

Portsmouth Housing Authority & PHA Housing Development Ltd.

# **SHERBURNE SCHOOL VILLAGE**



# Workforce Housing Success in 2022



## *Affordable Housing Innovation*

- 2022 USGBC Building of the Year
  - LEED Gold Certified
  - Walkable urban community
  - \$250,000 Education Incentive Program
  - Building a Better Community Award
  - Visionary Leadership Award
- 64 units reserved for people under 70% AMI
  - Completed June 2022
  - Portsmouth largest in 50 Years
  - 91 Residents – 21 Kids
  - 500 applicants
  - 280 current wait list





91 People

21 Kids

7 City employees

4 School Department

6 Restaurants

6 Non-profits

4 Hotels

3 Hair salons

2 Grocery stores

2 Jewelry stores



City Council Work Session

# Tonight

- Sherburne site attributes
- School building attributes
- Options for housing
- Options for community uses
- Sustainability goals
- 2022 Housing Market Study findings
- History of partnership in affordable housing
- PHA financial commitment
- **Timeline. Yes Housing Now or Maybe Housing Later?**



# History of Cooperation



- 1953 - Created by the City of Portsmouth
- 1959 – 1973 Building boom. 6- 421 units
- 1996 - Atlantic Heights School
- 2010 - Lafayette School
- No general funding from City
- Local public oversight
- 2003 - Connors Cottage
- 2022 - Ruth's Place



## Workforce Housing

# Documented for Decades

- *2022 Portsmouth Housing Market Study*
- 2022 EDC Business Retention Expansion Survey
- 2025 Master Plan
- 2016 Mayor Blue Ribbon Commission \*
- 2017 Portsmouth Listens Study Circle
- 2017-2020 PHA Strategic Plan
- 2008 Blue Ribbon Commission
- 2008 Master Plan
- 19.....

\* Resulted in 2016 Housing Policy



1985

# PORTSMOUTH

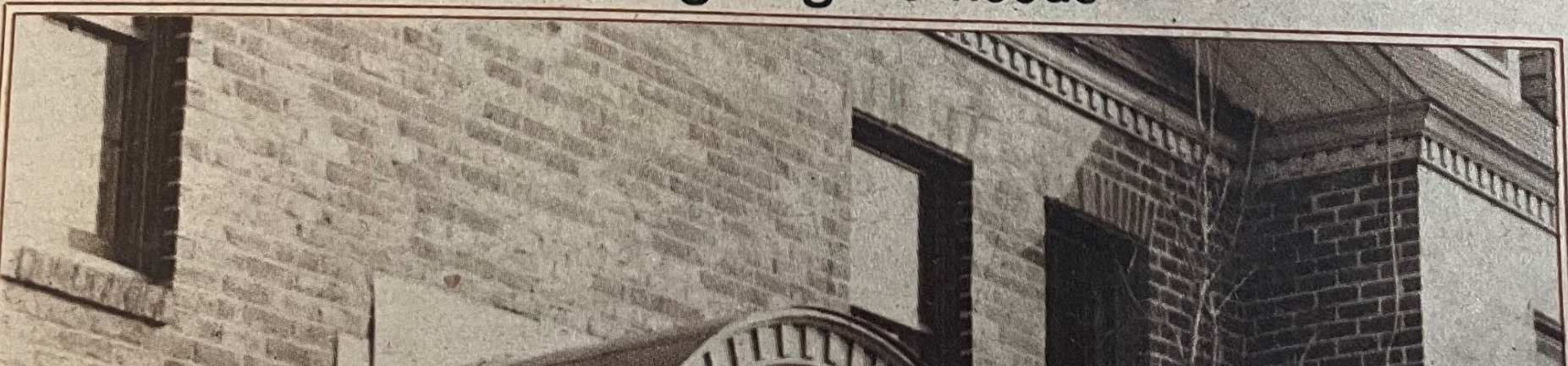
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M · A · G · A · Z · I · N · E

# H

## Portsmouth: who can afford it?

- Soaring real estate
- Subsidized housing
- Surviving neighborhoods



# Housing Market Study

## Portsmouth, NH

Prepared for PHA Housing Development LTD.  
August 2022

**RKG**  
ASSOCIATES INC



**Community Survey – 600 responses**



Market Study Findings – Priorities

# Workforce Housing

Half of demand by 2030

Households earning 80% Area Median Income.



# Cost Burdened in Portsmouth

- Spending too high a % of income on housing
- 64% of extremely low-income households in NH rent burdened

**2,392 Portsmouth Households  
Making under than 50% Area Median**

- All at risk of housing insecurity
- Commuting workforce also

## Market Study Findings

# Supply and Demand Myth

- Increase in housing supply has no offset with rents.
- Demand continues to outpace supply.
- Incentivize developers who cap rents.
- Non-profit role.



# Seniors and Accessibility

- Current home does not meet their accessibility needs but they don't want to leave the city to find suitable housing.
- Owned housing stock built before 1960.
- Rental housing stock built before 1980.
- Huge benefits to Aging in Place strategy.



# Strongest Housing Needs

1. Workforce or moderate-income housing
2. Housing for lowest-income households
3. Specialized & Service Supported housing\*

\*Considered under reported

# Specialized & Service Supported Housing

- People with physical disabilities
- People with mental disabilities
- People with developmental disabilities
- Victims of domestic violence
- Homelessness
- Veterans
- Transitional

\*Did not ask about Assisted or Congregate Housing

# Themes and Mixed Uses

- Synergy with workforce housing
- Service Supported Housing
- Recreational Uses
- Program Space
- Open Space
- Food
- Others

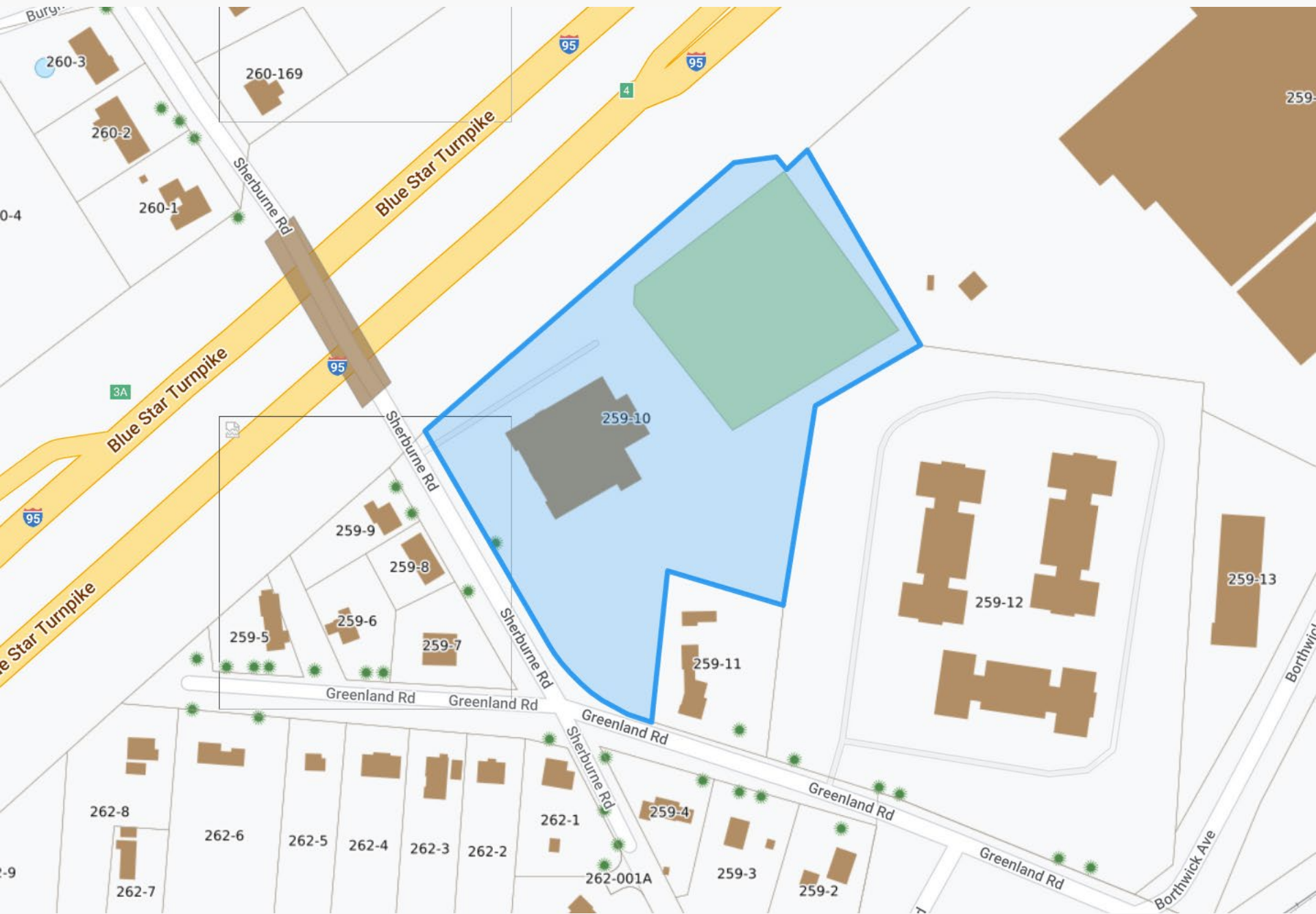
Sustainability

# Imperative









# Neighborhoods Uses



# Connected



MARKET BASKET  
WHOLE FOODS  
TRADER JOE'S  
WALMART  
BED, BATH AND



PORTSMOUTH INTERANTIONAL  
AIRPORT

CATER PARK  
ROCKSTREET PARK  
LEARY FIELD



NORTH MILL  
POND

SOUTH M  
POND

I-95



PORTSMOUTH REIGONAL HOSPITAL  
NORTHEAST DERMATOLOGY ASSOCIATES  
JACKSON GRAY MEDICAL BUILDING  
APPLEDORE INFECTIOUS DISEASE CENTER

PORTSMOUTH  
TRANSPORTATION  
CENTER



NOT FOR CONSTRUCTION

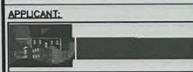
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ISSUE DATE: OCTOBER 27, 2022

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DRAWN BY: R.L.H.  
APPROVED BY: EDW  
DRAWING FILE: 5364 LISTER.dwg

SCALE:  
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(11"x17") 1" = 100'

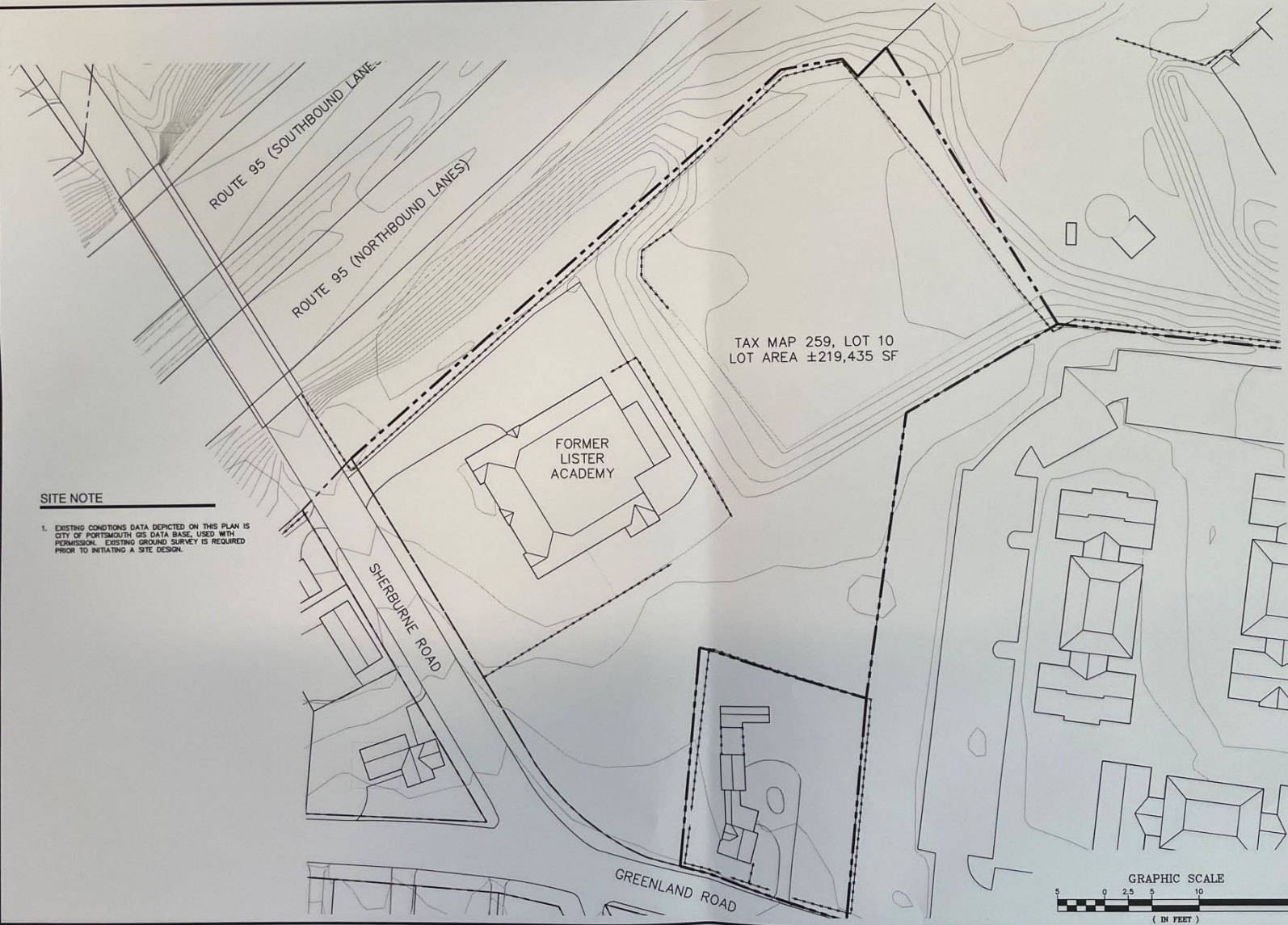


PORTSMOUTH HOUSING AUTHORITY  
245 MIDDLE STREET  
PORTSMOUTH, NH 03802  
OWNER:  
CITY OF PORTSMOUTH  
PO BOX 628  
PORTSMOUTH, NH 03802

PROJECT:  
FORMER SHERBURNE SCHOOL  
TAX MAP 259, LOT 010  
35 SHERBURNE ROAD  
PORTSMOUTH, NH

TITLE:  
PRELIMINARY EXISTING CONDITIONS PLAN

SHEET NUMBER:  
C-1



**SITE NOTE**

1. EXISTING CONDITIONS DATA DEPICTED ON THIS PLAN IS CITY OF PORTSMOUTH GIS DATA BASE, USED WITH PERMISSION. EXISTING GROUND SURVEY IS REQUIRED PRIOR TO INITIATING A SITE DESIGN.



5 acre site  
2.5 +/- acres for new development



1 Site Plan - Option One  
SCALE: 1" = 50'-0"



Traditional Design



Modern/Contemporary Design



Modern Design



Ruth Lewis Griffin Place

**Proposed Site Master Plan**

- (2) 3 Story Multi-Family Building  
56 units, each building  
(20) surface parking spaces  
Mix of 1, 2, and 3 Bedrooms units
- \*Below Building parking Option  
(2) 4 Story Multi-Family Building  
56 units, each building  
80 Surface parking spaces  
80 Below building parking spaces  
Mix of 1, 2, and 3 Bedrooms units
- \*If required for meet 2.000 sq ft parking requirements, 8.000 sq ft  
limits built to 50' for stepped or flat roof
- (2) 4 Unit 3-Bedroom Townhouses

1 Multi-Family Design options

- Traditional facade and gable roof, similar to colonial style of Sherburne School and neighboring Orchard Park
- Modern/contemporary facade with flat roof and varying material finishes
- Modern facade with flat roof, minimal material changes and clean lines similar to Ruth Lewis Griffin Place

2 Townhouse Design options

- Traditional facade, gable roof, and decorative trim similar to colonial style of Sherburne School and neighboring Orchard Park
- Modern facade with gable roof and clean lines
- Modern facade with gable roof and clean lines

3 Sherburne School Design options

- Building to remain as-is, new tenant options
- Building to remain. Exterior and interior renovations, new tenant options
- Demolish Building and provide new (3) 3 Story Multi-Family building (similar to proposed buildings). 56 units and 18 surface parking spaces

Site environmental options

- Building orientation, maximum southern exposure for solar panels and solar gain. Passive and active shading window orientations and passive ventilation will limit cooling load in summer months
- Increased vegetation along north and east property lines to limit air and sound pollution from I-95. Increased vegetation, building mass, well insulated windows and an airtight building envelope will help mitigate noise transmission

Passive House Principles

- Thermal Control
  - High Performance Enclosures helps to reduce heating and cooling loads.
  - Thermal Bridge Elimination helps minimize risk of mold growth and improve comfort.
- Air Control
  - Airtightness creates durability of the enclosure and minimizes energy savings.
  - Balance, mechanical ventilation (with heat and moisture recovery) is critical with airtight enclosures to supply fresh air to all interior spaces.
- Radiation Control
  - High Performance Glazing is used to reduce and prevent solar heat gain and orientation in design.
  - Shading and Daylighting use the sun's energy in optimal and minimize overheating in summer.
- Moisture Control
  - Vapor Control Design helps increase the lifespan of building materials.
  - Proper Air Humidity is maintained with mechanical systems to create indoor comfort.



Site Aerial View



Modern Farmhouse Design



Modern Design



Traditional Design



Portsmouth Housing Authority  
35 Sherburne Rd  
Portsmouth, NH 03801

**NOT FOR CONSTRUCTION**

Revisions: # / description  
Date: 06/11/2024

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File: A1.01  
OVERALL SITE PLAN  
OPTION 1

# Sherburne School Site



Traditional Design



Modern/Contemporary Design



Modern Design



Both Layers Griffin Design

## Proposed Site Master Plan

- 12-15 Story Multi-Family Buildings  
30 units each building  
100 surface parking spaces  
Mix of 1, 2 and 3 Bedroom units
- 8-10 Story Multi-Family Buildings  
30 units each building  
40 surface parking spaces  
Mix of 1, 2 and 3 Bedroom units  
\*If required to meet 4. District requirements, 8 District units height to 11' for stepped or flat roof

## 1 Multi-Family Design options

1. Traditional facade and gable roof, similar to colonial style of Sherburne School and neighboring Orchard Park.
2. Modern/contemporary facade with flat roof and varying material cladding.
3. Modern facade with flat roof, minimal material cladding and clean lines, similar to Both Layers Griffin Plan.

## 2 Townhouse Design options

1. Traditional facade, gable roof, and decorative trim similar to colonial style of Sherburne School and neighboring Orchard Park.
2. Modern farmhouse design with gable roof and clean lines.
3. Modern facade with gable roof and clean lines.

## 3 Sherburne School Design options

1. Building to remain as-is or new tenant options.
2. Building to enhance, exterior and interior renovations, new tenant options.
3. Demolish building and provide new 12-15 Story Multi-Family building (similar to proposed buildings), 30 units and 34 surface parking spaces.

## Site considerations

1. Building orientation maximize southern exposure for solar panels and solar gain. Passive and active shading windows, overhangs and exterior ventilation will limit cooling load in summer months.
2. Increased vegetation along north and east property lines to block up and wind pollution from I-93. Increased vegetation, building mass, well-insulated windows and an airtight building envelope will help mitigate noise transmission.

## Passive House Principles

1. Thermal Control
  - High Performance Envelope helps to reduce heating and cooling loads.
  - Thermal Bridge Elimination helps minimize risk of mold growth and improve comfort.
2. Air Control
  - Airtightness improves quality of the enclosure and improves energy savings.
  - Balanced mechanical ventilation (with heat and moisture recovery) is critical to air airtight enclosures to supply fresh air to all interior spaces.
3. Radiative Control
  - High Performance Glazing is used to focus on major solar heat gain and orientation in design. Shading and Overlighting over the north-south axis in winter and minimize overlighting in summer.
4. Moisture Control
  - Vapor Control Design helps reduce the likelihood of building materials.
  - Proper Air Humidity is maintained with mechanical systems to create indoor comfort.

# Sherburne School Building





# Sherburne School Building



# Sherburne School Building



# Sherburne School Opportunity

- Mixed-use village
- Sustainability goals and aspirations
- Permanently affordable housing
- Community resources and services
- Local non-profit developer and owners
- Supporting diverse economy
- Aging in Place

# Sherburne School Challenges

- Scarcity of funding sources
- Speed to market: Permits by Aug 2023 = Occupy in 2025
- High probability of phases
- Mix of uses and funding sources
- Cost allocations
- Excellent design that is cost effective

# Capital Sources

- Federal Low Income Housing Tax Credits
- Private Loans with rate subsidies
- Federal Home Loan Bank of Boston
- PHA Housing Development Ltd.
- City Capital Improvement Program Funds
- State of Community Development Tax Credits\*
- Other

\* 31 Businesses Invested



# City Financial Commitment

Your choice



# PHA Housing Development Ltd. Financial Commitment

- All predevelopment costs paid by PHA Ltd.
- Approved \$150,000 Master Planning by March 1
- Already hired Architects, Survey, Civil, Environmental at our cost.
- Total at risk for Ruth's Place \$600,000

# Timeline of Key Dates

- Master Plan Development Jan-February
- Master Plan Presented to City Council for referral to Planning Board March 6
- Planning Board Advisory Hearing March 16
- Developer Land Lease Agreement March 20
- Land Use Permits In Hand August 30
- Phase 1 Construction Start Q2 2024
- Lease-Up Q3 2025
- Next Project 2026





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# **ADD HOUSING FOR PEOPLE NOW**



# Thank you







# Appendices

# City Housing Policy 2016-3

**PERMIT STREAMLINING:** Private investment in the City's housing stock should be encouraged and the development process be minimally burdensome on individual property owners to comply with City regulations. Minor site or building changes should not necessarily trigger requirements for review by City Boards or Commissions. All Boards, Committees, Commissions and Departments should review local land use regulations and other requirements so that de minimis changes may be approved administratively.

# City 2025 Master Plan

# Zoning

# Unit Size

## Demand

- 1 person 47%
- 2 person 38%
- 3 + person 9%
- 4+ person 6%