

## EXECUTIVE SUMMARY

A Cost of Community Services (COCS) study was completed for the Town of Jaffrey, NH in 2005 to better understand the relationship between revenues and costs associated with the various land use types in town. This information will be used as part of decision-making by town boards and departments as they address the ramifications of growth. The Statewide Program of Action to Conserve Our Environment (S.P.A.C.E.) provided a grant towards completion of the study. Innovative Natural Resource Solutions LLC (INRS) of Antrim, Concord NH and Portland, ME was hired to complete the study.

The COCS methodology, developed by the American Farmland Trust in the 1980s, breaks land use down into three categories:

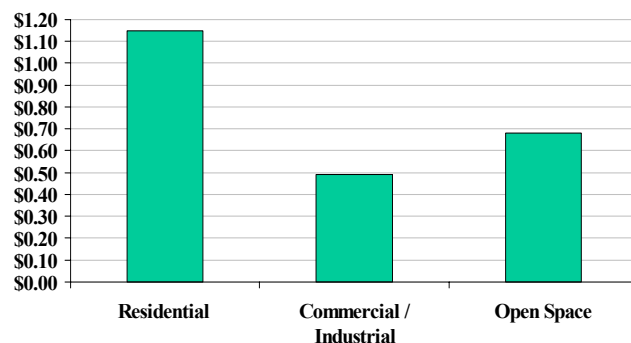
- **Residential** – all single and multi-family residences and apartment buildings, including farmhouses, residences attached to other kinds of business, and rental units;
- **Commercial & Industrial** – all privately owned buildings and land associated with business purposes, the manufacture of goods or the provision (with the exception of agriculture and forest industries which are considered part of Open Space land uses), and utility-owned property;
- **Open Space** – all privately owned land that is devoted to agriculture, forestry or open space, as well as wetlands, are considered open space. Open space is defined as land enrolled in or clearly eligible for enrollment in New Hampshire's current use program.

**The results of the study show that, in Jaffrey, using data from 2004, for every \$1.00 in revenue collected by the Town for the particular land use:**

- \$1.15 was spent in services to residential properties
- \$0.49 was spent in services to commercial/industrial properties
- \$0.68 was spent in services to open space lands.

The following table shows this data graphically:

Income to Expense Ratio by Land Use Type,  
Jaffrey, NH 2004



**Comparison data for other towns that have undergone a COCS study:**

It is helpful to see where Jaffrey's COCS results fit in with other communities in New Hampshire. The following is a complete list of other communities that have undergone COCS. The ratios (last three columns) vary considerably due to differences among the towns that include but are not limited to:

- Year of study (every year is different)
- Population of town
- Geographic location
- Amount of open space
- Size of commercial/industrial tax base
- Other issues

There is no clear way to draw conclusions or predict ratios from these attributes but they all contribute to the differences.

<b>Results of New Hampshire Cost of Community Services Studies</b>						
Community	Date of Study	Population	Land in Open space	Cost per Dollar of Income		
				Residential	Commercial Industrial	Open Space
Alton	1999	3,500	55%	\$0.92	\$0.54	\$0.52
Brentwood	2002	3,197	54%	\$1.17	\$0.24	\$0.83
Deerfield	1994	3,200	52%	\$1.15	\$0.22	\$0.35
Dover	1993	25,500	35%	\$1.15	\$0.63	\$0.94
Exeter	1997	13,000	25%	\$1.07	\$0.40	\$0.82
Fremont	1994	2,700	64%	\$1.04	\$0.94	\$0.36
Groton	2001	339	71%	\$1.01	\$0.12	\$0.79
<b>Jaffrey</b>	<b>2004</b>	<b>5,700</b>	<b>75%</b>	<b>\$1.15</b>	<b>\$0.49</b>	<b>\$0.68</b>
Lee	2004	4,145	65%	\$1.11	\$0.48	\$0.51
Lyme	2000	1,537	78%	\$1.05	\$0.28	\$0.23
Meredith	1999	5,000	40%	\$1.06	\$0.48	\$0.29
Mont Vernon	2004	2,034	62%	\$1.03	\$0.04	\$0.29
Peterborough	1997	5,600	55%	\$1.08	\$0.31	\$0.54
Stratham	1993	5,200	35%	\$1.15	\$0.19	\$0.40
Sutton	1998	1,479	72%	\$1.01	\$0.40	\$0.21

