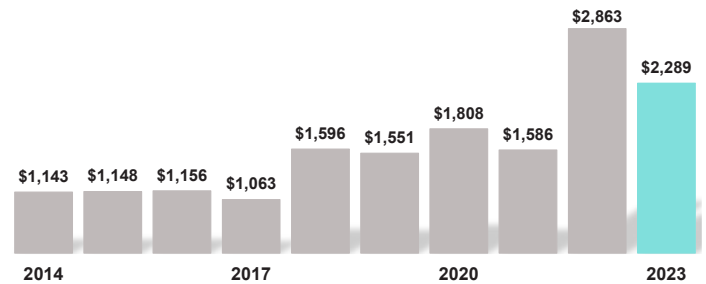
Includes Auburn, Candia, Deerfield, Londonderry, Northwood, Nottingham

2-BEDROOM UNITS



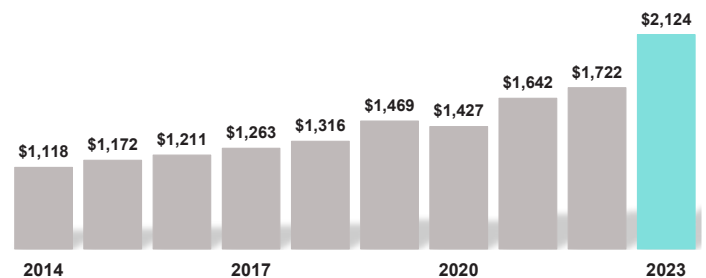
| BOSTON-CAMBRIDGE-QUINCY, MA-NH HMFA | | | |
|-------------------------------------|-------------|-------------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | — | **** | **** |
| 1-Bedroom | 10 | \$1,656 - \$2,242 | **** |
| 2-Bedroom | 47 | \$1,992 - \$2,848 | \$2,289 |
| 3-Bedroom | 1 | **** | **** |
| 4+ Bedroom | 2 | **** | **** |
| All Bedrooms | 60 | \$1,656 - \$3,176 | \$2,289 |

Includes Seabrook, South Hampton



| LAWRENCE, MA-NH HMFA | | | |
|----------------------|-------------|-------------------|---------|
| Unit | Sample Size | Rent Range | Median |
| 0-Bedroom | 13 | **** | **** |
| 1-Bedroom | 136 | \$870 - \$2,411 | \$1,511 |
| 2-Bedroom | 203 | \$900 - \$3,210 | \$2,124 |
| 3-Bedroom | 22 | \$1,292 - \$3,806 | \$2,196 |
| 4+ Bedroom | 2 | **** | **** |
| All Bedrooms | 376 | \$870 - \$3,806 | \$1,944 |

Includes Atkinson, Chester, Danville, Derry, Fremont, Hampstead, Kingston, Newton, Plaistow, Raymond, Salem, Sandown, Windham



Housing Research and Studies

New Hampshire Housing's Research, Engagement, and Policy Group focuses on studying, surveying, and identifying the state's housing needs and conditions. It also provides technical assistance and information to local governments and the public on housing-related matters. Additionally, it administers grants to support nonprofits engaged in affordable housing activities.

Housing Advocacy and Grants

New Hampshire Housing provides funding to support local housing advocacy and public education activities. We engage partners such as local and regional chambers of commerce and economic development organizations. The state's network of workforce housing coalitions, along with Housing Action NH, are key to raising awareness about the need for a diverse and affordable range of housing in our communities.

As part of Governor Sununu's \$100 million InvestNH initiative in 2022, \$5 million was allocated to provide grants to municipalities to analyze and update their land use regulations to help increase housing development opportunities. New Hampshire Housing administers this funding. Cities and towns are using these grants to study zoning or other regulatory causes of a lack of affordable housing, identify potential changes to local land use regulations, and/or establish or update regulations in response to those findings. Community engagement is an important aspect of this work.

Statewide Housing Needs Assessment

As part of its statutory responsibilities, New Hampshire Housing regularly conducts an assessment of the state's housing market and housing needs. The 2023 assessment provides a guide for decisions affecting housing production and choice by providing data on supply and production, affordability challenges, housing needs, and projected housing demand.

Accessory Dwelling Unit Guides

NH Housing published *Policy and Program Models for Creating Accessory Dwelling Units in New Hampshire* (2023); previously we issued guides for homeowners and local officials. Each provides guidance in implementing the Accessory Dwelling Unit statute (RSA 674:71-73) with the aim of expanding affordable housing options in New Hampshire communities by encouraging the efficient use of existing housing stock and infrastructure.



Housing Conferences and Webinars

NH Housing hosts conferences and webinars each year to support and encourage ideas and discussion about ways to address the Granite State's affordable housing and economic development needs.

Housing-Related Studies, Guides and Reports

- *2023 NH Statewide Housing Needs Assessment*
- *Policy and Program Models for Creating Accessory Dwelling Units in New Hampshire* (2023)
- *New Hampshire's Workforce Housing Law: A 10-Year Retrospective on the Law's Impact on Local Zoning and Creating Workforce Housing* (2021)
- *North Country Housing Needs Analysis* (2021)
- *Developing Employer-Assisted Housing* (2021)
- *Analysis of Impediments to Fair Housing Choice in New Hampshire* (2004, 2015, & 2020)
- *Taxes, Land Use & Value in 15 NH Communities* (2021)
- *Housing Solutions Handbook* (updated 2019)
- *A New Hampshire Homeowner's Guide to Accessory Dwelling Units* (2018)
- *Accessory Dwelling Units in New Hampshire: A Guide for Municipalities* (2017)

Other New Hampshire Housing Publications

- Annual Report
- Financial Statements and Independent Auditors' Report
- Strategic Plan and Annual Program Plan
- *Annual Residential Rental Cost Survey Report* (and Utility Allowance Survey)
- *Housing Market Reports*
- *HUD-required Consolidated Plan / Action Plan*
- *State Biennial Housing Plan* (every 2 years)



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Up to **\$3,000/Unit** for Healthy Homes safety repairs*



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*Occupants must income qualify at or below 80% Area Median Income. A 10% owner match is required.



NEW HAMPSHIRE
HOUSING



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TDD: 603.472.2089
info@nhhfa.org

NHHousing.org



New Hampshire Housing promotes, finances, and supports housing solutions for the people of New Hampshire.



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

STRATHAM HERITAGE COMMISSION

PRESERVATION EASEMENT ANNUAL MONITORING INSTRUCTIONS

By the end of each calendar year, the following should take place:

1. A representative of the Heritage Commission (HC rep) should coordinate with the Town's Code Enforcement Officer / Building Inspector (CEO/BI) and schedule the annual site inspection with the property owner (PO).
2. The HC rep should review the preservation easement document and past annual monitoring report(s) prior to the site inspection.
3. On the date of the site inspection, the HC rep and CEO/BI should:
 - a. Meet with the PO to view the property and review the terms of the easement; and
 - b. Inspect the use and condition of the property to ensure its compliance with the easement terms; and
 - c. Take photographs that document the current condition of the structure(s) and property, taking extra photographs if needed to document any particular areas of concern or potential violation of the easement; and
 - d. Complete the Annual Monitoring Report (AMR) in writing; and
 - e. Review the AMR and any areas of concern or potential violation with the PO.
 - f. Obtain proof of insurance from the PO.
4. After the site inspection the HR rep or CEO/BI should complete a typewritten AMR with photographs attached and a cover letter. If there are areas of concern or potential violation of the easement, the Town should work in a cooperative manner with the PO to ensure correction of any problems. If the PO is not cooperative, then the legal process outlined in the easement must be followed. Copies of all documents shall be provided to:
 - a. Town Administrator
 - b. CEO/BI
 - c. HC chairperson
 - d. Property owner(s)
5. The HC rep or HC chairperson should report on the monitoring visit and any follow-up activities to the full Heritage Commission at its next meeting. The AMR should be attached to the meeting minutes.
6. The Town Administrator or the Select Board representative to the HC should report on the annual monitoring visit and AMR to the full Select Board at its next meeting.



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

STRATHAM HERITAGE COMMISSION PRESERVATION EASEMENT ANNUAL MONITORING REPORT

PROPERTY: Old Town Hall; 151 Portsmouth Avenue

DATE: January 4, 2024

INSPECTED BY: David Canada and William Dinsmore

APPROVED BY: _____

PRESERVATION EASEMENT REQUIREMENTS TO VERIFY ANNUALLY:

1. **PROHIBITED ACTIONS:** Check to ensure that none of the following has occurred over the past year, or will occur over the coming year:
 - a. Structure shall not be demolished, removed, or razed. ✓
 - b. No action shall be undertaken which would adversely affect structural soundness. ✓
 - c. Nothing shall be erected or be allowed to grow on the property which would impair visibility of the structure. ✓
 - d. Dumping of ashes, trash, rubbish, and any other unsightly or offensive material on the property is prohibited. ✓
 - e. No additional driveways, roads or overhead utility lines shall be placed on the property. ✓
 - f. No removal, filling, or other disturbance of the soil surface or topography. ✓

2. **GRANTOR'S RESERVED RIGHTS:** Has there been, or will there be, a change in use of the property, or repairs or maintenance conducted on the structure(s)? If NO, check here: ✓ and skip the rest of this section. If YES, review easement terms and these guidelines for compliance:
 - a. Acts and uses of the property are unlimited so long as they:
 - i. Comply with governmental regulations
 - ii. Do not impair preservation values of the structure
 - iii. Are consistent with the provisions of the covenants and preservation easement
 - b. The right to maintain and repair the structure strictly according to addenda A1 & A2.

- i. Grantor must use like-kind materials and workmanship to that of the original rehabilitation or the original structure, as documented in the state historic register form and photographs.
 - ii. Changes in appearance, materials, or workmanship must be approved in writing by Grantee.
 - c. The right to undertake unlimited modifications to the interior, with the condition that such alterations do not:
 - i. Alter any aspect of the exterior of the structure.
 - ii. Conflict with the provisions of addendums A1 and A2.
3. REVIEW OF STRUCTURE(S): Conduct a thorough walk-around of the exterior of the building(s). Check for the following:
- a. Condition of the site/grounds:
 - i. Are plants or trees encroaching on the structure? **No**
 - ii. Is water from roofs, sidewalks, parking lots, driveways being adequately diverted away from the foundation and walls? **Yes**
 - iii. Is the site clean of debris, etc.? **Yes**
 - b. Condition of the foundation: cracks, palling, water infiltration, rodent infiltration? **None noted**
 - c. Condition of the walls: paint, siding, trim? **Fine**
 - d. Condition of the roof and gutters (if applicable)? **Fine**
 - e. Condition of exterior doors and windows: **Fine**
 - i. Do they open/close properly and seal adequately? **They appear to; not every window checked for performance**
 - ii. Do they require maintenance (glazing, sealing, painting, etc.)? **No**
 - f. Condition of chimney(s) if applicable: missing bricks, stone, or mortar? **None**
 - g. Condition of porches, decks, sheds, garages, outbuildings (if applicable)? **Fine**
 - i. Is the decking and understructure sound and free of rot? **Yes although understructure not thoroughly checked.**
 - ii. Are stairs and steps sound and with appropriate handrails? **Yes**
 - h. Check attic and basement for water infiltration, rodent damage, rot, etc. **None seen in attic; basement apartment not entered; owner reports no complaints.**
 - i. If the easement includes interior restrictions, inspect each area for compliance with the easement terms. **N/A**
4. OBSERVATIONS: Did you observe any of the following? If yes, please describe and document with photo(s):
- a. Any significant modifications, alterations, or repairs to the structure(s)?
No Yes
 - b. Any violations of the terms of the Preservation Easement?
No Yes
 - c. Any other issues or areas of concern with the structure(s) or maintenance:
No Yes
 - d. Is/are historical marker signs (such as state or national register plaques or SHS placards) secured on the building as appropriate and in good condition?
Yes No

5. SUMMARY:

- a. Summarize any major work completed since the last monitoring report:
Minor infiltration of foundation noted on February 11, 2022 report has been corrected with excavation and stone backfill.
- b. Summarize any major work planned for the coming year: Owner reports none anticipated
- c. What is the overall condition of the property?
Excellent Good Fair Poor

6. OWNERSHIP: Has there been a change in ownership of the property? No Yes
If yes, review easement terms prior to transfer with the seller and with the buyer.

7. REQUIRED INSURANCE: Grantor shall annually provide Grantee with certificate of casualty insurance, with Grantee named as additional insured, and which indicates Grantee shall be provided with 30 days advance notice of any termination or cancellation of said policy. See following

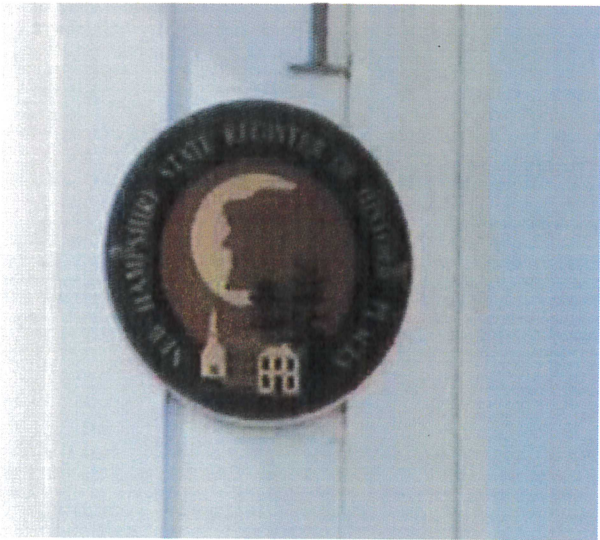
8. PHOTOGRAPHIC DOCUMENTATION: Attach a minimum of 4 photos (one of each side of the structure) to document the current condition of the structure on the date of inspection. Additional photographs should be included to document any areas of concern, deterioration, modification, or suspected violation of the terms of the preservation easement by grantor, tenants, or abutters of the property.



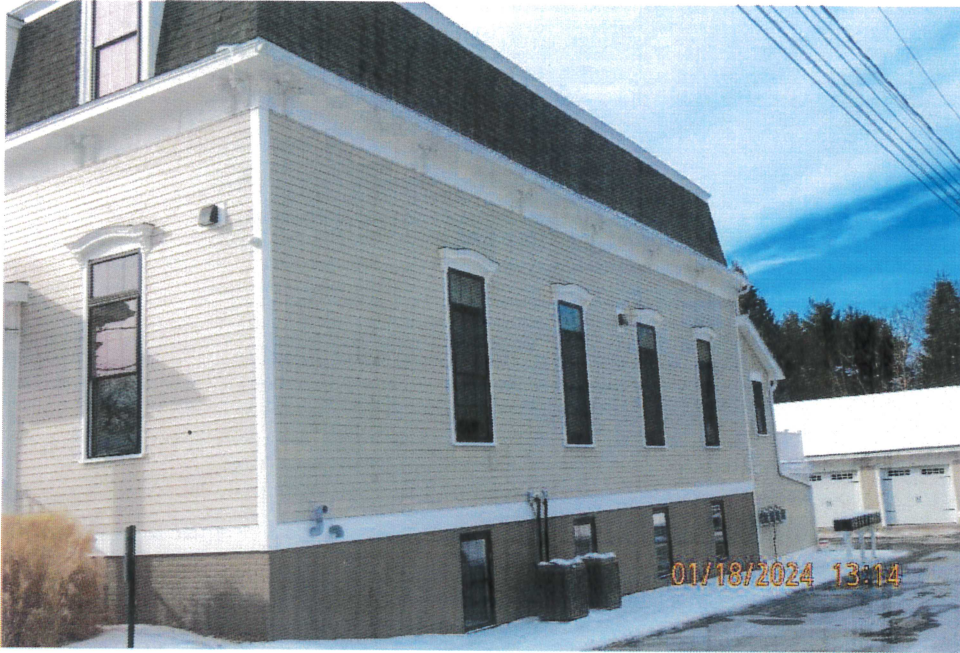
Facade



Entryway



Historic plaque at entryway



Northeast side



Rear



Southwest side

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|-------------------------------|--|--|--------------------------------------|
| PRODUCER | | CONTACT NAME: David Ackerman | |
| THE ROWLEY AGENCY LLC | | PHONE (A/C, No, Ext): (603) 224-2562 | FAX (A/C, No): (603) 224-8012 |
| 45 Constitution Avenue | | EMAIL ADDRESS: dackerman@rowleyagency.com | |
| P.O. Box 511 | | INSURER(S) AFFORDING COVERAGE | |
| Concord NH 03302-0511 | | INSURER A: MMG Insurance Company | |
| | | INSURER B: | |
| | | INSURER C: | |
| | | INSURER D: | |
| | | INSURER E: | |
| | | INSURER F: | |
| INSURED | | NAIC # 15997 | |
| Perlowski Properties, LLC | | | |
| c/o Perlowski Properties, LLC | | | |
| PO Box 1137 | | | |
| Stratham NH 03885 | | | |

COVERAGES **CERTIFICATE NUMBER:** 23-24 GL & UL **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDITIONAL (INS) (WVD) | POLICY NUMBER | POLICY EFF (MMDDYYYY) | POLICY EXP (MMDDYYYY) | LIMITS |
|----------|---|---|---------------|-----------------------|-----------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | BP13903595 | 05/29/2023 | 05/29/2024 | EACH OCCURRENCE \$ 1,000,000 |
| | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 |
| | GEN/AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER | | | | | MED EXP (Any one person) \$ 10,000 |
| | AUTOMOBILE LIABILITY | | | | | PERSONAL & ADV INJURY \$ 1,000,000 |
| | <input type="checkbox"/> ANY AUTO | | | | | GENERAL AGGREGATE \$ 2,000,000 |
| | <input type="checkbox"/> OWNED AUTOS ONLY | <input type="checkbox"/> SCHEDULED AUTOS | | | | PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| | <input type="checkbox"/> HIRED AUTOS ONLY | <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | \$ |
| | <input type="checkbox"/> UMBRELLA LIAB | <input checked="" type="checkbox"/> OCCUR | KU13901495 | 05/29/2023 | 05/29/2024 | COMBINED SINGLE LIMIT (Ea accident) \$ |
| | <input type="checkbox"/> EXCESS LIAB | <input type="checkbox"/> CLAIMS-MADE | | | | BODILY INJURY (Per person) \$ |
| | <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 | | | | | BODILY INJURY (Per accident) \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | PROPERTY DAMAGE (Per accident) \$ |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A | | | | | \$ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | E.L. EACH ACCIDENT \$ |
| | | | | | | E.L. DISEASE - EA EMPLOYEE \$ |
| | | | | | | E.L. DISEASE - POLICY LIMIT \$ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 151 Portsmouth Avenue, Stratham, NH

| | |
|--|--|
| CERTIFICATE HOLDER | CANCELLATION |
| Town of Stratham 10 Runkler Hill Avenue | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |

From: [Kristen Dusseault](#)
To: [Karen Richard](#)
Subject: Stratham Hill Park
Date: Thursday, January 25, 2024 1:27:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good afternoon, Karen,

I hope this email finds you well.

I'm wondering if Stratham Community Church could reserve the area by the fire tower on the morning of March 31 for our Easter sunrise service. If you need me to complete a form, or direct my inquiry to someone else, please let me know.

Thank you, and have a great rest of your day,

Kristen Dusseault

Office Administrator

Stratham Community Church, UCC

Stratham Circle Learning Center

Phone: 603.772.3389

Email: findfaith@strathamchurch.org

Website: www.strathamchurch.org





TOWN OF STRATHAM

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COMMITTEE APPOINTMENT APPLICATION

- | | |
|---|--|
| <input type="checkbox"/> Heritage Commission | <input checked="" type="checkbox"/> Zoning Board of Adjustment |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Public Works Commission |
| <input type="checkbox"/> Conservation Commission | <input type="checkbox"/> Recreation Commission |
| <input type="checkbox"/> Stratham Summerfest Committee | <input type="checkbox"/> Energy Commission |
| <input type="checkbox"/> Exeter Squamscott River Advisory Committee | <input type="checkbox"/> Rockingham Planning Commission |
| <input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Trail Management Advisory Committee | |

Francis P. Macmillan Jr 978 821-8493 (cell)
 Applicant Name (print) Phone #

1 Haywick Dr Stratham gastrodcma@gmail.com
 Address Email

Registered Voter of Stratham? YES NO Number of Years as a Resident 4

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

Continue to serve

I feel the following experience and background qualifies me for this position:

Prior year's experience on zoning board

[Signature] 1/24/2024
 Signature of Applicant Date



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COMMITTEE APPOINTMENT APPLICATION

- | | |
|---|--|
| <input type="checkbox"/> Heritage Commission | <input checked="" type="checkbox"/> Zoning Board of Adjustment |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Public Works Commission |
| <input type="checkbox"/> Conservation Commission | <input type="checkbox"/> Recreation Commission |
| <input type="checkbox"/> Stratham Summerfest Committee | <input type="checkbox"/> Energy Commission |
| <input type="checkbox"/> Exeter Squamscott River Advisory Committee | <input type="checkbox"/> Rockingham Planning Commission |
| <input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Trail Management Advisory Committee | |

Lucy H. Cushman 603-770-5254
 Applicant Name (print) Phone #

159 Winnicut Rd, Stratham, N.H. lc4bytes@comcast.net
 Address P.O. Box 427 Email

Registered Voter of Stratham? YES NO Number of Years as a Resident 75

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

Mark Courros asked me.

I feel the following experience and background qualifies me for this position:

Planning Bd. / Gateway / Tech Review
Master Plan Committee
School Board

Signature of Applicant

Date