

**Woodmont Commons
2021 Annual Fiscal Update**

Town of Londonderry
Londonderry School District

Submitted to
Pillsbury Realty Development, LLC.

Submitted by
Development Planning & Financing Group, Inc.

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Introduction

In 2013, Pillsbury Realty Development, LLC. (“Developer”) petitioned the Town of Londonderry (“Town”), New Hampshire to rezone approximately 600 acres within the Town's jurisdiction for a sustainable, multi-phased, mixed use commercial, industrial and residential planned unit development to be known as Woodmont Commons. The property generally straddles Interstate 93 between existing exits 4 and 5 in the location of Pillsbury Road and its intersection with Gilcreast Road. The development of Woodmont Commons presents a unique opportunity for the Town to secure exemplary planning and development, to protect the environment, to strengthen and enhance the tax base, and to achieve growth in a managed, positive and beneficial manner.

The Developer and the Town entered into a Master Plan and Development Agreement for the purpose of: 1) confirming the potential maximum amount of, and the permitted types of, uses and associated development and design standards for Woodmont Commons; 2) coordinating the construction, apportionment of use, and design of infrastructure that will serve the Development and the community at large; 3) confirming the regulations relating to the dedication and/or provision of public facilities by the Developer as described herein; and 4) providing assurances to the Developer that it may proceed with the Development, in good faith reliance upon the Woodmont planned used development master plan as an approved PUD and without encountering future changes in ordinances and regulations that would materially impact its ability to develop Woodmont Commons as contemplated in the approved planned-unit development zoning and under the terms of this Agreement.

Annual Fiscal Update

Section VIII, “Fiscal Matters,” of the Woodmont Commons Development Agreement (“Development Agreement”) requires the Developer/Owner to reassess cumulative fiscal impacts annually and report the same to the Town. The Agreement further states that the annual update of the Woodmont Commons fiscal impact analysis will rely upon the transparency

established in the Woodmont Commons Fiscal Impact Analysis dated May 17, 2013 (“2013 Report”), using the following:

- Real property tax revenues shall be calculated by the Town of Londonderry Tax Assessor for all real property within the PUD area based on the assessed value as of April 1 of the previous year.
- The Town of Londonderry Town Clerk shall calculate the motor vehicle permit fees based on the motor vehicles registered to addresses within the PUD area.
- Incremental general fund expenditures generated by Woodmont Commons based on methodologies employed in the 2013 Report with inputs updated to reflect (a) current data and costs and (b) current budgeting.

The Development Agreement further stipulates that should said reporting indicate that Woodmont Commons (“Project”), taken cumulatively and as a whole, has placed a negative impact upon the financial resources of the Town in the years from inception to the year of review, the Developer shall make payment to the Town, to correct the deficiency. Said payment to the Town shall be in the amount necessary to bring Woodmont Commons back to cumulative financial neutrality for the years assessed.

The purpose of this analysis is to compare the revenues and incremental general fund expenditures generated by Woodmont Commons for the measurement period, July 1, 2020 to June 30, 2021.

Woodmont Commons New Population and Employment

On June 30, 2021, approximately 179 new residents were living in Woodmont Commons.

Table 1: Woodmont Commons Residents

Tenant	Total Units	Persons Per	
		Housing Unit	Population
Apartments	87		150
Single Family Parcels-End-User Owned	10	2.85	29
Single Family Residential Parcels - Builder-Owned	19	-	-
Total	116		179

Source: Pillsbury Realty Development LLC, 2019 American Community Survey 5-Year Estimates, DPF 2022

Pillsbury Realty Development LLC provided the estimated number of residents living in the apartments on June 30, 2021. American Community Survey 2019 five-year estimates for Londonderry were used to estimate the population in single-family detached homes.

According to the New Hampshire Office of Strategic Initiatives Data Center, the Town had approximately 25,557 residents in 2021.

As shown in Table 2, several Woodmont Commons tenants were in operation on June 30, 2021. Full-time equivalent employment calculations were performed for those businesses in operation less than a year. According to the New Hampshire Economic and Labor Market Information Bureau, on average there were 14,621 total private and governmental workers in the Town during 2021.

Table 2: Woodmont Commons Employment

Tenant	Employment	Mos in Operation	Mos in Year	FTE Employment
600 Brewery	50	12	12	50
Orange Theory Fitness	4	12	12	4
HarborOne Mortgage	11	12	12	11
Bella Nova Salon	6	6	12	3
Total	71			68

Source: Pillsbury Realty Development LLC, DPF 2022

Town of Londonderry

Real Property Tax Revenue

Real property tax revenues for the 2021 fiscal year were calculated by applying the 2020 millage rates to the April 1, 2020 assessed values of the real property within the PUD area. A detailed schedule of the Woodmont Commons tax parcels and the respective April 1, 2020 assessed value is provided in Appendix Table 1. A comparative table for April 1, 2021 assessed values is shown in Appendix Table 2.

Town property tax revenues generated by Woodmont Commons from 2013 (base year) to 2021 are shown in Table 3. Fiscal year 2022 property tax revenues were provided for comparison purposes.

Table 3: Real Property Tax Revenue - Town

April 1 Year	Assessment as of April 1	Town Fiscal Year Revenue	Millage per \$1,000 Value	Annual Property Tax Revenue	Cumulative Property Tax Revenue
2021	\$ 70,711,289	2022	4.16	\$ 294,159	\$ 1,879,815
2020	\$ 61,421,812	2021	4.66	\$ 286,226	\$ 1,585,656
2019	\$ 51,512,113	2020	4.56	\$ 234,895	\$ 1,299,430
2018	\$ 44,650,115	2019	4.99	\$ 222,804	\$ 1,064,535
2017	\$ 38,384,954	2018	4.91	\$ 188,470	\$ 841,731
2016	\$ 38,740,154	2017	4.77	\$ 184,791	\$ 653,261
2015	\$ 30,792,594	2016	4.94	\$ 152,115	\$ 468,470
2014	\$ 30,527,596	2015	5.17	\$ 157,828	\$ 316,355
2013	\$ 30,544,697	2014	5.19	\$ 158,527	\$ 158,527

Source: Town of Londonderry, DPF 2022

Motor Vehicle Permit Fees

According to the Londonderry Town Clerk, motor vehicle permit fees for the motor vehicles registered to addresses within the PUD area totaled \$48,194 for the 2021 fiscal year.

Incremental Operating Expenditures

DPFG worked closely with Town staff to identify potential incremental operating and capital expenditures allocable to Woodmont Commons under the terms of the Development Agreement. DPF 2022 reviewed all published financial information of the Town, including annual budgets and financial statements. DPF 2022 also performed an in-depth analysis of the Town’s “filled positions” reports which include all full-time and part-time employees. The filled positions report reflects the actual number of employees on the Town’s payroll, and therefore, correlates to actual personnel expenditures incurred. A comparative summary is shown in Table 4.

Table 4: Town Filled Positions Report Comparative Summary

Department	Town of Londonderry Filled Positions					Occupancy	12/31/19	6/30/20	12/31/20	6/30/21
	6/30/17	12/31/17	6/30/18	12/31/18	6/30/19					
02 - Town Manager	4	4	4	4	4	June 2019 603 Brewery opened	4	4	4	3
05 - Town Clerk	6	6	6	5	7		6	7	6	6
06 - Checklist	3	3	3	3	3		2	3	3	3
08 - Finance	6	6	6	6	6		6	6	6	5
09 - Assessing	4	4	4	4	4		4	3	3	4
20 - Police	81	81	81	83	79		81	82	80	82
23 - Fire	55	57	56	55	57		56	57	55	56
24 - Building	5	5	5	5	5		5	5	4	5
26 - Public Works	15	18	18	20	20		17	17	17	17
27 - Solid Waste	2	1	2	2	2		1	2	2	2
30 - Recreation	3	3	4	2	3	2	4	5	5	
31 - Library	16	14	15	14	15	16	16	13	12	
32 - Senior Affairs	1	1	1	1	2	2	2	1	1	
33 - Economic Development	7	4	5	4	4	4	4	4	4	
50 - Sewer	1	1	1	1	1	1	1	1	1	
55 - Cable	3	3	3	3	2	2	2	2	2	
Total	212	211	214	212	214		209	215	206	208

Source: Town of Londonderry, DPFG 2022

Public Works departmental costs are not allocable to Woodmont Commons as the streets in the development are private and snow removal is privately contracted.

No allocable incremental personnel costs were identified, and no allocable incremental operating costs were identified as a result of our analysis.

Incremental Capital Expenditures

DPFG performed an in-depth analysis of the capital assets acquired during the 2021 fiscal year as shown in Appendix Tables 3 and 4. Initial debt service for the new Central Fire Station began in FY 2020. A functional population per capita approach was used to allocate the proportionate share of debt service to Woodmont Commons. Based on discussions with the Fire Chief, it is appropriate to assume the new station has the capacity to serve the Town’s population through 2040; therefore, the projected 2040 Town functional population was used as the allocation base. Supporting functional population tables are provided in Appendix Tables 5 and 6.

Table 5: Allocation of FY 2021 Central Fire Station Debt Service

Description	Amount
FY 2021 Central Fire Station Debt Service	
Principal	\$ 320,376.91
Interest due July	125,422.85
Interest due January	125,422.85
Total FY 2021 Debt Service	<u>\$ 571,222.61</u>
2040 Projected Town Functional Population	26,921
Debt Service Cost per Capita	\$ 21.22
Woodmont Commons Functional Population	166
FY 2021 Central Fire Debt Service Allocation	<u>\$ 3,522.28</u>

Source: Town of Londonderry, DPGF 2022

No other qualifying capital asset acquisitions were identified for the 2021 Annual Fiscal Update.

Town Revenues and Incremental Town Expenditures

Table 6 reflects the Town revenues generated by Woodmont Commons and the incremental operating and capital expenditures from 2013 (base year) to 2021.

Table 6: Town Revenues and Incremental Town Expenditures

Town Fiscal Year	Annual Property Tax Revenue	Annual Motor Vehicle Permit Fees	Land Use Change Tax Payments	Total Revenues	Incremental Operating and Capital Expenditures	Annual Net Revenues	Cumulative Net Revenues
2022	\$ 294,159	FY 2022 Fiscal Update					
2021	\$ 286,226	\$ 48,194	\$ -	\$ 334,420	\$ 3,522	\$ 330,898	\$ 2,220,051
2020	\$ 234,895	21,551	-	\$ 256,446	2,102	\$ 254,344	\$ 1,889,153
2019	\$ 222,804	1,674	-	\$ 224,478	-	\$ 224,478	\$ 1,634,809
2018	\$ 188,470	-	568,600	\$ 757,070	-	\$ 757,070	\$ 1,410,331
2017	\$ 184,791	-	-	\$ 184,791	-	\$ 184,791	\$ 653,261
2016	\$ 152,115	-	-	\$ 152,115	-	\$ 152,115	\$ 468,470
2015	\$ 157,828	-	-	\$ 157,828	-	\$ 157,828	\$ 316,355
2014	\$ 158,527	-	-	\$ 158,527	-	\$ 158,527	\$ 158,527

Source: Town of Londonderry, DPGF 2022

Based on the findings in this report, no amounts are due the Town under the terms of the Development Agreement.

Londonderry School District

Table 7 reflects the School District revenues generated by Woodmont Commons and the incremental operating and capital expenditures from 2013 (base year) to 2021. According to School District officials, 14 public school children were living in Woodmont Commons during the 2021 fiscal year; however, there were no allocable incremental operating and capital expenditures.

Table 7: School District Revenues and Incremental School District Expenditures

School District	Annual Property Tax Revenue	Incremental Operating and Capital Expenditures	Annual Net Revenues	Cumulative Net Revenues
2022	\$ 832,272	FY 2022 Fiscal Update		
2021	\$ 777,600	\$ -	\$ 777,600	\$ 4,227,788
2020	\$ 620,206	-	\$ 620,206	\$ 3,450,188
2019	\$ 605,456	-	\$ 605,456	\$ 2,829,982
2018	\$ 518,581	-	\$ 518,581	\$ 2,224,526
2017	\$ 524,542	-	\$ 524,542	\$ 1,705,945
2016	\$ 398,456	-	\$ 398,456	\$ 1,181,403
2015	\$ 391,364	-	\$ 391,364	\$ 782,947
2014	\$ 391,583	-	\$ 391,583	\$ 391,583

Source: Town of Londonderry, Londonderry School District, DPF 2022

Real Property Tax Revenue

School District property tax revenues generated by Woodmont Commons from 2013 (base year) to 2021 are shown in Table 8. Fiscal year 2022 property tax revenues were provided for comparison purposes.

Table 8: Real Property Tax Revenue – School District

April 1 Year	Assessment as of April 1	School District Fiscal Year Revenue	Millage per \$1,000 Value	Annual Property Tax Revenue	Cumulative Property Tax Revenue
2021	\$ 70,711,289	2022	11.77	\$ 832,272	\$ 5,060,060
2020	\$ 61,421,812	2021	12.66	\$ 777,600	\$ 4,227,788
2019	\$ 51,512,113	2020	12.04	\$ 620,206	\$ 3,450,188
2018	\$ 44,650,115	2019	13.56	\$ 605,456	\$ 2,829,982
2017	\$ 38,384,954	2018	13.51	\$ 518,581	\$ 2,224,526
2016	\$ 38,740,154	2017	13.54	\$ 524,542	\$ 1,705,945
2015	\$ 30,792,594	2016	12.94	\$ 398,456	\$ 1,181,403
2014	\$ 30,527,596	2015	12.82	\$ 391,364	\$ 782,947
2013	\$ 30,544,697	2014	12.82	\$ 391,583	\$ 391,583

Source: Town of Londonderry, Londonderry School District, DPGF 2022

Incremental Operating and Capital Expenditures

According to the School District, there were no allocable incremental operating or capital expenditures generated by the Project for the School District in fiscal year 2021.

Fiscal Impact Methodology and Significant Assumptions

The fiscal impact analysis of the Woodmont Commons annual fiscal update uses a case study methodology to determine the project's impact on revenues and incremental capital and operating costs on the tax-supported General Funds of the Town and School District. The functional population methodology applied in the 2013 report will be used as the basis for allocating eligible incremental capital and operating expenditures unless a more appropriate basis of allocation is identified.

The methodology applied in this report was approved by the Town prior to the commencement of the engagement.

Constant Dollar Approach

All revenues and expenditures are based on constant 2021 dollars, and the analysis assumes no inflation over the study period. A constant dollar approach is commonly used in fiscal impact analysis to avoid the difficulty of forecasting and interpreting results expressed in inflated dollars.

Consideration of inflation in fiscal impact analysis requires local governments to perform sophisticated financial modeling in order to produce credible assumptions, and most local governments do not have the resources to conduct such modeling.

Property Tax Rates

The 2020 millage rates (per \$1,000 assessed value) were applied to the April 1, 2020 assessed values of the parcels located in Woodmont Commons to compute fiscal year 2021 real property tax revenues for purposes of this analysis.

GENERAL LIMITING CONDITIONS

Every reasonable effort has been made to ensure that the data contained in this report is accurate as of the date of this study; however, factors exist that are outside the control of DPFPG and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by DPFPG from its independent research effort, general knowledge of the industry, and information provided by and consultations with the Town of Londonderry and its staff and representatives and with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of February 2022 and DPFPG has not undertaken any update of its research effort since such date. Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by DPFPG that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of DPFPG in any manner without first obtaining the prior written consent of DPFPG. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of DPFPG. This report is not to be used in conjunction with any public or private offering of securities, debt, equity, or other similar purpose where it may be relied upon to any degree by any person other than the client, nor is any third party entitled to rely upon this report, without first obtaining the prior written consent of DPFPG. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from DPFPG. Any changes made to the study, or any use of the study not specifically prescribed under agreement between the parties or otherwise expressly approved by DPFPG, shall be at the sole risk of the party making such changes or adopting such use.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

Appendix

Appendix Table 1: Woodmont Commons Assessed Value on April 1, 2020

Account	Location	4/1/2020 Assessment
830	34 NASHUA RD	\$ 3,958,100
833	5 GARDEN LN	30,729,500
811	15 PILLSBURY RD	8,447,136
637	44 PILLSBURY RD	8,911
837	6 BUYCK AVE	133,500
838	4 BUYCK AVE	235,800
842	22 ASH ST	303,600
813	36 PILLSBURY RD	142,994
836	8 BUYCK AVE	595,100
9129	32 A TROLLEY CAR LN	220,000
9476	32 B TROLLEY CAR LN	227,600
738	34 HOVEY RD	4,321
817	42 ASH ST	799,300
822	2 ASH ST	774,700
823	2 ASH ST	135,200
824	2 ASH ST	2,250
827	60 A SEASONS LN	535,100
10923	42 MAIN ST	1,668,300
10924	30 MAIN ST	9,908,200
11040	1 CATESBY LN	100,200
11038	2 CATESBY LN	97,700
11041	3 CATESBY LN	98,100
11037	4 CATESBY LN	89,700
11042	5 CATESBY LN	98,300
11036	6 CATESBY LN	89,600
11043	7 CATESBY LN	76,600
11035	8 CATESBY LN	92,200
11044	9 CATESBY LN	87,500
11034	10 CATESBY LN	96,900
11045	11 CATESBY LN	82,700
11033	12 CATESBY LN	96,200
11046	13 CATESBY LN	77,500
11032	14 CATESBY LN	97,900
11047	15 CATESBY LN	76,400
11031	16 CATESBY LN	95,500
11048	17 CATESBY LN	77,600
11060	19 CATESBY LN	82,500
11049	21 CATESBY LN	82,500
11059	23 CATESBY LN	79,200
11050	25 CATESBY LN	82,000
11051	27 CATESBY LN	84,300
11052	29 CATESBY LN	88,700
11053	31 CATESBY LN	75,000
11054	33 CATESBY LN	95,500
11055	35 CATESBY LN	98,800
11056	37 CATESBY LN	99,500
11057	39 CATESBY LN	96,800
11058	41 CATESBY LN	96,800
	Total	\$ 61,421,812

Appendix Table 2: Woodmont Commons Assessed Value on April 1, 2021

Account	Location	4/1/2021
		Assessment
830	34 NASHUA RD	\$ 5,317,100
833	5 GARDEN LN/10 MICHELS	29,448,000
811	15 PILLSBURY RD	8,787,510
637	44 PILLSBURY RD	4,652
837	6 BUYCK AVE	154,500
838	4 BUYCK AVE	264,100
842	22 ASH ST	342,600
813	36 PILLSBURY RD	165,435
836	8 BUYCK AVE	644,900
9129	32 A TROLLEY CAR LN	254,200
9476	32 B TROLLEY CAR LN	273,500
738	34 HOVEY RD	4,536
817	42 ASH ST	971,400
822	2 ASH ST	849,800
823	2 ASH ST	153,800
824	2 ASH ST	2,156
827	60 A SEASONS LN	600,300
10923	42 MAIN ST	1,689,300
10924	30 MAIN ST	11,952,900
11040	1 CATESBY LN	527,000
11038	2 CATESBY LN	583,400
11041	3 CATESBY LN	179,700
11037	4 CATESBY LN	188,400
11042	5 CATESBY LN	335,900
11036	6 CATESBY LN	173,400
11043	7 CATESBY LN	166,400
11035	8 CATESBY LN	173,500
11044	9 CATESBY LN	500,000
11034	10 CATESBY LN	177,100
11045	11 CATESBY LN	503,000
11033	12 CATESBY LN	594,500
11046	13 CATESBY LN	158,300
11032	14 CATESBY LN	353,000
11047	15 CATESBY LN	157,700
11031	16 CATESBY LN	544,800
11048	17 CATESBY LN	158,500
11060	19 CATESBY LN	-
11049	21 CATESBY LN	161,700
11059	23 CATESBY LN	271,000
11050	25 CATESBY LN	161,000
11051	27 CATESBY LN	517,700
11052	29 CATESBY LN	163,500
11053	31 CATESBY LN	165,700
11054	33 CATESBY LN	168,400
11055	35 CATESBY LN	538,800
11056	37 CATESBY LN	585,300
11057	39 CATESBY LN	443,400
11058	41 CATESBY LN	179,500
	Total	\$ 70,711,289

Appendix Table 3: FY 2021 Capital Asset Additions – Depreciable Assets

FY 2021 Capital Asset Additions for Assets Being Depreciated	Amount	Department	Capacity-Adding AND Allocable to Woodmont Commons per Dev. Agree.
Building and Building Improvements			
Replace DW Garage Roof	\$ 29,306	Public Works	No
Replace Cable Access Center Roof	20,985	Cable	No
Total Buildings & Building Improvements	\$ 50,291		
Machinery, Vehicles, and Equipment			
Telephone System for Police Department	\$ 78,860	Police	No
UniMac Washer	14,441	Fire	No
Guard Rails	17,116	Public Works	No
36 Self Contained Breathing Apparatus (AFG Grant)	265,423	Fire	No
Guard Rails	19,718	Public Works	No
Police Building Camera Security System	22,485	Police	No
Recreation Lawn Mower	12,749	Recreation	No
Zoll Ventilators - CESF Grant	14,514	Fire	No
Zoll Ventilators - CESF Grant	14,514	Fire	No
Zoll Ventilators - CESF Grant	14,514	Fire	No
Forestry Vehicle	182,089	Fire	No
Portable Air & Surface UV-C Dis. Lamp (CESF Grant)	4,055	Fire	No
Portable Air & Surface UV-C Dis. Lamp (CESF Grant)	4,055	Fire	No
Portable Air & Surface UV-C Dis. Lamp (CESF Grant)	4,055	Fire	No
Portable Air & Surface UV-C Dis. Lamp (CESF Grant)	4,055	Fire	No
PA System for Fire Station	16,848	Fire	No
Total Machinery, Vehicles, and Equipment	\$ 689,491		
Infrastructure			
Road - Old Derry Road Rebuild and Drainage	\$ 242,750	Public Works	No
	\$ 242,750		
Improvements Other			
Town Facilities Parking Lot Paving	\$ 176,909	General Govt	No
Improvements Other	\$ 176,909		
Total Capital Assets Being Depreciated	\$ 1,159,441		

Appendix Table 4: FY 2021 Capital Asset Additions – Assets Not Being Depreciated

FY 2021 Capital Asset Additions for Assets Not Being Depreciated	Amount
Land - Donated by Robie Family Trust	\$ 2,700

Appendix Table 5: Londonderry Functional Population

	2040 Town of Londonderry	24/7 Functional Population Coefficient	2040 24/7 Functional Population
Londonderry Central Fire Functional Population (2040)			
Working $\{((24*7)-(9*5))/(24*7)\}$	15,816	0.7321	11,580
Non-Working [24/24]	11,220	1.0000	11,220
Permanent Population	27,036	0.8433	22,800
Functional Residential Population Coefficient Adjustment: Contra Working Population 1 - 24/7 Coefficient: $\{(9*5)/(24*7)\}$		0.2679	
Employment Population - Weighted Average 24/7 Coefficient		<u>(0.4010)</u>	
Functional Consumer Coefficient Adjustment: Functional Consumer Coefficient Adjustment Times Lesser of Town of Londonderry Functional Residential Population	15,816	(0.1331)	(2,106)
Town of Londonderry Existing Employment Population By Sector:	27,036	0.7654	20,694
Agriculture	80	0.3002	24
Construction	1,018	0.3002	306
Manufacturing	3,542	0.2904	1,028
Wholesale Trade	1,650	0.3095	511
Retail	1,826	0.9812	1,792
Transportation and Warehousing	1,472	0.3002	442
Information	72	0.3002	22
Finance and Insurance	146	0.3064	45
Real Estate and Rental and Leasing	261	0.3064	80
Professional and Technical Service	516	0.3064	158
Management of Companies/Enterprises	306	0.3064	94
Administration and Waste Services	1,074	0.3064	329
Education Services	113	0.2679	30
Health Care and Social Assistance	855	0.4747	406
Arts, Entertainment and Recreation	115	0.3064	35
Accommodation and Food Services	961	0.3714	357
Other Services Except Public Administration	466	0.3002	140
Government	1,056	0.4066	429
Total	15,529	0.4010	6,227
Functional Population Full-Time Equivalents			26,921

Appendix Table 6: Woodmont Commons Functional Population

Woodmont Commons Functional Population	Employees or Residents	24/7 Functional Population Coefficient	24/7 Functional Population
Residents:			
Apartments	150	0.7654	115
Single Family Residential (End-User)	29	0.7654	22
Total Residential	179	0.7654	137
Employees:			
Retail/Service	7	0.9812	7
Office	11	0.3064	3
Brewery	50	0.3714	19
Total Employees	68	0.4265	29
Functional Population Full-Time Equivalents			166

Appendix Table 7: Persons per Housing Unit

Housing Type	Units	Units	Population	Persons per Housing Unit
1, detached	6,765			
1, attached	1,236	8,001	22,824	2.85
2	244			
3 to 4	35	279	488	1.75
5 to 9	373			
10 to 19	341			
20 to 49	277			
50 or more	100	1,091	2,012	1.84
Mobile Home	315	315	592	1.88
Total	9,686	9,686	25,916	2.68