

Public Benefits of Broadband Improvements to Goshen, NH.

January 20, 2021

Housing Value:

From data available at the City-Data website (link below), in 2017, the mean price of all housing units in Goshen was \$262,904, the median price across all housing types was \$201,370.

<http://www.city-data.com/city/Goshen-New-Hampshire.html>

Documentation on the effects of Broadband coverage on Home prices is available from an on-going nationwide study at the University of Colorado at Boulder published in *Applied Economics*, which is a professional, peer-reviewed journal in the area of Economics.

“High-speed Internet Access and Housing Values” Gabor Molnar, Scott J. Savage & Douglas C. Sicker

In *Applied Economics*, Vol. 51, Issue 55

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Using the \$262,904 mean assessment and the effect on prices for various available broadband speeds, one can calculate the effect on total property values in Town as shown (see chart below).

Therefore, if the Town invested \$780,125 to improving Broadband to 1Gbps in Goshen, then the benefit to the Town would be an increase in Total assessment value of approximately \$3.43M. Hence there is a net benefit to the Town, even if one ignores other Economic Development, Safety, Quality of Life, Scholastic, and various other factors.

Broadband Speed Available	Number of Locations	% Effect on Prices	Total Property Value Change
0 to 20 Mbps	316	3.3%	\$2,741,562.91
25 to 45 Mbps	167	1.4%	\$614,669.55
50 to 100 Mbps	41	0.7%	\$75,453.45
100 Mbps and higher	0	0.0%	\$0.0
TOTALS:	524		\$3,431,685.91

Note: A best effort has been made to use realistic and representative numbers for this estimate.

The fact that the benefit to the Town is a factor of 4.4 times the Town investment indicates that even if there are some small errors in the numbers used in the calculation, that there is plenty of margin in making this conclusion.

Additional Public Benefits:

- Economic Development: Town residents will have a stable, high speed network allowing them to telecommute, create and manage small businesses, as well as possibly entice companies to locate in appropriately zoned areas (thereby expanding the tax base of the Town).
- Public Access: Town residents who do not opt for service will be able to access the Internet at the library.
- Quality of Life: A reliable, high speed broadband network will allow residents to maintain internet dependent medical equipment, stream a variety of movies, television programs, Internet-based educational videos plus share photos, etc. with distant family without buffering or interruption.
- Education: Grade school students will be better able to complete school-based assignments if they have a reliable, faster network available at home. College and continue education studies will be easily accessible with an improved network.
- Equitability: There are residents currently in the Goshen community who desire internet but do not have the option to purchase even a basic package due to current limits in infrastructure. A high-speed fiber network would bring this option to all residents.
- Town Desirability: Today's homebuyers insist on having high speed Internet access. Selling your home will be easier if a high-speed fiber optic network is available in the town, whether you subscribe to it or not. This has been proven by Goshen residents' comments to board members, referencing their personal experience when dealing with potential home buyers, as well as residents who have recently moved into the Town.