

City of Dover, New Hampshire
Capital Facility Impact Fee Update
Draft for Review
December 18, 2023



Prepared for:

Dover Department of Planning and Community Development

Prepared by:

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A. Impact Fee Update 2023

Fougere Planning & Development, Inc. (Mark Fougere, AICP) and Jeffrey Donohoe Associates, LLC (Jeff Donohoe), the Project Team, was engaged by the City of Dover to update the Impact Fee Update 2018 for Public Schools, Public Safety (Police/Fire) and Recreation Facilities, prepared January 31, 2018 by BCM Planning, LLC. BCM Planning also completed similar work for the City in 2002 and 2008.

From a practical perspective, impact fees are assessed to support the expansion of capital facilities in order to meet increased demands for public services generated by new residential and non-residential development. Typically, residential development results in impacts on schools as well as other public services. Non-residential development generates additional demands for public safety services, including police, fire and emergency medical services. Typically, impact fees are “passed through” by developers/owners to end users, meaning that developers recover the amount of the impact fees through property sales prices or through rent levels. The impact fee “charge” is treated as any other cost of development such land, engineering, construction and other related necessary expenses incurred to complete the development of a housing unit or non-residential space.

In order to maintain as much consistency in impact fee calculation methodology as possible between the 2018 Report and this Update, the Project Team has attempted to carry forward metric approaches used by BCM Planning to the maximum extent possible. The most up to date data has been incorporated into the Update from City, State and Federal sources. The Project Team also reached out to key City Department heads over the course of this assignment, including: Director of Planning & Community Development Ms. Donna Benton; City Assessor Donna Langley; Finance Director Daniel Lynch; Fire Chief Michael McShane; Police Captain David Terlemezian; Recreation Director Gary Bannon and School Business Administrator Michael Limanni and High School Principal Peter Driscoll.

Statutory Authorization

Since 1991 New Hampshire communities have been authorized to charge impact fees under the provisions of RSA 674:21 V which details the legal parameters that must be followed if such fees are assessed. An impact fee means *“a fee or assessment imposed upon development, including subdivision, building construction or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the municipality¹...”*. Included in the list of capital facilities that impact fees can be charged for are schools, public safety facilities and public recreation facilities.

Supporting documents necessary to charge impact fees include an adopted Master Plan and a Capital Improvement Plan. The City of Dover has an adopted a Master Plan and an active Capital Improvement Plan program which is updated on an annual basis. In addition, a legally adopted Impact Fee Ordinance, Section 170-23, has been in place for over 20 years.

¹ RSA 674:21,V

The amount of any impact fee must be a propositional share of the capital improvement needs related to the demands of growth. Furthermore, there must be a reasonable relationship (*rational nexus*) between the fee being charged and the demands placed on capital facility capacity by the new development being assessed a fee. The cost of correcting existing deficiencies cannot be charged to new development in the form of an impact fee. Only costs attributable to growth, as it relates to the consumption or expansion of capital facilities by new development, can be assessed. The operating and maintenance costs of providing municipal services and upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for through impact fees.²

² Impact Fee Development for NH Communities, SNHPC

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B. Socioeconomic Characteristics, History and Projections

Populations, Households and Housing

Despite data collection being completed in 2020, detailed data from the 2020 Decennial Census had not been released when the demographic analysis for this project was completed. As such, data from the 2000 and 2010 Decennial Census are augmented with data from the American Community Survey (ACS) from 2015 and 2021.

The City's population has grown steadily since 2000. Between 2000 and 2021, the City's population increased from 26,884 to 32,599. This is an increase of more than 21% over the period. For reference, subsequent to the completion of the analysis for the report, the US Census Bureau indicated that the City's 2020 Census population was 32,741.

Dover Demographic Indicators 2000 - 2021				
	2000	2010	2015 ACS	2021 ACS
Population				
Total	26,884	29,987	30,524	32,599
In Group Quarters	757	896	892	1,473
In Households	26,127	29,091	29,632	31,126
Population Age < 5	1,527	1,805	1,770	1,967
Population Age 5 - 17 (School Age)	4,075	4,271	4,212	3,351
Population Under 18	562	6,076	5,983	5,681
% of Population	20.8%	20.3%	19.6%	17.4%
Population < 5 per household	0.13	0.14	0.14	0.13
School Age (5 - 17) per Household	0.35	0.33	0.33	0.23
School Age (5 - 17) per Household < Age 55	0.5	0.51	0.53	0.36
Total Housing Units	11,924	13,685	13,589	15,142
Households (Occupied Units)	11,573	12,827	12,668	14,707
Owner Occupied	5,920	6,970	6,521	7,610
Renter Occupied	5,653	6,037	6,147	7,097
Homeownership Rate	51.2%	54.3%	51.5%	51.7%
Occupied Housing Units by Age of Head of Household				
Under 25	1,032	1,046	974	1,501
25 to 34	2,467	2,484	2,595	3,047
35 to 44	2,616	2,344	2,052	2,627
45 to 54	2,014	2,576	2,286	2,061
55 to 64	1,247	1,934	2,120	2,280
65 to 74	1,090	1,133	1,257	1,853
75 and Older	1,107	1,310	1,384	1,338
Total Households	11,573	12,827	12,668	14,707
Percent of Households age 55+	29.8%	34.1%	37.6%	37.2%
Average Household Size	2.36	2.26	2.27	2.16
Total Housing Units	11,924	13,685	13,589	15,142
Occupied Units	11,573	12,827	12,668	14,404
Vacant Units	351	858	921	735
Percent Vacant	2.9%	6.3%	6.8%	4.9%

Sources: Census 2021 ACS Data, City of Dover Impact Fee Analysis 2018

While the population has increased, the number of school-aged children has fallen. The number of school-aged children peaked in 2010 at 4,271 but has decreased to an estimated 3,351 by 2021, a loss of almost 18%. However, the number of younger residents (under age 5) increased by more than 28% between 2000 and 2021.

The number of occupied housing units in Dover increased from 11,573 in 2000 to an estimated 14,707 in 2021, an increase of more than 28% over the period. Since the number of occupied housing units increased (28%) at a faster rate than the population (21%), the average household size fell from 2.36 in 2000 to 2.16 in 2021.

As Dover's population ages, the number of households headed by older residents has increased. Between 2000 and 2021, the number of households headed by residents 55 years old and older increased by 59%. There was also growth in the number of younger households (age 34 and under), which increased by 30% between 2000 and 2021.

Average Household Size

The Project Team reviewed data from the US Census Bureau's American Community Survey (ACS), as well as data from the City's 2018 Impact Fee Update.³ The 2021 ACS indicates that the average household size in Dover was 2.16 persons in 2021.

Despite being conducted in 2020, detailed data on the average household size by unit type is not available for the Decennial US Census. As such, the Project Team utilized ratios used in the 2018 Study to estimate occupancy by unit type for single-family detached, single family attached, two- and three-family, four-family or larger properties and mobile homes. The ACS estimates that the average household size in Dover was 2.16 in 2021. This is slightly lower than the average size of 2.24 in the 2018 analysis.

Detached single-family homes have the highest average occupancy at 2.41, followed by mobile homes at 2.23. Attached single-family homes had an estimated average household size of 2.07. Larger rental properties had the lowest estimated average household size at 1.60.

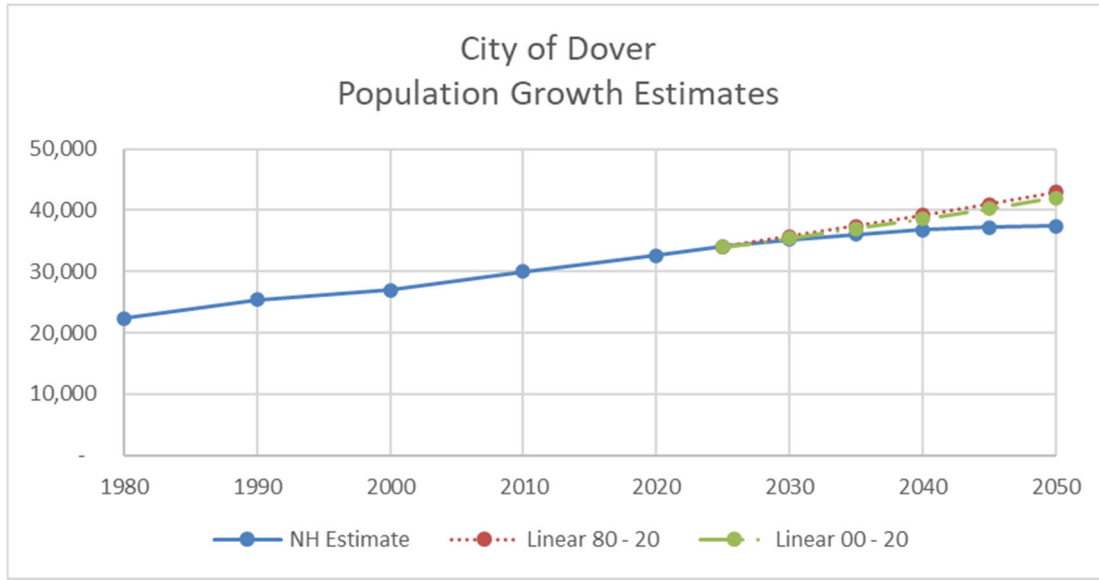
Estimated Average Household Size 2021	
Structure Type	Persons per Occupied Unit
Single Family Detached	2.41
SF Attached or Townhouse	2.07
Two or Three Family	2.10
Four or More Family	1.60
Mobile Home	2.23
Average Household Size	2.16
Sources: Census 2021 ACS Data, City of Dover Impact Fee Analysis 2018	

³ BCM Planning, January 31, 2018

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Population Growth

In considering future population growth in Dover, several approaches were utilized. First, the State of New Hampshire's September 2022 population projections were reviewed.⁴ In addition, two linear projections were developed, the first of which considered the population trend from 1980 through 2020, while the second projection considered population growth between 2000 and 2020.



The State's projection for population growth is somewhat lower than the projections generated using recent population growth. The State forecast anticipates slowing population growth rates over the next twenty-five years. While population growth averaged approximately 1% annually between 2000 and 2020, the State's forecast anticipates population growth totaling just 1.8% between 2040 and 2050. In contrast, the trendline population estimates are higher, since recent population growth in Dover has been strong, increasing by more than 11% between 2000 and 2010 and almost 9% between 2010 and 2020.

⁴ State, County and Municipal Population Projections: 2020 – 2050, Prepared by Robert Scardamalia, RLS Demographics

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Building Permit Trends

In terms of developing new housing units, Dover has seen significant building permit activity. Although current building permit levels are much lower than the 1980s (when almost 2,600

New Housing Units Authorized by Building Permits				
Total Housing Units Authorized				
Period	Single Family	2+ Family	Manuf. Housing	Total
1970 - 79	428	1,191	89	1,708
1980 - 89	1,561	941	86	2,588
1990 - 99	597	212	48	857
2000 - 2009	775	617	34	1,426
2010 - 2019	614	704	18	1,336
2020 - 2022	123	174	3	300

Average Annual Units Authorized				
Period	Single Family	2+ Family	Manuf. Housing	Total
1970 - 79	43	119	9	171
1980 - 89	156	94	9	259
1990 - 99	60	21	5	86
2000 - 2009	78	62	3	143
2010 - 2019	61	70	2	134
2020 - 2022	41	58	1	100

Source: City of Dover

units were permitted), more than 3,000 new housing units have been permitted in Dover since 2000. A total of 1,426 housing units were permitted in the 2000s, while 1,336 housing units were permitted in the 2010s.

The average annual number of permits has fallen slightly since 2000. In the 2000s, an average of 143 new units were permitted in Dover annually. This fell to 134 units per year in the 2010s and fell further to an average of just 100 units annually since 2000.

Beginning in the 2010s, construction of multi-family units surpassed construction of single-family units in Dover. The average number of single-family units permitted annually was 61 in the 2010s, while the average number of multi-family units permitted was 70 annually. This trend has continued in the 2020s, with an average of 41 single-family homes permitted annually as compared to 58 multi-family units permitted annually.

School Enrollments

The Dover School District operates five schools, including the Garrison Elementary School, the Frances G. Hopkins Elementary School, the Woodman Park Elementary School, Dover Middle School and Dover High School. In addition, Dover is host to several private schools.

The Project Team obtained historic enrollment data from the Dover School District. In addition, the District provided their internal enrollment estimates for the 2023 – 2024 school year. Since the Dover School District did not have forward-looking projections for enrollments, the Project Team utilized this information to project enrollments by grade level through 2030. The enrollment projections utilize estimated population increases (approximately 0.7% annually), as well as the prior four-year average progression rates from one grade level to the next (for example from the first grade to the second grade) to create a multiplier for each grade level each year. This multiplier was used to project the enrollment for each grade level annually, and this data was rolled up into the forecasts for K – 4, 5 – 8, and 9 – 12 for each year. The Appendix includes the year-by-year forecast for each grade level.

The City's total enrollment peaked at 3,961 in 2017. Since that time, the City has seen declining enrollments. In 2022, total enrollment was just under 3,700, representing a decline of almost 7% since the 2017 peak. Between 2016 and 2022, K – 4 enrollments declined from 1,436 to

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1180 (-17.8%); 5 – 8 enrollments decline from 1,178 to 1,015 (-13.8%); and the high school experienced increased enrollment from 1,336 to 1,500 (+12.3%). The increased enrollment at the high school level is attributable to the opening of a new facility as well as the fact that the Dover School District “tuitions-in” approximately 300 students to the high school from Barrington and Nottingham.

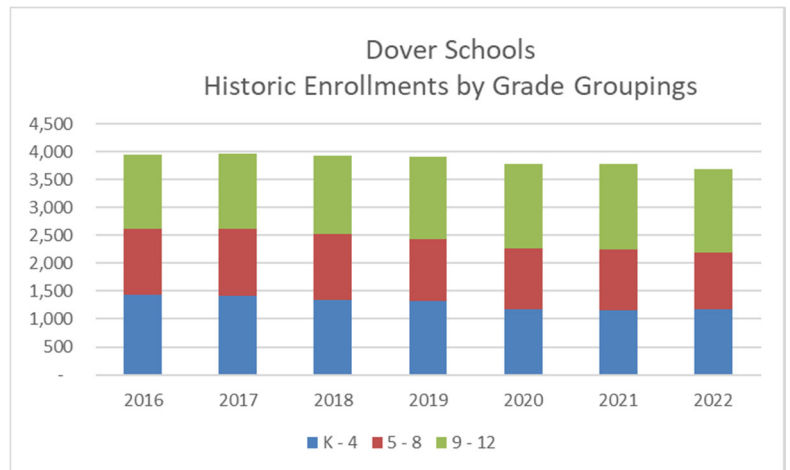
The enrollment projections utilize population growth estimates prepared by the State of New Hampshire, as discussed earlier in this report. The State’s population estimates are lower than historic growth rates. If population growth in Dover exceeds the estimates used in forecasting enrollments, enrollment growth would likely be higher than the projections summarized below.

The Dover School District’s total enrollment has been in decline since 2017. The District’s enrollment projections for the 2023 – 2024 school year anticipate a slight recovery in total enrollment, which is projected to increase by approximately 2% over 2022.

Going forward, the Project Team estimates that enrollments will decline to 3,619 by 2027 before beginning to increase again. By 2030, total enrollments are expected to be 3,678, slightly below 2022 enrollments (17 students). The District does have the option of accepting more tuition students at the high school from Barrington and Nottingham if there is sufficient demand among high school students in those communities.

Dover Schools Historic and Projected Enrollments				
Year	K - 4	5 - 8	9 - 12	Total
2016	1,436	1,178	1,336	3,950
2017	1,408	1,209	1,344	3,961
2018	1,340	1,175	1,415	3,930
2019	1,327	1,110	1,472	3,909
2020	1,177	1,085	1,524	3,786
2021	1,165	1,073	1,548	3,786
2022	1,180	1,015	1,500	3,695
2023	1,215	1,079	1,468	3,762
2024	1,210	1,054	1,466	3,731
2025	1,215	1,031	1,453	3,698
2026	1,221	1,033	1,400	3,655
2027	1,236	1,002	1,381	3,619
2028	1,246	1,007	1,373	3,627
2029	1,247	1,038	1,353	3,639
2030	1,249	1,062	1,366	3,678

Source: Dover School District 2023 - 2024 Projected Enrollment and Jeffrey Donohoe Associates

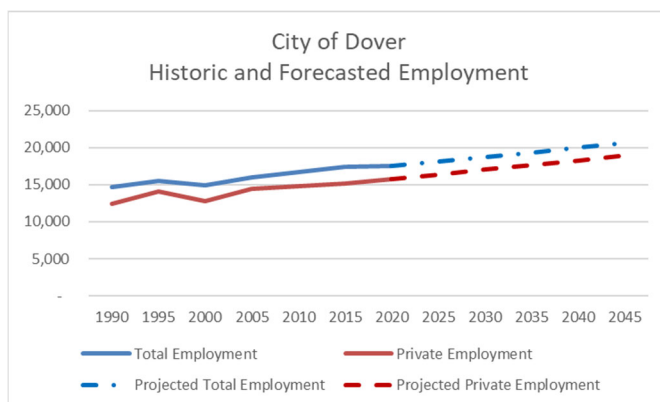


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Employment in Dover

The City of Dover has a strong economy and vibrant employment base. Reported total employment was 17,537 in 2021, with private sector employment accounting for almost 15,800 jobs, or 90% of total employment.

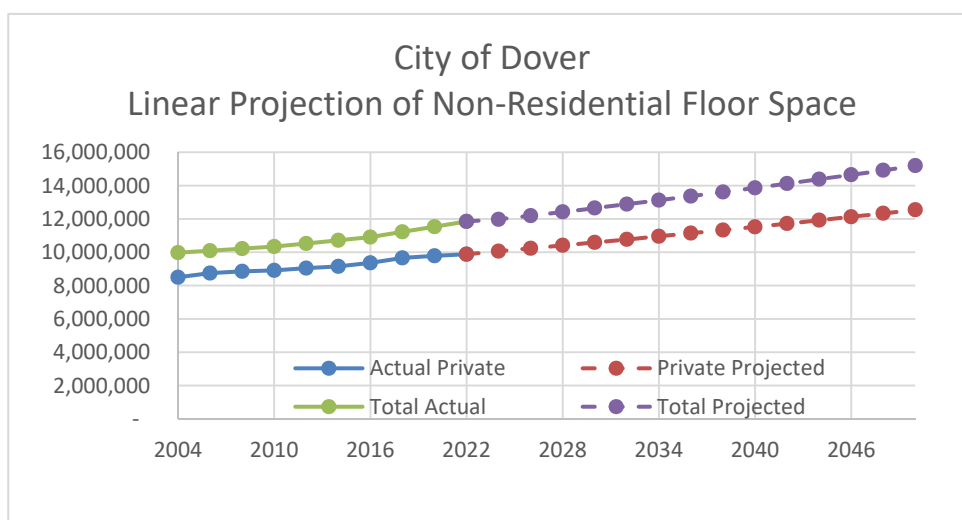
According to the State's Economic and Labor Market Information (ELMI) Bureau, the City had an unemployment rate of just 3.3% at the end of 2021, despite the COVID-19 pandemic. At the beginning of 2023, ELMI reported an unemployment rate of 2.3% for Dover, which had fallen to just 1.6% when the June 2023 rate was published.



A trendline analysis was used to estimate future total and private sector employment in Dover. The estimates indicate that by 2045, total employment in Dover will be almost 20,700, an increase of 18% over 2020 employment. Private sector employment is expected to increase to almost 19,000, an increase of 20%.

Non-Residential Floor Space

The amount of non-residential floor space in a community typically supports both private employment and governmental functions. Dover has floor space occupied by the City, as well as the County, the State of New Hampshire and the Federal government.



A linear project for the anticipated growth in total square footage and privately owned square footage was developed based on historical data provided by the City Assessor's Office. At the end of 2022, it is estimated that Dover had more than 11.8 million square feet of non-

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residential floor space, including almost 9.9 million square feet of privately owned non-residential floor space.

By 2050, it is estimated that the City will surpass 15 million total square feet of non-residential floor space. This represents an increase of 3.3 million square feet over the current total square footage. The private sector is expected to account for almost 2.7 million square feet of this increase, bringing the estimated total private square footage to more than 12.5 million square feet.

Floor Area Relationships

The City's non-residential floor space supports both governmental activities and private commercial enterprises, including office uses, retail and restaurant uses, and service businesses, among others. The chart below provides an understanding of the relationship between non-residential floor space and population, housing units and jobs over time.

It is notable that despite very low unemployment in Dover, total employment fell from 17,400 in 2016 to 16,600 in 2022, likely as a result of people leaving the workforce in part due to the COVID-19 pandemic. Over the same period, Dover's population increased from 30,700 to 33,000, resulting in the ratio of employment to total population declining from 57% in 2016 to 51% in 2022.

Over the same period, total non-residential floor space increased by more than 900,000 square feet. This resulted in the total non-residential square footage per employee increasing from 627 square feet in 2016 to 715 square feet in 2022, an increase of 14% over the period. In terms of per capita non-residential floor space, the amount increased slightly from 355 square feet per person in 2016 to 364 square feet per person in 2022, an increase of 2.5%. The total non-residential square footage per housing unit increased from 744 square feet per housing unit in 2016 to 768 square feet per housing unit in 2022, an increase of 3.2%.

EMPLOYMENT, POPULATION AND NON-RESIDENTIAL FLOOR AREA RELATIONSHIPS - CITY OF DOVER, 2000 - 2022											
Year	SF Non-Residential	Housing Units		Population Census and NHOEP		Employment (Jobs in the City) - NH Employment Security	Employment Ratios		Non-Residential Floor Area Ratios (SF)		
		Assessment Data	Census and NHOEP	Total	In Group Quarters		Non-Residential SF Per Employee	Ratio Employment to Total Population	Per Capita (Total Population)	Per Housing Unit (Assessment Data)	Per Housing Unit (Census & NHOEP)
Floor Area of All Non-Residential Uses Relative to Housing, Population and Employment											
2000	9,118,791	12,361	11,924	26,884	757	14,807	616	55%	339	738	965
2010	10,338,493	14,001	13,685	29,987	896	16,402	630	55%	345	738	755
2016	10,905,019	14,663	14,176	30,683	959	17,406	627	57%	355	744	769
2022	11,853,608	15,430	15,353	32,599	1,473	16,586	715	51%	364	768	772
Floor Area of Non-Residential Uses (Excluding Government Uses)Relative to Population, Housing and Employment											
2000	7,940,701	12,361	11,924	26,884	757	12,838	619	48%	295	642	666
2010	8,909,875	14,001	13,685	29,987	896	14,574	611	49%	297	636	651
2016	9,360,866	14,663	14,176	30,683	959	15,575	601	51%	305	638	660
2022	9,878,842	15,430	15,353	32,599	1,473	14,809	667	45%	303	640	643

Total private non-residential floor space, which does not include government-owned properties, increased by more than 500,000 square feet between 2016 and 2022. Total private non-residential square footage per employee increasing from 601 square feet in 2016 to 667 square

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feet in 2022, an increase of 11% over the period. In terms of per capita private non-residential floor space, the amount decreased slightly from 305 square feet per person in 2016 to 303 square feet per person in 2022, a decline of less than 1%. The total non-residential square footage per housing unit increased from 744 square feet per housing unit in 2016 to 768 square feet per housing unit in 2022, an increase of 3.2%.

The 2018 Impact Fee Update assumed that “the City’s 2016 ratio of total employment to population will remain at 0.57 and that the 2016 ratio of 627 square feet of non-residential floor area per employee will be constant.” While these assumptions were reasonable at the time the 2018 Impact Fee Update was developed, these ratios changed significantly, primarily as a result of the COVID-19 pandemic. The number of jobs in Dover fell from 15,575 in 2016 to 14,809 in 2022. The jobs to population ratio declined from 0.51 to 0.45, and the amount to total non-residential floor space per employee increased from 627 to 715.

C. Impact Fee Methodologies

School Impact Fees

This section provides an update of the public schools impact fees, last updated by the City of Dover in 2018. This update considers a variety of factors, including:

- Public school enrollment per housing unit;
- School floor area per pupil;
- Cost of School facilities per square foot; and
- Credit allowances for pre-existing assessments and capacity deficits.

Enrollment per Housing Unit

The Project Team utilized student enrollment address data and matched the addresses against the Dover Assessor's database to determine the type of structure where students live. It should be noted that only those students with Dover addresses were considered. As shown in the Table below, approximately 62% of Dover students reside in single family homes, while large multi-family homes of four or more units account for 23% of students.

In terms of average enrollment per unit, single family homes have the highest average at 0.32 total students per housing unit, while condominiums⁵ average just 0.13 students per unit. Multi-family properties, including two-family, three-family and four+ family all average 0.18 student per unit.

Dover Enrollment by Housing Type Excluding Age-Restricted and Mixed-Use Properties										
Structure Type	Enrollment by Structure Type				Living Units	Average Enrollment per Unit				Average Living Area (SF)
	Elementary	Middle	High	Total		Elementary	Middle	High	Total	
Single Family	723	577	726	2,026	6,367	0.11	0.09	0.11	0.32	1,836
Condominium	78	58	85	221	1,676	0.05	0.03	0.05	0.13	1,322
Two to Three Family	95	93	82	270	1,530	0.06	0.06	0.05	0.18	1,141
Four or More Family	301	221	218	740	4,125	0.07	0.05	0.05	0.18	944
Subtotal - DHA Only	32	21	19	72	464	0.07	0.05	0.04	0.16	1,029
Subtotal - Private Ownership	269	200	199	668	3,661	0.07	0.05	0.05	0.18	939
Manufactured Housing	12	10	5	27	372	0.03	0.03	0.01	0.07	1,083
Total	1,209	959	1,116	3,284	14,070	0.09	0.07	0.08	0.23	1,419

Source: Dover Assessor's Database and Dover Schools Address Data, SF for Four or more family units from 2018 Impact Fee Update

Floor Area per Pupil

In order to estimate the floor area per enrolled student, square footage and capacity estimates from the City's 2022 Annual Comprehensive Financial Report (CAFR) was used, together with current (October 2023) enrollment data. It should be noted that although the CAFR indicates that the capacity at Dover High School is 1,550, the Dover School District indicates that the capacity of the high school is 1,650. These estimates are both lower than the reported capacity

⁵ The term "condominium" is used to reference garden flats, multi-story townhouses and other types of housing products, consistent with the Assessor's land use code 102 – condo.

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of the high school prior to the 2017 building project, when the capacity of the high school was reported to be 1,760.

INVENTORY OF DOVER PUBLIC SCHOOLS, FLOOR AREA AND PUPIL CAPACITY - 2023						
School Facilities	Year Built and Expansion Dates	Floor Area	Estimated Capacity	Gross SF per Student	October 2023 Enrollment	Enrollment as a % of Capacity
Elementary Schools						
Garrison Elementary	1962, 1967, 1969, 1999, 2005, 2006	65,938	494	133	364	74%
Hopkins Elementary	1957, 1993, 1999, 2002, 2008	58,223	620	94	414	67%
Woodman Elementary	1950, 1999, 2007	105,178	594	177	392	66%
Total Elementary		229,339	1,886	122	1,170	62%
Middle School						
Dover Middle School	1998, 2003	175,020	1,380	127	967	70%
Total Elementary and Middle Schools		404,359	3,266	124	2,137	65%
High School						
Dover High School	2017	301,484	1,650	183	1,417	86%
Total School System		705,843	4,916	144	3,554	72%

In total, total enrollments at the schools are estimated to be at 65% of capacity. Enrollment at the middle school is estimated to be 70% of capacity and enrollments at the high school are estimated to be 86% of capacity, though this enrollment percentage is affected by students from other communities being tuitioned-in to the high school.

Bonded Indebtedness

The Dover School District, through the City of Dover, has a number of outstanding bonds associated with school-related projects. Many of these bonds were used for ongoing maintenance projects such as roof replacements and boiler replacements. Other projects were focused on facility renovations which did not create additional capacity at the schools. In general, impact fees can be charged only for projects which create additional capacity to support new growth.

It should be noted that the construction of the new Dover High School actually decreased the total capacity at the high school. According to the City's Annual Comprehensive Financial Reports (ACFR), created for each fiscal year ending June 30th, the high school capacity was reported as 1,760 students at the end of fiscal year 2018, but was reduced to 1,560 students in the report for fiscal year 2019.

In terms of projects eligible to be included in a school impact fee, only two bonded projects were used to create additional capacity at Dover Schools. A 2003 bond issue included \$783,900 for an expansion of the Garrison Elementary School. The facility was expanded from a capacity of 612 to a capacity of 672, an increase in the school's capacity of 10%. In addition, a 2006/2007 bond issue included \$2.4 million to expand the Woodman Park Elementary School. The school's capacity was increased from 477 to 594, an increase in the school's capacity of 25%. In terms of impact fees, inclusion of 10% of the debt service for the Garrison expansion project and 25% of the debt service for the Woodman expansion project is appropriate. In

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essence, using 10% of the debt service for the Garrison expansion project and 25% of the debt service for the Woodman expansion project is equivalent to a 90% credit for the Garrison expansion project's debt service and a 75% credit for the Woodman expansion project's debt service.

Debt Service Allocable to Impact Fee			
	Garrison	Woodman	Total
Bond Amount	\$783,900	\$2,434,231	\$3,218,131
Total Debt Service			
FY 23	\$44,127	\$268,311	\$312,438
FY 24	\$40,451	\$256,919	\$297,369
FY 25	\$23,365	\$246,880	\$270,245
FY 26		\$236,173	\$236,173
FY 27		\$218,256	\$218,256
Total	\$107,943	\$1,226,539	\$1,334,481
Allocable Debt Service	10%	25%	
FY 23	\$4,413	\$67,078	\$71,490
FY 24	\$4,045	\$64,230	\$68,275
FY 25	\$2,336	\$61,720	\$64,057
FY 26		\$59,043	\$59,043
FY 27		\$54,564	\$54,564
Total	\$10,794	\$306,635	\$317,429
Average per Year	\$3,598	\$61,327	\$63,486

The Garrison expansion bond is scheduled to be paid off in FY 25, and the Woodman expansion bond is scheduled to be repaid in FY 27. Thus, unless additional school expansion projects are undertaken before FY 27, the school impact fee based on bonded indebtedness associated with projects at the Woodman Park and Garrison elementary schools would be eliminated at that time.

Summary Schedule for School Impact Fees

Given Dover's student enrollment per housing unit type, as well as the limitations of allocable debt service to impact fees, the recommended school impact fees are summarized below. The impact fee calculations consider the number of students typically enrolled for each housing type, the square footage per pupil capacity, and the average number of newly permitted dwelling units by structure type. The City's actual remaining debt service for school expansion projects is used as the basis for estimating the school impact fee.

In addition, the average number of building permits by structure type was used to project impact fees for each structure type. From 2018 through 2022, Dover permitted an annual average of 45 single family and condominium units; 15 units in two- and three-unit buildings; 98-units in multi-family (four- or more unit) buildings and two manufactured homes.

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2023 Impact Fee Per Housing Unit By Structure Type			
Structure Type	Enrollment per Unit		
	Elementary & Middle	High School	Total Public Schools
Single Family Detached	0.20	0.11	0.32
Condominium	0.08	0.05	0.13
Two and Three Unit Structures	0.12	0.05	0.18
Four or More Unit Structures	0.13	0.05	0.18
Manufactured Housing	0.06	0.07	0.13
Structure Type	Existing Facilities SF Per Pupil Capacity		
	Elementary & Middle	High School	Overall Average
Single Family Detached	124	183	144
Condominium	124	183	144
Two and Three Unit Structures	124	183	144
Four or More Unit Structures	124	183	144
Manufactured Housing	124	183	144
	Average Annual Debt Service		
	\$63,486	\$0	
	Impact Fee Per Dwelling Unit		
Structure Type	Elementary & Middle	High School	Total
Single Family Detached	\$571	\$0	\$571
Condominium	\$227	\$0	\$227
Two and Three Unit Structures	\$344	\$0	\$344
Four or More Unit Structures	\$354	\$0	\$354
Manufactured Housing	\$165	\$0	\$165

As shown in the Table above, single-family homes have the highest school impact fee at \$571 per unit, based on the average remaining debt service over the next five years. The school impact fee for condominiums is lower at \$227 per unit, based on the lower number of students generated for each unit. The school impact fee for units two- and three-unit buildings is \$344 per unit, while the impact fee for larger multi-family buildings (four or more units) is \$354 per unit.

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Public Safety Impact Fees

Proportionate Demand Factors

Public safety services are provided to all persons in the community, as well as property. As such, impact fees for public safety facilities must recognize demand from residential and non-residential uses in the community. In order to update the City's Public Safety Impact Fees, the

consulting team reviewed proportionate demand measures by property use type.

Dover Fire Department Incident Reports January 2022 through May 2023		
Property Classification	Incidents Assignable to Developed Property Class	
	Number	% of Total
One and Two Family Dwellings	2,222	42.6%
Multi-Family Residential (3+ Units)	1,377	26.4%
Restaurant, Retail, Lodging, Entertainment	362	6.9%
Office Buildings	181	3.5%
Commercial Services	148	2.8%
Industrial, Transportation, Storage, Utilities	120	2.3%
Institutional - Non-Public	320	6.1%
Institutional - Public and Government	485	9.3%
Total Assignable to Developed Property	5,215	100.0%
Residential	3,599	69.0%
Non-Residential	1,616	31.0%

The largest percentage of Fire/EMS calls were associated with single family, two-family and multi-family (3+units). Collectively, these uses accounted for almost 70% of the Fire/EMS calls attributed to developed properties.

Residential vs. Non-Residential Demand Measures

Recognizing that public safety services provide protection for Dover's resident and employee population, as well as personal and business property, it is important that impact fees for public safety facilities be based on proportionate demand from both residential and non-residential uses in the community.

Proportionate Demand Measures for Public Safety Facilities					
Demand Sector	Assessed Valuation (2022 \$billions)	Square Feet of Building Area 2022 (Millions)	Population and Employment 2022	Police Calls Assignable by Address (1/22 - 5/23)	Fire Calls Assignable by Address (1/22 - 5/23)
Residential Uses	\$4.02	21.16	32,599	6,903	3,617
Non-Residential Uses	\$1.48	11.85	17,537	5,793	1,851
City Total	\$5.50	33.02	50,136	12,696	5,468
Residential Share	73%	64%	65%	54%	66%
Non-Residential Share	27%	36%	35%	46%	34%

The Table above summarizes and compares proportionate demand ratios for services generated by residential and non-residential properties. The Dover Police and Fire Departments provided call data for the period from January 1st of 2022 through May 31st of 2023.

While each department provided a significantly higher number of calls, the Table includes only those calls for addresses that were matched to the Dover Assessor's parcel address database.

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The Police call data was split approximately equally between residential and non-residential locations, while Fire/EMS call data reflected two-thirds residential calls and one-third non-residential calls. Dover's Police and Fire/EMS call data were compared against the Dover Assessor's assessment database to determine whether a particular call was for a residential or non-residential property.

Analysis of Public Safety Calls with Specific Residential Locations									
Structure Type	Calls - Residential Property		Housing Characteristics			Annualized Calls Per Dwelling Unit		Annualized Calls per 1,000 Square Feet	
	Police	Fire/EMS	Living Area	Dwelling Units	Average Living Area per Unit	Police	Fire/EMS	Police	Fire/EMS
Single Family	3,499	1,675	11,791,708	6,433	1,833	0.38	0.18	0.21	0.10
Condominium	418	226	2,215,125	1,676	1,322	0.18	0.10	0.13	0.07
Two and Three Family	658	254	1,746,285	1,530	1,141	0.30	0.12	0.27	0.10
Four or More Family	1,910	1,347	6,193,868	4,059	1,526	0.33	0.23	0.22	0.15
Excluding Dover Housing Authority	1,619	1,064	6,149,656	3,776	1,629	0.30	0.20	0.19	0.12
Manufactured Housing	418	154	402,753	372	1,083	0.79	0.29	0.73	0.27
Total	6,903	3,656	22,349,739	14,070	1,588	0.35	0.18	0.22	0.12
Age 55+ (SF, Condo and MF)	102	262	327,829	286	1,146	0.25	0.65	0.22	0.56
Total All SF, Condo and MF Units	6,194	3,219	21,902,774	13,415	1,633	0.33	0.17	0.20	0.10
Ratio of 55+ to All SF, Condo and MF						0.77	3.82	1.10	5.44
Age 62+ and Congregate/Ind. Living	166	1,109	427,534	591	723	0.20	1.32	0.27	1.83
All Multifamily Housing	2,836	2,972	8,770,440	6,466	1,356	0.31	0.32	0.23	0.24
Ratio of 62+m to All Multifamily						0.64	4.08	1.20	7.65

In total, the Table above includes more than 6,900 Police calls and more than 3,650 Fire/EMS calls to residential properties. Across all residential property types, the City had an average of 0.35 Police calls per dwelling unit and 0.18 Fire/EMS calls per dwelling unit. While 55+ and 62+ communities had lower per dwelling Police calls, the number of Fire/EMS calls in these groups was significantly higher per dwelling unit (3.82 and 4.08 times higher) than the Citywide average. The number of annualized calls per 1,000 square feet was even higher.

Relative Calls by Land Use Categories

A similar approach was used to evaluate Police and Fire/EMS calls for non-residential locations. Call locations were matched to the Dover Assessor's database. In addition, land use codes from the Assessor's database were used to allocate calls to specific groups of land uses as shown in the Table below.

Analysis of Public Safety Calls to Non-Residential Property							
Structure Type	Calls - 17 Months, Non-Residential Properties		Square Feet - Floor Area	Annualized Calls per 1,000 Square Feet		Index to Non-Residential Average	
	Police	Fire/EMS		Police	Fire/EMS	Police	Fire/EMS
Retail, Food, Entertainment, Lodging	3,331	293	1,414,138	1.66	0.21	3.23	0.98
Offices and Commercial Services	983	131	1,500,505	0.46	0.09	0.90	0.41
Industrial, Transportation and Storage	1,232	131	3,438,555	0.25	0.04	0.49	0.18
Nursing Homes and Assisted Living	166	1,109	503,287	0.23	2.20	0.45	10.44
Mixed Use	81	13	1,087,451	0.05	0.01	0.10	0.06
Total/Average Private Commercial Uses	5,793	1,677	7,943,936	0.51	0.21	1.00	1.00
Public Institutional Uses	5,661	474	1,025,462	3.90	0.46	7.57	2.19
Total Non-Residential Uses	11,454	2,151	8,969,398	0.90	0.24	1.75	1.14

Among the land use groupings shown in the Table above, Nursing Homes and Assisted Living Facilities had an extremely high rate of Fire/EMS calls, more than ten times that of the average number of Fire/EMS calls for non-residential properties as a whole. In contrast, the Retail land

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uses had a substantially higher ratio of Police calls (1.66) as compared to the average across all non-residential land uses. Higher call rates are typical for these types of land uses.

The Index to Non-Residential Average is used to determine impact fees for various land use categories. The City has the option to develop fees that are more general in nature by combining land uses categories into fewer groups. For example, rather than having different impact fees for five different categories of residential development, the City could use just two categories – single unit (single family, condominium and manufactured housing) and multi-family (two or more units).

[Police Department Impact Fee](#)

In order to develop an updated Police Impact fee, it was necessary to determine the department's service capacity and cost allocation basis for the incremental cost of the expanded Police station intended to support Dover's growth. For this analysis, the City's total population and employment at the time the station was constructed are compared against the projected capacity of the station to determine the incremental supportable growth through the bond repayment in May of 2034. Key assumptions include:

The City has 54 sworn officers (1.66 per 1,000 population) and 84 total personnel including officers (2.58 per 1,000 population). This analysis assumes that these ratios will continue into the future.

The Dover Police Department constructed a new central police station in 2016. The new station is 29,837 square feet in size. The prior police station included 15,859 square feet according to the 2018 Impact Fee Update, which also identified a space deficiency in the Police Department of 8,262 square feet. This means that of the 29,837 square feet of space in the new station, 24,121 square feet were to meet existing requirements at that time, while the remaining 5,716 square feet was available to meet the needs of Dover's expanding residential and business community into the future.

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Police Department Proportionate Demand and Facility Standard				
Service Demand Factor	Base Year of Fee Calculation (2018)	Current Conditions (2023)	Supportable Service Base @ Design Population (35,000)	Change from Base Year
Residential Sector				
Population (Residential Demand)				
Total Persons	30,683	32,599	35,000	4,317
Group Quarters Population	959	1,473	1,094	135
Household Population	29,754	31,126	33,906	4,152
Households (Occupied Units)	13,255	14,707	16,082	2,827
Average Household Size	2.24	2.16	2.11	(0.13)
Total Housing Units	14,176	15,142	17,200	3,024
Non-Residential Sector				
Employment (Total Including Government)	17,406	16,586	19,855	2,449
Employment to Total Population Ratio	0.57	0.51	0.51	(0.06)
Non-Residential Floor Area	10,905,000	11,853,608	12,439,299	1,534,299
Non-Residential Floor Area Per Employee	627	715	627	(0)
Police Department Staffing				
Full Time Sworn Officers	50.5	54	58.0	7
Total Full Time Staff Including Officers	79.5	84	90.2	11
Full Time Officers per 1,000 Population	1.65	1.66	1.66	0.01
Full Time Staff per 1,000 Population	2.59	2.58	2.58	(0.01)
Floor Area of Facilities				
	2018 Conditions	2023 Conditions	Supportable SF	Change from Base Year
Actual Floor Area of PD Buildings (Gross SF)	29,837	29,837	29,837	-
Actual Floor Area per FT Officer (SF)	591	553	515	(76)
Actual Floor Area per FT Staff (SF)	375	355	331	(44)
Minimum Space Needed @ 2035 Staff Ratio	331			
Minimum Base Year Space Needed at 2035 Standard	29,837			

Using the estimated Police Department staffing levels and the police station design capacity of 35,000 population, the average square footage per Police Department employee is 331 square feet per full-time employee. Holding this ratio constant, it is anticipated that the City could have total employment of almost 19,900 at the design capacity of the Police station.

The cost of the new station, in terms of the total cost of debt service, will be \$10,972,300 at bond maturity in 2034, or almost \$368 per square foot. This indicates that the cost for incremental expansion to support growth is approximately \$2,102,011 (5,716 SF x \$367.74 per SF).

Remaining debt service for the new Police station (2023 through bond maturity) is just over \$5.1 million, as shown in the Table below. This equates to remaining debt service of \$171 per square foot for the 29,837 square foot station, and just under \$980,000 of this amount is allocated to the portion of the station to support new growth.

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Capital Cost Allocation and Impact Fee	
New Police Station Remaining Total Debt Service	\$ 5,115,154
Total Square Footage Developed	29,837
Less SF of Old Station and Space Deficiency	24,121
Net SF to Support Growth	5,716
Remaining Debt Service per Square Foot	\$ 171.44
Total Remaining Debt Service to Support New Growth	\$ 979,932
Police Demand by Sector	
Residential Share of Demand	54.4%
Non-Residential Share of Demand	45.6%
Apportioned to Residential Development	\$ 532,803
Apportioned to Non-Residential Development	\$ 447,129
Residential Cost per Capita	\$ 221.91
Non-Residential Cost per Square Foot	\$ 0.20

Based on call activity for the Police department, 54.4% of the demand (and therefore the remaining debt service to support new growth of \$532,803) is allocated to residential uses and 46.5% of allocable debt service (\$447,129) is allocated to non-residential uses. Based on the station's design capacity to support a projected population of 35,000 and non-residential floor space of 12.4 million square feet, the remaining design capacity equates to 2,401 residents and non-residential floor area of approximately 2.3 million square feet of floor space. These factors equate to a base capital cost for the Police station of \$221.91 per capita for residential uses and \$0.20 per square foot for non-residential uses.

Using these base capital cost impact fees, more refined fees can be developed for specific uses. Impact fees for various classes of residential uses are estimated using the average household size for each product type as detailed in the Table below. Impact fees for non-residential uses are estimated using the ratio of calls for groups of land uses (for example, office and commercial services uses) against the overall non-residential average.

Public Safety Cost per Dwelling Unit - Police		
Residential Capital Cost per Dwelling Unit	Average Household Size	Capital Cost Impact per Unit
Average Dwelling Unit	2.16	\$ 479.32
Single Family Detached	2.41	\$ 534.80
Condominium/Attached	2.07	\$ 459.35
Two- and Three-Family Structure	2.10	\$ 466.01
Four or More Unit Structure	1.60	\$ 355.05
Manufactured Housing	2.23	\$ 494.86
Non-Residential Cost per Square Foot	Non-Residential Fire/EMS Multiplier	Capital Cost per Square Foot
Average Non-Residential	1.00	\$ 0.20
Retail, Food, Entertainment and Lodging	3.23	\$ 0.63
Offices and Commercial Services	0.90	\$ 0.18
Industrial, Transportation, Warehouses and Storage	0.49	\$ 0.10
Nursing Homes and Assisted Living	0.45	\$ 0.09
Mixed Use	0.10	\$ 0.02

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Fire Department Impact Fee

In order to develop an updated Fire/EMS Impact fee, it is necessary to determine the department's service capacity and cost allocation basis for the incremental cost of the expanded Fire station intended to support Dover's growth. For this analysis, the City's current total population and employment compared against the projected capacity of the station to determine the incremental supportable growth through the bond repayment in June of 2027. Key assumptions include:

The City's North End Fire Station was developed in 2006 and included 14,845 square feet of new space. An estimated 9,565 square feet of this space was to address space deficiencies existing at that time, indicating that 5,280 square feet was expected to support growth. Overall, the City has a total of 29,345 square feet of Fire/EMS space. This analysis assumes that this square footage will be sufficient to support a population of 35,000.

The City's population is currently estimated to be 32,599, indicating the ability to support population growth of an additional 2,401 residents to reach the design capacity of 35,000. The City's non-residential floor space is currently estimated to be 11.85 million square feet, indicating the ability to support almost 600,000 square feet of additional space before the station reaches its design capacity.

Fire Department Proportionate Demand and Facility Standard				
Service Demand Factor	Base Year of Fee Calculation (2018)	Current Conditions (2023)	Supportable Service Base @ Design Population (35,000)	Change from Base Year
Residential Sector				
Population (Residential Demand)				
Total Persons	30,683	32,599	35,000	4,317
Group Quarters Population	959	1,473	1,094	135
Household Population	29,754	31,126	33,906	4,152
Households (Occupied Units)	13,255	14,707	16,082	2,827
Average Household Size	2.24	2.16	2.11	(0.13)
Total Housing Units	14,176	15,142	17,200	3,024
Non-Residential Sector				
Employment (Total Including Government)	17,406	16,586	19,855	2,449
Employment to Total Population Ratio	0.57	0.51	0.51	(0.06)
Non-Residential Floor Area	10,905,000	11,853,608	12,439,299	1,534,299
Non-Residential Floor Area Per Employee	627	715	715	88
Floor Area of Facilities	2018 Conditions	2023 Conditions	Supportable SF	Change from Base Year
Actual Floor Area of FD Buildings (Gross SF)	29,345	29,345	29,345	-
Station Space Required Per Capita	0.84	0.84	0.84	-
Total SF Required	25,774	27,383	29,400	3,626
Available Capacity to Support Growth	3,571	1,962	(55)	(3,626)

The total bonded debt cost for the fire station is \$4,349,948, resulting in a total cost per square foot of \$293. Based on call activity for the Fire/EMS, 68.6% of the demand (and therefore the remaining debt service related to supporting new growth of \$100,086) is allocated to residential uses and 31.4% of allocable debt service (\$45,909) is allocated to non-residential uses. Based on the station's design capacity to support a projected population of 35,000 and non-residential

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floor space of 12.4 million square feet, the remaining design capacity equates to 2,401 residents and non-residential floor area of approximately 600,000 million square feet of floor space. These factors equate to a base capital cost for the Police station of \$41.69 per capita for residential uses and \$0.08 per square foot for non-residential uses.

Remaining debt service for the new Fire station (2023 through bond maturity) is just over \$811,000 million. This equates to remaining debt service of \$28 per square foot for the 14,500 square foot station, and just under \$146,000 of this amount is allocated to the portion of the station to support new growth.

Capital Cost Allocation and Fire Impact Fee	
New Fire Station Remaining Total Debt Service	\$ 811,409
Total Square Footage Developed	29,345
Less SF of Old Station and Space Deficiency	24,065
Net SF to Support Growth	5,280
Debt Service per SF for New Capacity	\$ 27.65
Total Remaining Debt Service to Support New Growth	\$ 145,996
Fire Demand by Sector	
Residential Share of Demand	68.6%
Non-Residential Share of Demand	31.4%
Apportioned to Residential Development	\$ 100,086
Apportioned to Non-Residential Development	\$ 45,909
Residential Cost per Capita	\$ 41.69
Non-Residential Cost per Square Foot	\$ 0.08

Using these base capital cost impact fees, more refined fees can be developed for specific uses. Impact fees for various classes of residential use are estimated using the average household size for each product type. Impact fees for non-residential uses are estimated using the ratio of calls for groups of land uses (for example, office and commercial services uses) against the overall non-residential average.

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Public Safety Cost per Dwelling Unit - Fire/EMS		
Residential Capital Cost per Dwelling Unit	Average Household Size	Capital Cost Impact per Unit
Average Dwelling Unit	2.16	\$ 90.04
Single Family Detached	2.41	\$ 100.46
Condominium/Attached	2.07	\$ 86.29
Two- and Three-Family Structure	2.10	\$ 87.54
Four or More Unit Structure	1.60	\$ 66.70
Manufactured Housing	2.23	\$ 92.96
Non-Residential Cost per Square Foot	Non-Residential Fire/EMS Multiplier	Capital Cost per Square Foot
Average Non-Residential	1.00	\$ 0.08
Retail, Food, Entertainment and Lodging	0.98	\$ 0.08
Offices and Commercial Services	0.41	\$ 0.03
Industrial, Transportation, Warehouses and Storage	0.18	\$ 0.01
Nursing Homes and Assisted Living	10.44	\$ 0.82
Mixed Use	0.06	\$ 0.00

It should be noted that since the bond for the Fire station will be paid off in 2027, the City of Dover should discontinue this impact fee at that time.

D. Conclusions

Recommended Impact Fee Schedule

Based on the above analysis of the City of Dover's Police, Fire/EMS, Elementary Schools, Middle School, and High School, existing debt service associated with prior projects to expand service capacity, a recommended impact fee schedule has been developed. This fee schedule includes an evaluation of remaining debt service for capital improvement projects and uses only a portion of this remaining debt service (related to remaining capacity) to estimate the impact fee. This approach, which amounts to a credit against the total debt service for the project, provides a realistic and consistent basis for estimating costs associated with population growth in Dover.

Accessory Dwelling Units (ADU)

In Dover, an ADU is allowed only in association with a single family detached home. Dover zoning standards require that an ADU shall have an area of no less than 300 square feet and no more than 800 square feet. The living area of the ADU can be no more than 30% of the combined living area of the ADU and the principal unit, and the property owner must live in either the ADU or the principal unit.

The consulting team was not able to compute a direct enrollment ratio for accessory units, as no property tax assessment designation was available to identify single family homes with apartments or ADUs. From a practical perspective, most ADUs are either studios or one-bedroom units. The Dover Impact Fee Update 2018 utilized an impact fee for ADUs computed at 30% of the rate for a single-family home, which is also used for this impact fee update.

55+ Communities

Enrollment data from the Dover School District was reviewed and compared to address listings for age-restricted (55+) communities in Dover. The age-restricted properties include 286 total units. Only two students were identified as living in the age-restricted properties. This equates to an average enrollment of just 0.007 students per unit. Due to this limited enrollment level (less than 1%), no schools impact fee has been included for age-restricted (55+) communities.

In terms of police calls, 55+ communities generate slightly fewer calls on average than the typical apartment community in Dover. Age-restricted communities (55+) generate an average of 0.25 police calls per unit per year, while four-plus unit apartments generate 0.33 calls per unit. As such, the recommended police fee is approximately 76% of the police fee for four-plus apartment properties ($\$355 \times 76\% = \269).

In contrast, 55+ communities generate a significantly higher number of fire/EMS calls as compared to four-unit apartments. While large apartments generate an average of 0.23 fire/EMS calls per unit, 55+ communities generate 0.65 fire/EMS calls per unit on average. Thus, the recommended fire/EMS fee is \$188 per unit ($\$67 \times 2.83 = \188).

The Table below summarizes the recommended impact fees for the next five years.

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Recommended Dover Impact Fee Schedule					
Residential Capital Cost per Dwelling Unit	Fire/EMS Fee per Unit	Police Fee per Unit	Elementary & Middle School Impact Fee per Dwelling Unit	High School Impact Fee per Dwelling Unit	Recreation Impact Fee per Dwelling Unit
Single Family Detached	\$ 100	\$ 535	\$571	\$0	\$0
Condominium/Attached	\$ 86	\$ 459	\$227	\$0	\$0
Two- and Three-Family Structure	\$ 88	\$ 466	\$344	\$0	\$0
Four or More Unit Structure	\$ 67	\$ 355	\$354	\$0	\$0
55+ Developments	\$ 188	\$ 269	\$0	\$0	\$0
Manufactured Housing	\$ 93	\$ 495	\$165	\$0	\$0
Accessory Dwelling Units (ADUs)	\$ 30	\$ 160	\$171	\$0	\$0
Non-Residential Cost per Square Foot	Fire/EMS Fee per Square Foot	Police Fee per Square Foot	Elementary & Middle School Impact Fee per Square Foot	High School Impact Fee per Square Foot	Recreation Impact Fee per Dwelling Unit
Retail, Food, Entertainment and Lodging	\$ 0.08	\$ 0.63	\$0	\$0	\$0
Offices and Commercial Services	\$ 0.03	\$ 0.18	\$0	\$0	\$0
Industrial, Transportation, Warehouses and Storage	\$ 0.01	\$ 0.10	\$0	\$0	\$0
Nursing Homes and Assisted Living (62+)	\$ 0.82	\$ 0.09	\$0	\$0	\$0
Mixed Use	\$ 0.00	\$ 0.02	\$0	\$0	\$0

As indicated in the body of this report, some debt service is expected to be eliminated over the next five years. Notably, the debt service for the North Fire Station and the debt service for the Elementary School expansions are scheduled to be fully paid. Once these bonds have been repaid, the impact fees for these facilities should be stopped. Beyond the next five years, only the debt service for the Police Headquarters is projected to be allowable as an impact fee.

Recreation facilities were reviewed as part of this analysis and based upon projects proposed within the CIP, none met the statutory requirements needed to be included within this update. As such, no impact fees are included for recreation facilities.

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APPENDIX – SCHOOL ENROLLMENTS

	K	1	2	3	4	5	6	7	8	9	10	11	12	Tuition	Total
2018	285	285	308	287	296	286	311	329	315	272	264	275	276	255	4,044
2019	233	288	282	293	291	310	275	314	319	329	273	261	293	236	3,997
2020	264	239	270	284	294	274	301	266	318	328	322	273	281	302	4,016
2021	193	272	233	265	267	298	270	299	265	326	324	307	287	308	3,914
2022	247	221	263	228	254	272	291	267	297	277	323	301	341	304	3,886
2023	230	239	252	240	254	287	254	263	275	360	386	348	374		3,762
2024	242	240	240	246	241	262	279	246	267	298	390	385	394		3,731
2025	235	254	246	233	248	254	255	271	250	293	331	388	440		3,698
2026	235	247	263	237	239	264	247	246	277	280	335	333	452		3,655
2027	230	243	261	253	248	257	256	237	252	315	331	343	391		3,619
2028	237	242	253	255	260	264	252	249	243	282	357	335	398		3,627
2029	235	249	254	246	263	279	259	245	256	274	324	363	392		3,639
2030	236	248	262	248	256	284	274	252	253	291	317	331	427		3,678