

HOUSING COMMITTEE

Public Input Session | June 21, 2016

Housing Growth

11,007	2010 Census		
182	Recently completed	Portwalk (149), Maplewood, Laurel, Spinney	
57	Under construction	Daniel, State, Islington, Vaughan, Sanderson	
337	Approved		11 projects
62	Under review by land use boards		3 projects
415	Proposed (no land use application yet)		5-10 projects
1,053	Total potential increase in 3-5 years		
= 9.6%	of 2010 housing stock		

What Is “Affordable Housing”?

U.S. Department of Housing and Urban Development

- ❑ “Moderate Income” – families with 51%-80% of the area median family income
- ❑ “Low Income” – families with 31%-50% of the area median family income
- ❑ “Very Low Income” – families with up to 30% of the area median family income

New Hampshire Workforce Housing Statute

- ❑ Housing for sale – households with up to 100% of the median income for a 4-person household
- ❑ Housing for rent – households with up to 60% of the median income for a 3-person household

City of Portsmouth Zoning Ordinance: Residential Density Incentive Planned Unit Development

- ❑ Affordable unit – households with up to 120% of the area median income

City of Portsmouth HomeTown Program (Portsmouth Housing Endowment Fund)

- ❑ Eligibility – first-time homebuyers with up to 120% of the area median income

	Percent of Area Median Family Income					
	30%	50%	60%	80%	100%	120%
	Income Definition Sources					
	US HUD/ NH Housing	US HUD/ NH Housing	New Hampshire Workforce Housing Statute	US HUD/ NH Housing	New Hampshire Workforce Housing Statute	City of Portsmouth Zoning Ordinance: RDI-PUD & HomeTown Program
	Income Definitions					
	Very Low Income	Low Income	Workforce Housing: For Rent	Moderate Income	Workforce Housing: For Sale	Affordable Unit
Household Size	Income Limits by Household Size					
1 person	\$23,050	\$30,135	\$36,160	\$46,100	\$60,270	\$72,324
2 persons	\$26,325	\$34,440	\$41,330	\$52,650	\$68,880	\$82,656
3 persons	\$29,625	\$38,745	\$46,490	\$59,250	\$77,490	\$92,988
4 persons	\$32,900	\$43,050	\$51,660	\$65,800	\$86,100	\$103,320
5 persons	\$35,550	\$46,494	\$55,790	\$71,100	\$92,988	\$111,585
6 persons	\$38,175	\$49,938	\$59,930	\$76,350	\$99,876	\$119,851

Workforce Housing

For Sale		
100% of median income for family of 4	\$86,100	
Maximum sale price		\$289,000
For Rent		
60% of median income for family of 3	\$46,490	
Maximum gross rent (incl. utilities)		\$1,160

Available Strategies

- Zoning

 - ▣ Density

 - ▣ Mixing Uses

 - ▣ Incentives

- Land

- Funding

Potential Housing Types

- ❑ New apartments/condos in retail corridors
- ❑ Accessory dwelling units
 - ▣ Attached (within existing house, or addition)
 - ▣ Detached (e.g., garage conversions)
- ❑ Multifamily conversions (allowed in GR districts)
- ❑ Small (4-8 unit) infill in residential areas
- ❑ Other?

Visualizing Possibilities



San Jose, California

Urban Advantage

Visualizing Possibilities



San Jose, California

Urban Advantage

Visualizing Possibilities



San Jose, California

Visualizing Possibilities



San Jose, California

Urban Advantage

Visualizing Possibilities



Glenview, Illinois

Urban Advantage

Visualizing Possibilities



Glenview, Illinois

Urban Advantage

Visualizing Possibilities



Glenview, Illinois

Urban Advantage

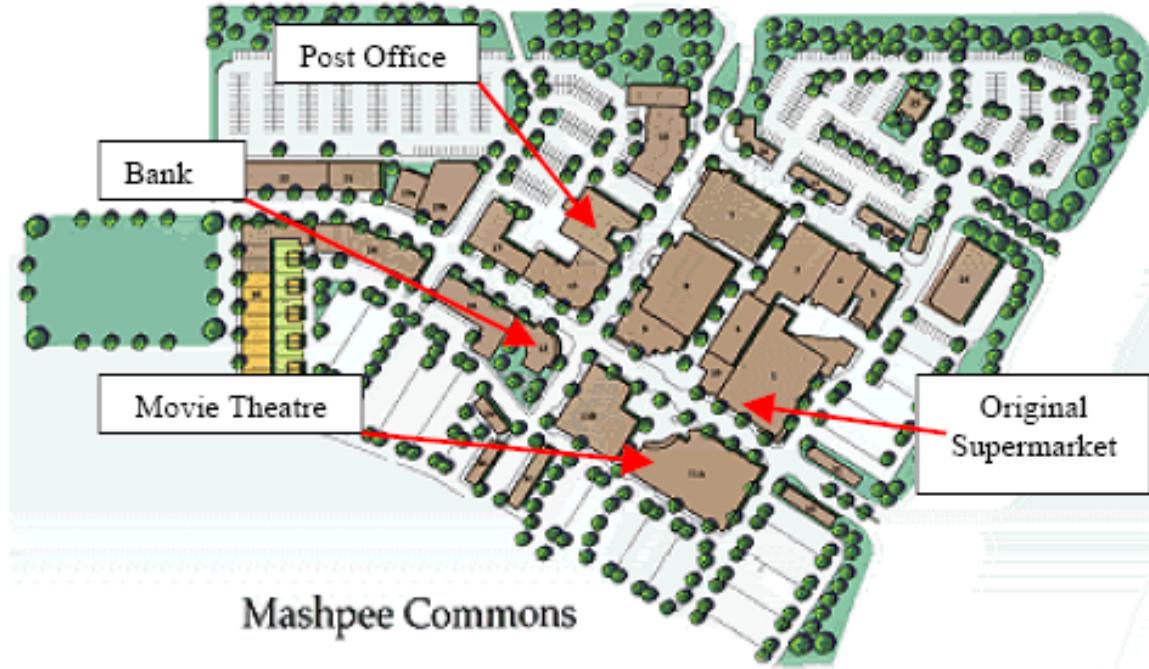
Retail Center Redevelopment



Mashpee Commons



Mashpee Commons





The Village at South County Commons

South Kingstown, RI



The Village at South County Commons



Excelsior and Grand

St. Louis Park, MN

Redevelopment of commercial strip

- 15 acres
- 644 dwelling units
 - 338 apartments
 - 306 condominiums
- 65,000 sq. ft. retail
- 1,115 parking spaces
 - 265 on-street
 - 850 in structures
- Public park & amphitheater



Excelsior and Grand

St. Louis Park, MN



Excelsior and Grand

St. Louis Park, MN



Corridor Mixed-Use Development



Southgate Plaza



Context-Appropriate Density

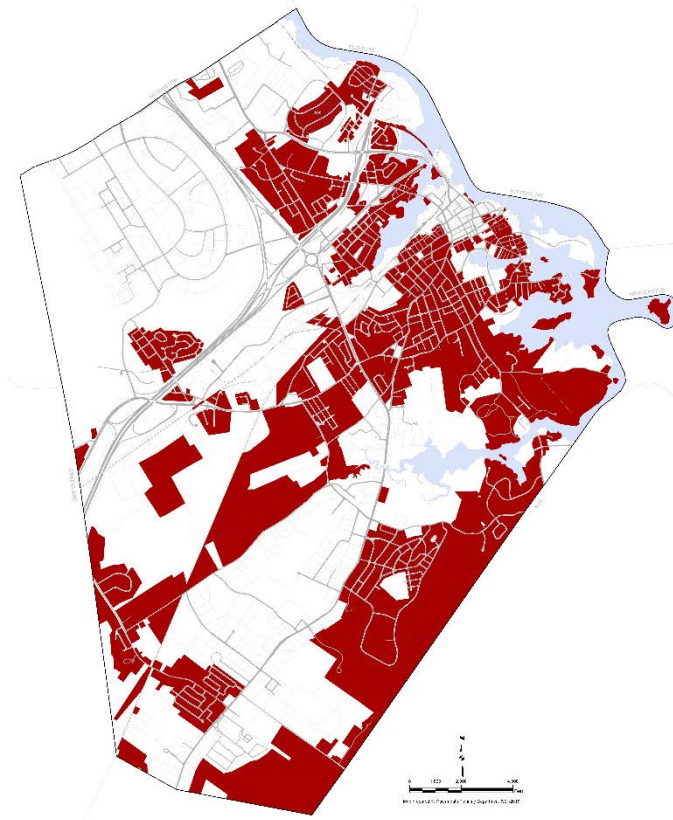


“Missing Middle”



Accessory Dwelling Units

- SB146 will require City to permit ADUs in every zoning district where single-family is permitted
- By right / special exception / conditional use permit



Incentive Zoning

New Hampshire communities may adopt land use regulations that provide voluntary incentives for developers to produce units that are affordable to persons or families of low and moderate income

- Residential Density Incentive Planned Unit Development (RDI-PUD)
 - Created 2006 for The Housing Partnership (Kearsarge Way)
 - Requires 1 acre in GRA or GRB district
 - 1.5 bonus units for each unit affordable to <120% of AMFI; maximum 50% bonus density
- Gateway Planned Development
 - Created 2010; modified 2015
 - Mixed-use (residential-commercial) developments
 - Planning Board may modify dimensional and other standards for provision of workforce housing
- Incentive Overlay Districts (Character-Based Zoning)
 - North End created 2015; West End proposed 2016

Housing Densities by Zoning District

District	Dwelling Unit Types	Minimum Lot Area	Min. Lot Area per DU (sq. ft.)	Maximum DU/Acre
Rural (R)	SF	5 acres	217,800	0.2
Single Residence A (SRA)	SF	1 acre	43,560	1.0
Single Residence B (SRB)	SF	15000 sf	15,000	2.9
Garden Apt / Mobile Home (GA/MH)	MF	5 acres	10,000	4.4
General Residence A (GRA)	SF, 2F, TH, 3-4	7,500 sf	7,500	5.8
GRA/RDI-PUD	SF, 2F, TH, 3-6	1 acre	5,000	8.7
General Residence B (GRB)	SF, 2F, TH, 3-4	5,000 sf	5,000	8.7
GRB/RDI-PUD	SF, 2F, TH, 3-6	1 acre	3,333	13.1
General Residence C (GRC)	SF, 2F, TH, 3-8	3,500 sf	3,500	12.4
Character District 4-L1/L2 (CD4-L1/CD4-L2)		3,000 sf	3,000	14.5
Business (B)	MF (mixed-use)	20,000 sf	2,500	17.4
Gateway Planned Development (GPD)	TH, MF (mixed-use)	1 acre	2,500	17.4

Considerations

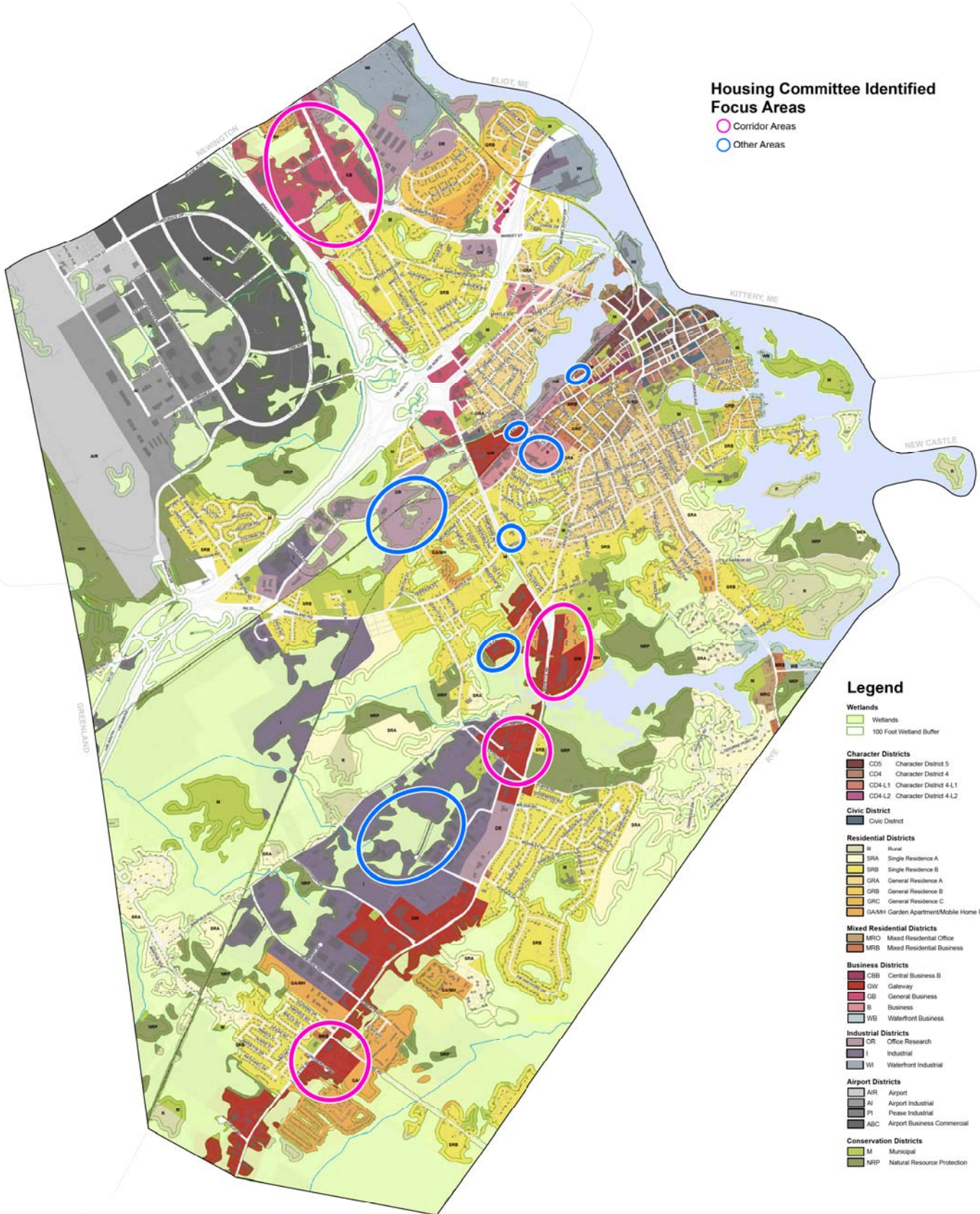
Housing Types

- ❑ Accessory Units
- ❑ Infill (“Little Houses”)
- ❑ Micro-Units
- ❑ Missing Middle
- ❑ Mixed Uses
- ❑ Multifamily

Housing Locations

- ❑ Neighborhoods
- ❑ Downtown/West End
- ❑ Corridors
- ❑ City Parcels (e.g., parking)
- ❑ Institutional Parcels
- ❑ Edge Parcels

City of Portsmouth

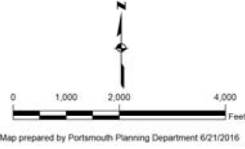


Housing Committee Identified Focus Areas

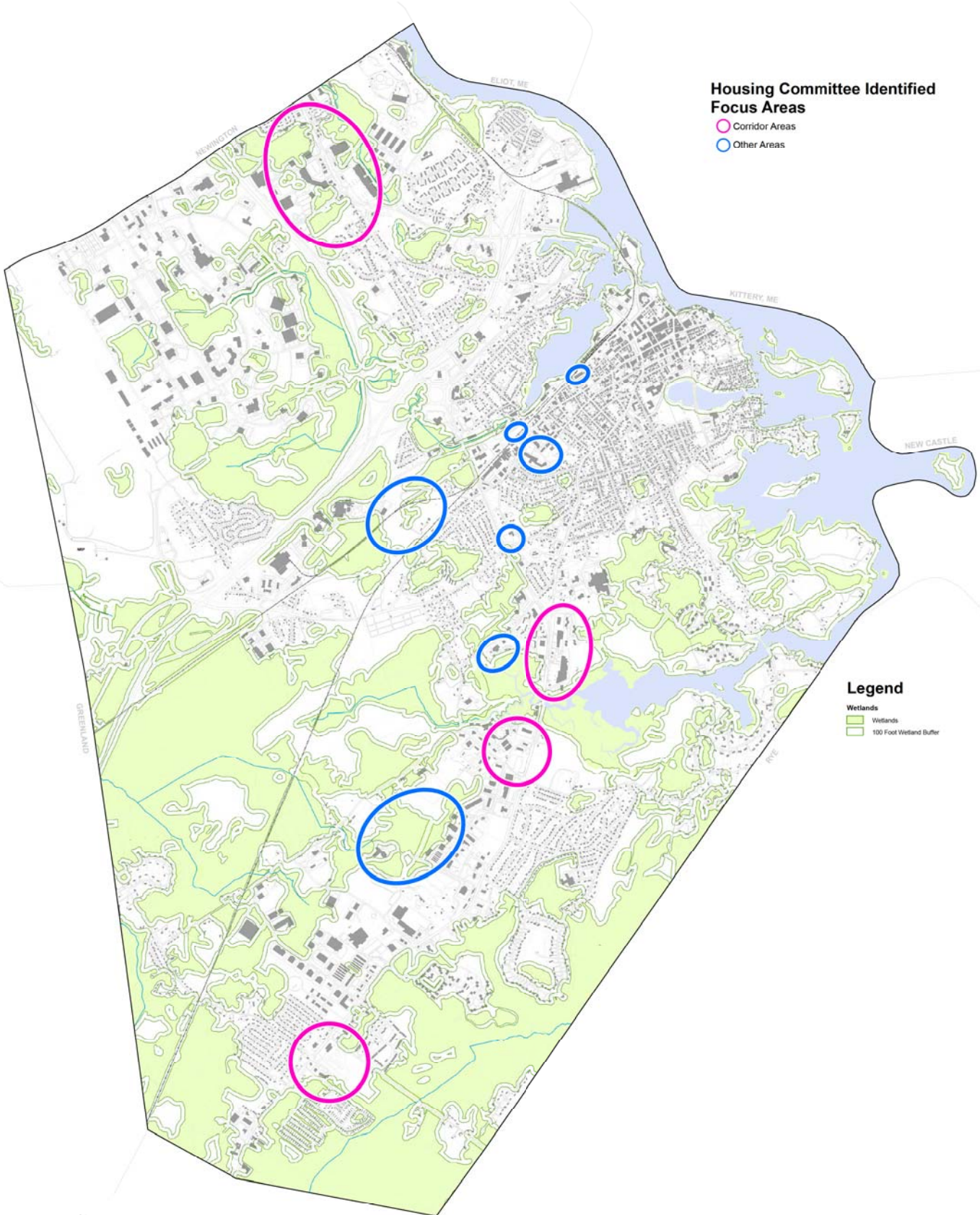
- Corridor Areas
- Other Areas

Legend

- Wetlands**
 - Wetlands
 - 100 Foot Wetland Buffer
- Character Districts**
 - CD5 Character District 5
 - CD4 Character District 4
 - CD4-L1 Character District 4-L1
 - CD4-L2 Character District 4-L2
- Civic District**
 - Civic District
- Residential Districts**
 - R Row
 - SRA Single Residence A
 - SRB Single Residence B
 - GRA General Residence A
 - GRB General Residence B
 - GRC General Residence C
 - SAMH Garden Apartment/Mobile Home Park
- Mixed Residential Districts**
 - MRO Mixed Residential Office
 - MRB Mixed Residential Business
- Business Districts**
 - CBB Central Business B
 - GBW Gateway
 - GB General Business
 - B Business
 - WB Waterfront Business
- Industrial Districts**
 - OR Office Research
 - I Industrial
 - WI Waterfront Industrial
- Airport Districts**
 - AIR Airport
 - AI Airport Industrial
 - PI Pease Industrial
 - ABC Airport Business Commercial
- Conservation Districts**
 - M Municipal
 - NRP Natural Resource Protection



City of Portsmouth



Our Questions For You

- **Where can new housing be built in Portsmouth** to address changing demographics and increased costs?
- **What forms of development are appropriate** to identified areas of the City where new housing can be built?
- **What actions should the City take** to address housing supply and costs?