



AGENDA

**City of Portsmouth
Housing Blue Ribbon Committee
Site Visits to Falkland Way and 1 Junkins Avenue***

**Thursday, July 18th 2024
5:30 p.m.**

- I. Roll Call (5 minutes)
- II. Approval of 6/13/2024 and 6/27/2024 Meeting Minutes (5 minutes)
- III. Site Walk: Falkland Way (30 minutes) – 5:30p.m. to 6:00p.m.
- IV. Site Walk: Lower Parking Lot at 1 Junkins Avenue (30 minutes) – 6:15p.m. to 6:45p.m.
- V. Public Comment (15 minutes)

Attachments

- a. Information on Falkland Way.
- b. Information on 1 Junkins Avenue (Lower Parking Lot).
- c. JCHS Middle Income Housing Programs
- d. City Owned Properties – Updated Spreadsheet

Those members of the public unable to attend the site walk but are interested in submitting written comments should do so via email. Comments received at planning@cityofportsmouth.com by close of business the day before the meeting will be incorporated into the record of the meeting. Any Comments received after this deadline must be submitted in person at the meeting.



MEETING NOTES - DRAFT

City of Portsmouth Housing Blue Ribbon Committee Conference Room A at City Hall*

**Thursday, June 13th 2024
5:30 p.m.**

I. Meeting Called to Order by Co-Chairperson Joanna Kelly at 5:30p.m.

Co-Chair Kelley calls roll call:

Attending: Assistant Mayor Joanna Kelley, Councilor John Tabor, Councilor Beth Moreau, School Board Representative Byron Matto, Erik Anderson, Megan Corsetti, Mary Loane, Dagan Migirditch, John O’Leary, Jennifer Stebbins Thomas, Planning Manager Peter Stith, and Housing Navigator Howard Snyder.

Absent: City Manager Karen Conard, Tracey Kozak, Planning and Sustainability Director Peter Britz.

II. Approval of 5/30/2024 Meeting Minutes

Co-Chair Kelley: Motion to approve minutes.

John O’Leary: So moved.

Megan Corsetti: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

III. Co-Chair Remarks

Co-Chair Kelley: Start conversation with city owned lands.

Co-Chair Tabor: Recaps last meetings activities with committee members sharing elements of work plan. Highlights other discussion topics and highlights Commerce Way rezoning. Land Use Committee’s start with city owned land evaluation and asks about other criteria that the committee could use in their evaluation.

Co-Chair Kelley: Notes importance and process of how the current list was created.

John O’Leary: Mentions Lang Road property near Rye and importance of transportation.



Megan Corsetti: Discusses criteria such as transportation and schools.

Howard Snyder: Reviews planning staff review process, criteria of city owned land and the memorandum that was created by staff. General discussion of current property list by the committee follows.

John O'Leary: Process has been done numerous times. Different criteria for different efforts but same properties. Let us start where we are now.

Co-Chair Kelley: Leads general discussion on other criteria that the committee could add to the evaluation table.

Howard Snyder: Outlines the idea of density that could be applied to various levels on each property.

John O'Leary: Considerations to be made for other restrictions or tools on the land such as covenants.

Byron Matto: Requests electronic file.

John O'Leary: Assessed and other values would be helpful to have.

Co-Chair Kelley: Summer meeting schedule needs to be established.

Co-Chair Kelley: Motion to establish meeting dates of July 11th and August 8th.

Councilor Beth Moreau: So moved.

Jennifer Stebbins Thomas: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

IV. Working Groups

Co-Chair Kelley: Review of working groups and members. Zoning working group consists of Co-Chair Kelley, Councilor Beth Moreau, Jennifer Stebbins Thomas.

Co-Chair Tabor: Leads discussion on other potential working groups, members interested in participating, and general assignments and process of each group:

- Zoning Working Group: Starting with Commerce Way and shared housing in the downtown. Develop definitions of housing types and what in the zoning needs to be removed to allow for a desired housing type such as "community living." (The Zoning working group consists of Co-Chair Kelley, Councilor Beth Moreau, Jennifer Stebbins Thomas, Tracey Kozak)



- Parking and Transportation Working Group: Parking in the downtown area and if needed in zoning ordinance or move to site plan. (The Parking and Transportation Working Group consists of Mary Loane, Councilor Beth Moreau, Byron Matto, and Co-Chair Tabor.)
- Financial Working Group: Financial structures of a housing trust, revolving loan fund, recommendations on homebuyer programs. (The Financial Working Group consists of Jennifer Stebbins Thomas, Megan Corsetti, and Byron Matto, Dagan Migirditch, Co-Chair Tabor.)

V. Housing Navigator Update

Howard Snyder: Presentation on Commerce Way, and opportunities with a potential zoning change.

Megan Corsetti: Mentions with change there is value in changing for housing but questions how to be for affordable. Discussion on zoning incentives, by-right development, city zoning regulations, and challenges of inclusionary, and demographics wanting to be served.

Howard Snyder: Updates to Work Plan and addition of ranking criteria. Notes addition of goals from land use committee, places to live dialogue effort and those provided by Tracey Kozak.

Howard Snyder: Sherburne School RFQ Updates.

VI. Public Comment

Jim Smalley @ 352 Kearsarge Way: Discusses his thinking on how incentives in zoning is bad economics, opinions on Christmas tree shop housing development. Asks if all of the city owned properties being considered for housing? Maybe some should be sold. Commerce Way may be hard but should be a challenge that is worked on.

Co-Chair Kelley: Mentions Andrew Samonas, member of the planning board, will be joining the committee.

Co-Chair Kelley: Motion to adjourn.

Mary Loane: So moved.

Jennifer Stebbins Thomas: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

Meeting adorns at 7:08p.m.



MEETING MINUTES - DRAFT

City of Portsmouth Housing Blue Ribbon Committee Conference Room A at City Hall*

**Thursday, June 27th 2024
5:30 p.m.**

I. Roll Call

Meeting Called to Order by Co-Chair Kelly at 5:30p.m.

Co-Chair Kelly calls roll call:

Attending: Assistant Mayor Joanna Kelley, Councilor John Tabor, Councilor Beth Moreau, Erik Anderson, Megan Corsetti, Tracey Kozak, Mary Loane, Dagan Migirditch, John O'Leary, Planning and Sustainability Director Peter Britz, and Housing Navigator Howard Snyder.

Absent: City Manager Karen Conard, School Board Representative Byron Matto, Jennifer Stebbins Thomas, Planning Manager Peter Stith

II. Approval of 6/13/2024 Meeting Minutes

No meeting minutes presented.

III. Committee Member Remarks

John O'Leary: Opens discussion on his previous inquiry about tax abatements and what the response to it will be. Considerations should be made regarding this due to committee's review of zoning changes at Commerce Way. Asks about the difference between commercial and residential in terms of services, impacts of children on the school system and what will the city compromise for what levels of units and bedrooms. Ends with what the fiscal impact will be of additional housing.

Erik Anderson: States agreement with John O'Leary's items.

Co-Chair Kelly: Notes school enrollment has been decreasing in Portsmouth.

Co-Chair Tabor: Mentions committee's reporting to City Council needs to have answers and we need to review potential impacts such as what is the city's relationship with recent development and school age children?

Erik Anderson: Asks for an update on the Sherburne school RFQ process.



Co-Chair Kelly: Updates will be provided by the City Manager at the next City Council meeting.

Erik Anderson: States concern on what the proposal will be and any dialogue with the committee would be helpful.

IV. City Owned Land

Co-Chair Tabor: Review of previous land use committee's and the housing committee's previous efforts regarding on city owned land. General consensus was reached regarding committee making visits to the site and ranking the sites based on new criteria.

V. Housing Navigator Update

Howard Snyder: Reviews city owned land datasets and findings provided in the packet including initial list provided to the Land Use Committee, planning and sustainability department's memorandum, and current evaluation matrix that includes three additional criteria provided by the committee at the last meeting.

Howard Snyder: Briefing on Service Credit Union Charrette and reviews power point presentation developed during the charrette and presented to the public at the end of the effort.

VI. Public Comment

Jim Smalley @ 352 Kearsarge Way: Discusses previous observations and his current thoughts made regarding tax abatement. Comments also made on infrastructure costs and value.

Dagan Migirditch: Requests information on structure of working groups and a future conversation about how they will function.

Co-Chair Kelly: Mention on next meeting is scheduled for July 11th.

Co-Chair Kelly: Motion to adjourn

Councilor Moreau: So moved.

Tracey Kozak: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

Meeting adjourned at 6:46p.m.



ATTACHMENTS

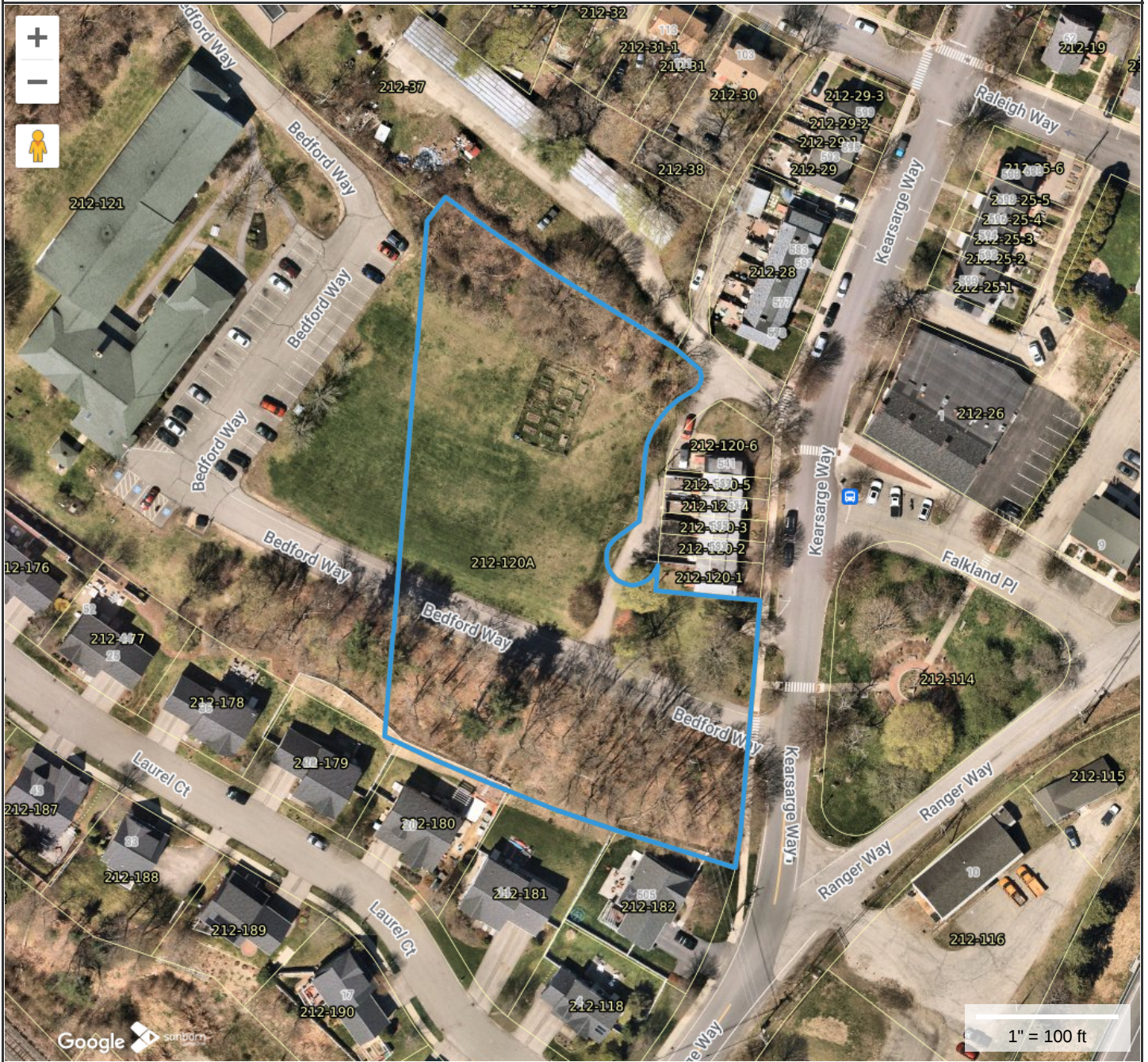
City of Portsmouth Housing Blue Ribbon Committee

Thursday, July 18th 2024

Attachments

- a. Information on Falkland Way.
- b. Information on 1 Junkins Avenue (Lower Parking Lot).
- c. JCHS Middle Income Housing Programs
- d. City Owned Properties – Updated Spreadsheet

Falkland Way



Property Information

Property ID 0212-120A-0000
 Location FALKLAND WAY
 Owner CITY OF PORTSMOUTH



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/24/2023
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH							
CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH NH 03802			0 All Public			Description	Code	Appraised	Assessed			VISION					
						EXM LAND	9030	339,700	339,700								
SUPPLEMENTAL DATA																	
Alt Prcl ID 0212-120A-0000-0000 OLDACTN 806 PHOTO WARD PREC. 1/2 HSE GIS ID 35347			CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli Assoc Pid#														
						Total		339,700	339,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF PORTSMOUTH		2363 1106			V	0		Year	Code	Assessed	Year	Code	Assessed				
								2022	9030	215,000	2021	9030	215,000				
								2020	9030	215,000	2020	9030	215,000				
								Total		215,000	Total		215,000				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
130																	
NOTES																	
07/14- NO CHANGES																	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
									08-09-2023	SAS	03		SY	Survey Change			
									05-25-2017	ST			ER	Exterior Review			
									03-21-2015	ST			ER	Exterior Review			
									07-17-2014	JM			11	Listed INACTIVE			
									09-13-2010	RM			DR	Desk Review			
									12-06-1993	188		0	0				
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
1	9030	MUNICIPAL MDL	GRB			68,045 SF	4.16	1.0000	1	1.00	130	1.200	903		1.0000	4.99	339,700
Total Card Land Units					2	AC	Parcel Total Land Area					2	Total Land Value				339,700

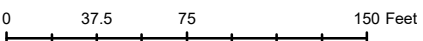
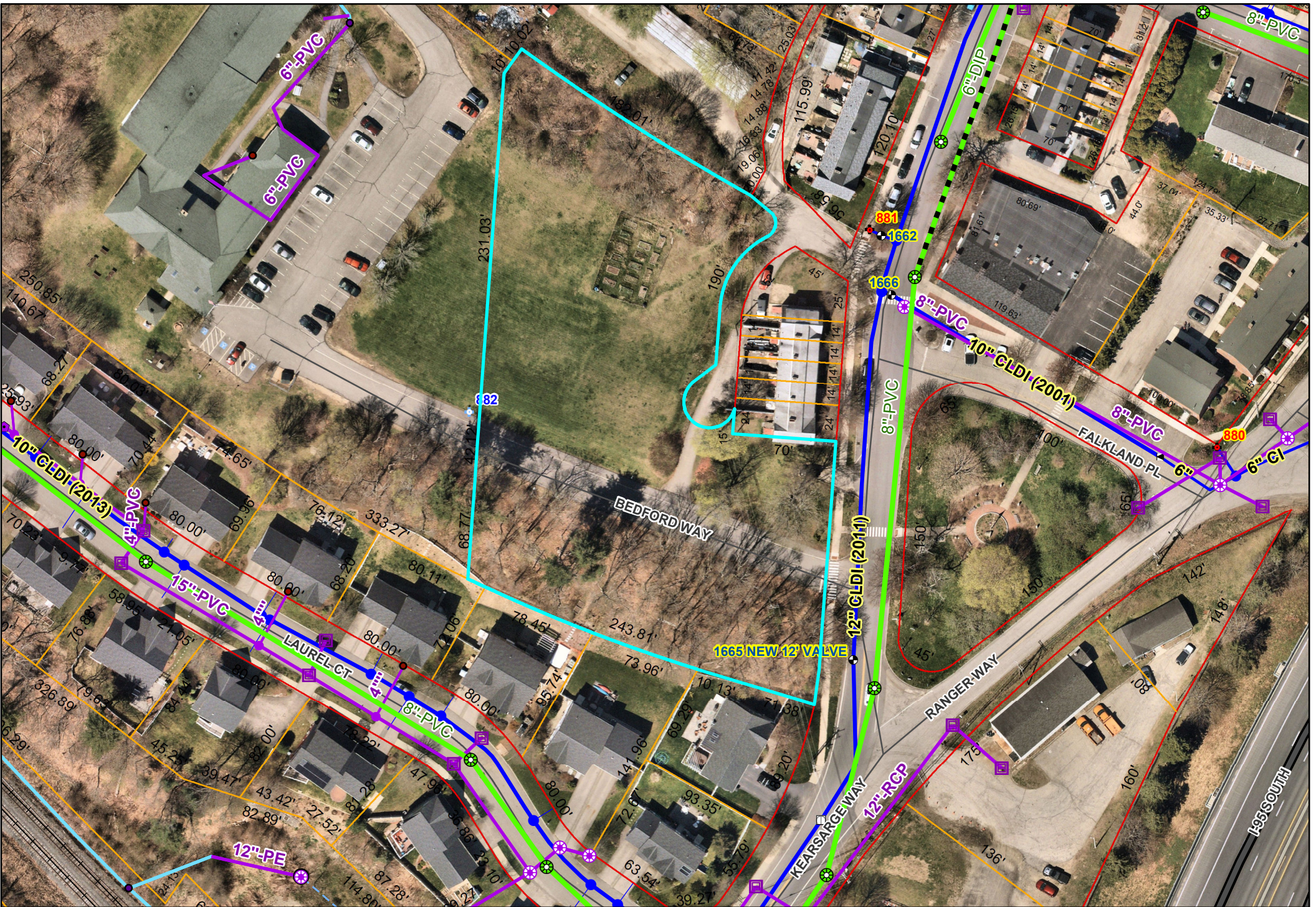
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Kitchen Gr					
WB Fireplaces					
Extra Openings					
Metal Fireplace					
Extra Openings					
Bsmt Garage					
MIXED USE					
	Code	Description	Percentage		
	9030	MUNICIPAL MDL-00	100		
			0		
			0		
COST / MARKET VALUATION					
	Adj. Base Rate				
	Building Value New				
	Year Built				
	Effective Year Built		0		
	Depreciation Code				
	Remodel Rating				
	Year Remodeled				
	Depreciation %				
	Functional Obsol				
	External Obsol				
	Trend Factor		1		
	Condition				
	Condition %				
	Percent Good				
	RCNLD				
	Dep % Ovr				
	Dep Ovr Comment				
	Misc Imp Ovr				
	Misc Imp Ovr Comment				
	Cost to Cure Ovr				
	Cost to Cure Ovr Comment				

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

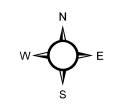
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0





1 inch = 80 feet

Falkland Way



1 Junkins Avenue - Lower Lot



Property Information

Property ID 0110-0001-0000
 Location 1 JUNKINS AVE
 Owner CITY OF PORTSMOUTH



**MAP FOR REFERENCE ONLY
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Geometry updated 08/24/2023
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Property Location 1 JUNKINS AVE
 Vision ID 37826

Account # 37826

Map ID 0110/0001/0000/
 Bldg # 1

Bldg Name CITY/POLICE/COTTAGE/GA
 Sec # 1 of 1 Card # 1 of 4

State Use 903C
 Print Date 4/29/2024 2:37:02 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF PORTSMOUTH		1 Level	1 Public Sewer	1 Paved		Description	Code	Appraised	Assessed	2229 PORTSMOUTH, NH VISION
PO BOX 628						EXEMPT	9030	8,801,000	8,801,000	
PORTSMOUTH NH 03802		SUPPLEMENTAL DATA				EXM LAND	9030	6,076,400	6,076,400	
		Alt Prcl ID 0110-0001-0000-0000 OLDACTN 642 PHOTO WARD PREC. 1/2 HSE GIS ID 37826	CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#			EXEMPT	9030	61,200	61,200	
						Total		14,938,600	14,938,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF PORTSMOUTH		2679 2802	05-18-1987		I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2022	9030	8,801,000	2021	9030	8,801,000	2020	9030	8,801,000
									9030	6,076,400		9030	6,076,400		9030	6,076,400
									9030	61,200		9030	61,200		9030	61,200
						Total		14,938,600	Total		14,938,600	Total		14,938,600	Total	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	STREET INDEX NAME	Tracing	Batch
304				

NOTES	
CITY HALL CK @ FIN REVIEW- DIMEN #2 09/13 - PERMIT: BOILER RM BLDG- NEW REP WIN, SLATE RF REPR, NEW OVHD DRS; REMOVE OLD DOWNSPOUT. TEN FU 3RD FL SEYBOLT FOR PORTS SCH DEPT & AIDS RESPONSE. REM/ADD	PARTS FOR OFFICES, NEW BATHS/KITCHENETTE REM MAJOR OF CLOSETS,SOME NEW DROP CLGS, FLRS, LIGHT, DRS; UPD FR ALMS. MINOR FU 07/14- CHNG TO VINYL FL; CHNG TO ELV1 & ADD ELV1. 12/20BP NEW GEN

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BLDG-23-6	07-24-2023			1,500	07-31-2023	100	07-24-2023	TENT		01-31-2023	JW	03	3	50	Building Permit
BLDG-23-6	07-24-2023			1,200	07-31-2023	100	07-24-2023	TENT		04-21-2022	CKR	03	3	50	Building Permit
PMGC-23-3	01-20-2023			25,230	01-30-2023	100		N/A Install 2 Mitsubishi min spli		02-25-2021	JW	03	3	50	Building Permit
BLDG-22-5	08-03-2022	RE	Remodel	39,983	01-31-2023	100		Renovation to Conference Roo		02-04-2021	JW	03	3	50	Building Permit
EC-22-198	08-01-2022			75	01-30-2023	100		wire in mini split for the eviden		02-04-2021	JW				QC Value Reviewed
PMGC-22-2	07-29-2022	PL	Plumbing	4,934	01-30-2023	100		INSTALL NEW HEAT PUMP U		01-25-2021	JW	03	3	50	Building Permit
EC-22-181	07-25-2022			5,000	01-30-2023	100		City Hall 4th floor legal dept off		12-07-2020	JW	03	3	50	Building Permit

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value		
1	903C	MUNICIPAL MDL	M			350,222 SF	24.80	1.3200	7	1.00	304	0.530	903		1.0000	17.35	6,076,400	
Total Card Land Units						8	AC	Parcel Total Land Area						8	Total Land Value			6,076,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style:	18	Office Bldg										FAT (1,998 sf)
Model	94	Commercial										
Grade	B+	B+										
Stories:	4											
Occupancy	1.00											FUS (9,883 sf)
Residential Unit												
Exterior Wall 1	20	Brick/Masonry										
Exterior Wall 2												
Roof Structure	03	Gable/Hip										FUS (10,487 sf)
Roof Cover	03	Asph/F Gls/Cmp										
Interior Wall 1	05	Drywall/Sheet										
Interior Wall 2												
Interior Floor 1	14	Carpet										FUS (12,482 sf)
Interior Floor 2	05	Vinyl/Asphalt										
Heating Fuel	03	Gas										
Heating Type	05	Hot Water										
AC Type	03	Central										BAS (17,493 sf)
Bldg Use	903C	MUNICIPAL MDL-94										
Total Rooms												
Total Bedrms												
Total Baths												
Kitchen Grd												
Heat/AC	01	HEAT/AC PKGS										UBM (12,860 sf)
Frame Type	02	WOOD FRAME										
Baths/Plumbing	02	AVERAGE										
Ceiling/Wall	06	CEIL & WALLS										
Rooms/Prtns	02	AVERAGE										
Wall Height	10.00											
% Conn Wall												
1st Floor Use:												
Class												
			Code	Description	Percentage							
			903C	MUNICIPAL MDL-94	100							
					0							
					0							
COST / MARKET VALUATION												
			Adj. Base Rate		192.00							
			RCN		10,256,064							
			Year Built		1950							
			Effective Year Built		1983							
			Depreciation Code		A							
			Remodel Rating									
			Year Remodeled									
			Depreciation %		36							
			Functional Obsol									
			External Obsol									
			Trend Factor		1							
			Condition									
			Condition %									
			Percent Good		64							
			RCNLD		6,563,900							
			Dep % Ovr									
			Dep Ovr Comment									
			Misc Imp Ovr									
			Misc Imp Ovr Comment									
			Cost to Cure Ovr									
			Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value		
CAN1	CANOPY AVG	B	72	18.00	1983	A	64	C	1.00	800		
ELV1	ELEVATOR PASS	B	5	13300.00	1983	A	64	C	1.00	64,300		
VLT4	VAULT- RECORD	B	80	71.00	1983	A	64	C	1.00	3,600		
VLT4	VAULT- RECORD	B	200	71.00	1983	A	64	C	1.00	9,100		
ELV1	ELEVATOR PASS	B	4	13300.00	1983	A	64	C	1.00	55,800		
LT3	W/TRIPLE LIGHT	L	5	2250.00	1988	3	50	C	1.00	5,600		
LT3	W/TRIPLE LIGHT	L	2	2250.00	1988	3	50	C	1.00	2,300		
PAV1	PAVING-ASPHALT	L	48,000	1.75	1988	3	50	C	1.00	42,000		
ELV1	ELEVATOR PASS	B	4	13300.00	1983	00	64	C	1.00	55,800		
SPR1	SPRINKLERS-WET	B	50,845	1.75	1983	00	64	C	1.00	56,900		
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value						
BAS	First Floor	17,493	17,493	17,493	192.00	3,358,656						
FAT	Attic	500	1,998	500	48.05	96,000						
FUS	Upper Story, Finished	32,852	32,852	32,852	192.00	6,307,584						
UBM	Basement, Unfinished	0	12,860	2,572	38.40	493,824						
Ttl Gross Liv / Lease Area		50,845	65,203	53,417		10,256,064						



Property Location
Vision ID 37826

Account # 37826

Map ID 0110/0001/0000/
Bldg # 1

Bldg Name CITY/POLICE/COTTAGE/GA
Sec # 1 of 1 Card # 2 of 4

State Use 903C
Print Date 4/29/2024 2:37:03 PM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2229 PORTSMOUTH, NH VISION					
CITY OF PORTSMOUTH PO BOX 628 PORTSMOUTH NH 03802		1	Level	1	Public Sewer	1	Paved			Description	Code	Appraised	Assessed						
										EXEMPT	9030	8,801,000	8,801,000						
SUPPLEMENTAL DATA										EXM LAND	9030	6,076,400	6,076,400						
Alt Prcl ID 0110-0001-0000-0000 OLDACTN 642 PHOTO WARD PREC. 1/2 HSE GIS ID 37826										CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#		EXEMPT	9030	61,200	61,200				
										Total		14,938,600	14,938,600						
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
										Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
										2022	9030	8,801,000	2021	9030	8,801,000	2020	9030	8,801,000	
											9030	6,076,400		9030	6,076,400		9030	6,076,400	
											9030	61,200		9030	61,200		9030	61,200	
										Total		14,938,600	Total		14,938,600	Total		14,938,600	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int										
Total																			
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing		Batch		Appraised Bldg. Value (Card)				8,419,800					
304										Appraised Xf (B) Value (Bldg)				381,200					
										Appraised Ob (B) Value (Bldg)				61,200					
										Appraised Land Value (Bldg)				6,076,400					
										Special Land Value				0					
										Total Appraised Parcel Value				14,938,600					
										Valuation Method				C					
										Total Appraised Parcel Value				14,938,600					
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result				
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value	
Total Card Land Units						AC	Parcel Total Land Area						Total Land Value						6,076,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style:	18	Office Bldg								
Model	94	Commercial								
Grade	B+	B+								
Stories:	4									
Occupancy	1.00									
Residential Unit										
Exterior Wall 1	20	Brick/Masonry								
Exterior Wall 2										
Roof Structure	03	Gable/Hip								
Roof Cover	03	Asph/F Gls/Cmp								
Interior Wall 1	05	Drywall/Sheet								
Interior Wall 2										
Interior Floor 1	14	Carpet								
Interior Floor 2	05	Vinyl/Asphalt								
Heating Fuel	03	Gas								
Heating Type	05	Hot Water								
AC Type	03	Central								
Bldg Use	903C	MUNICIPAL MDL-94								
Total Rooms										
Total Bedrms										
Total Baths										
Kitchen Grd										
Heat/AC	01	HEAT/AC PKGS								
Frame Type	02	WOOD FRAME								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	06	CEIL & WALLS								
Rooms/Prtns	02	AVERAGE								
Wall Height	10.00									
% Conn Wall										
1st Floor Use:										
Class										
MIXED USE										
			Code		Description					Percentage
COST / MARKET VALUATION										
Adj. Base Rate										
RCN										
Year Built										
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
Trend Factor										
Condition										
Condition %										
Percent Good										
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
GEN	GENERATOR	B	1	0.00	2020		64	B	1.10	0
EVC	ELECT VEHICLE CHGR	L	2	0.00	2018	A	100	C	0.00	0
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

Property Location 1 JUNKINS AVE
 Vision ID 37826

Account # 37826

Map ID 0110/0001/0000/
 Bldg # 2

Bldg Name CITY/POLICE/COTTAGE/GA
 Sec # 1 of 1 Card # 3 of 4

State Use 903C
 Print Date 4/29/2024 2:37:04 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF PORTSMOUTH		1 Level	1 Public Sewer	1 Paved		Description	Code	Appraised	Assessed	2229 PORTSMOUTH, NH
PO BOX 628						EXEMPT	9030	8,801,000	8,801,000	
PORTSMOUTH NH 03802		SUPPLEMENTAL DATA				EXM LAND	9030	6,076,400	6,076,400	
		Alt Prcl ID 0110-0001-0000-0000 OLDACTN 642 PHOTO WARD PREC. 1/2 HSE GIS ID 37826	CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#			EXEMPT	9030	61,200	61,200	
						Total		14,938,600	14,938,600	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF PORTSMOUTH		2679 2802	05-18-1987		I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2022	9030	8,801,000	2021	9030	8,801,000	2020	9030	8,801,000
									9030	6,076,400		9030	6,076,400		9030	6,076,400
									9030	61,200		9030	61,200		9030	61,200
								Total		14,938,600	Total		14,938,600	Total		14,938,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	STREET INDEX NAME	Tracing	Batch
304				

NOTES	
THE COTTAGE	REDONE AFTER FIRE IN FIRING RANGE;
CITY HALL	METAL GARAGE OUT BACK
CK @ FIN REVIEW- DIMEN #2	2015: SPLIT SYSTEM FOR POLICE SERVER
07/14- CHNG TO VINYL FL; REMOVE LT3; ADD	ROOM
LT1 & LT2; ADD ELV1; POLICE DEPT UBM HAS	
FIRING RANGE, LOCKERROOM, GYM- ALL	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	8,419,800
Appraised Xf (B) Value (Bldg)	381,200
Appraised Ob (B) Value (Bldg)	61,200
Appraised Land Value (Bldg)	6,076,400
Special Land Value	0
Total Appraised Parcel Value	14,938,600
Valuation Method	C
Total Appraised Parcel Value	14,938,600

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
2	903C	MUNICIPAL MDL	M			0.000 AC	0.00	1.0000	0	1.00		1.000		0.0000	0	0	
Total Card Land Units						0 AC	Parcel Total Land Area						8	Total Land Value			6,076,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	12	Commercial			
Model	94	Commercial			
Grade	B	B			
Stories:	3				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	903C	MUNICIPAL MDL-94			
Total Rooms					
Total Bedrms	20				
Total Baths					
Kitchen Grd					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Conn Wall					
1st Floor Use:					
Class					

MIXED USE		
Code	Description	Percentage
903C	MUNICIPAL MDL-94	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		116.95
RCN		2,600,654
Year Built		1950
Effective Year Built		1983
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		36
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		64
RCNLD		1,664,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

FUS
(6,794 sf)

FUS
(6,794 sf)

BAS
(7,208 sf)

UBM
(7,208 sf)

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
ELV1	ELEVATOR PASS	B	4	13300.00	1983	A	64	C	1.00	55,800
SPR1	SPRINKLERS-WET	B	20,796	1.75	1983	A	64	C	1.00	23,300
PAV1	PAVING-ASPHALT	L	8,000	1.75	1980	3	50	C	1.00	7,000
LT1	LIGHTS-IN W/PL	L	6	1125.00	1980	3	50	C	1.00	3,400
LT2	W/DOUBLE LIGHT	L	1	1750.00	1980	3	50	C	1.00	900
ELV1	ELEVATOR PASS	B	4	13300.00	1983	00	64	C	1.00	55,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	7,208	7,208	7,208	116.95	842,950
FUS	Upper Story, Finished	13,588	13,588	13,588	116.95	1,589,068
UBM	Basement, Unfinished	0	7,208	1,442	23.40	168,637
Ttl Gross Liv / Lease Area		20,796	28,004	22,238		2,600,655



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF PORTSMOUTH		1 Level	1 Public Sewer	1 Paved		Description	Code	Appraised	Assessed	2229 PORTSMOUTH, NH VISION
PO BOX 628						EXEMPT	9030	8,801,000	8,801,000	
PORTSMOUTH NH 03802		SUPPLEMENTAL DATA				EXM LAND	9030	6,076,400	6,076,400	
Alt Prcl ID 0110-0001-0000-0000 OLDACTN 642 PHOTO WARD PREC. 1/2 HSE GIS ID 37826		CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				EXEMPT	9030	61,200	61,200	
						Total		14,938,600	14,938,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF PORTSMOUTH		2679 2802	05-18-1987		I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2022	9030	8,801,000	2021	9030	8,801,000	2020	9030	8,801,000
									9030	6,076,400		9030	6,076,400		9030	6,076,400
									9030	61,200		9030	61,200		9030	61,200
								Total		14,938,600	Total		14,938,600	Total		14,938,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	STREET INDEX NAME	Tracing	Batch
304				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	8,419,800
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BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value
3	903C	MUNICIPAL MDL	M			0.000 AC	0.00	1.0000	0	1.00		1.000		0.0000	0	0
Total Card Land Units						0 AC	Parcel Total Land Area						8	Total Land Value		6,076,400

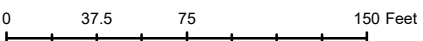
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	48	Whse-Indust			
Model	94	Commercial			
Grade	B	B			
Stories:	2				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	03	Concr-Finished			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	903C	MUNICIPAL MDL-94			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	13.00				
% Conn Wall					
1st Floor Use:					
Class					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value	

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,680	1,680	1,680	84.59	142,114	
FUS	Upper Story, Finished	1,680	1,680	1,680	84.59	142,114	
UBM	Basement, Unfinished	0	888	178	16.96	15,057	
Ttl Gross Liv / Lease Area		3,360	4,248	3,538		299,285	

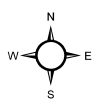
	FUS BAS
	UBM
UBM	





1 inch = 80 feet

Lower City Hall Lot



Housing Perspectives: Middle-Income Housing Programs Emerge as Affordability Challenges Climb the Income Ladder

Harvard Joint Center for Housing Studies <jchs@harvard.edu>

Mon 7/8/2024 11:02 AM

To:Howard A. Snyder <hasnyder@cityofportsmouth.com>



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MIDDLE-INCOME HOUSING PROGRAMS EMERGE AS AFFORDABILITY CHALLENGES CLIMB THE INCOME LADDER



Monday, July 1, 2024

by [ALEXANDER HERMANN](#), [WHITNEY AIRGOOD-OBRYCKI](#), [NORA CAHILL](#), [PEYTON WHITNEY](#)

In response to [housing affordability challenges rapidly climbing the income scale](#), state and local governments have adopted policies and programs to explicitly address the housing needs of middle-income renters. In a new working paper, "[Subsidizing the Middle: Policies, Tradeoffs, and Costs of Addressing Middle-Income Affordability Challenges](#)," we consider what these programs are intended to do, what the potential benefits are, whom they serve, and the policy tradeoffs that might occur if state and local governments prioritize middle-income affordability challenges.

In our study, we examine eleven state and local programs that are explicitly motivated by middle-income housing needs and which provide a direct (grants, loans, or donation of public land) or indirect (property tax exemption or government guarantee of construction loans, for example) public subsidy (**Table 1**). For example, the [Michigan](#)

[Missing Middle Housing Program](#) was created in 2022 to provide grants to developers to build or substantially rehabilitate properties kept affordable for households earning 60-120 percent of area median income (AMI). At the local level, the [Philadelphia Workforce Housing Credit Enhancement](#) provides a partial loan guarantee for the construction of middle-income housing, affordable to a household earning up to 100 percent of AMI, built on land acquired from one of several public agencies.

These middle-income housing programs differ tremendously in terms of their funding mechanisms, activities, and requirements, but we highlight ten key themes. For starters, these programs are relatively new, with most of them coming into existence since 2019. The programs are geographically diverse, present in states across the county, and encompass a range of market conditions, housing costs, and political environments, including statewide programs in California, Georgia, and Minnesota.

Several broad commonalities unite these programs. Nearly all use a percent of AMI threshold to determine eligibility, rather than employment status, occupation, or some other criteria, even when they are specifically billed as “workforce housing” programs. While some programs fund rehabilitation, adaptive reuse, or acquisition and conversion, they largely emphasize new construction. For example, the [Massachusetts Workforce Housing Initiative](#) funds the construction or adaptive reuse of rental housing affordable to those earning 60-120 percent of AMI, with a preference for new construction projects; the [Colorado Middle-Income Housing Authority](#) aims to subsidize the creation of 3,500 units affordable to middle-income renter households, including at least 2,800 units that must be newly built.

The affordability period for property owners varies but is generally modest. On the high end, the [Rhode Island Middle Income Loan Program](#) requires qualifying middle-income housing to be kept affordable for at least thirty years and Massachusetts requires affordability for between fifteen and forty years. In Michigan, homes must be kept affordable for a period of ten years. Meanwhile, the [California Statewide Communities Development Authority Workforce Housing Program](#) acquires existing market-rate rental housing, and income- and rent-restricts those units for middle-income households, creating an opportunity for longer-term, if not permanent, affordability.

At the same time, the per-unit funding for state and local governments differs but is generally low. Massachusetts provides loans for up to \$100,000 per affordable unit, while Michigan awards a maximum of \$70,000 in grants per affordable unit in projects with at least twelve units, and \$80,000 for smaller projects. While a different program in terms of structure, the [Georgia Rural Workforce Housing Initiative](#) provided an estimated \$24 million in infrastructure grants for local governments across three funding rounds that will enable the construction of just over 1,000 units, at a cost of roughly \$23,000 per unit. Through the [Moderate Income Housing Program](#), Kansas provided about \$27 million in funding for the development of 992 for-sale or rental units in 2023 alone, at about \$27,000 per unit.

Because of their relative recency, minimal research has been done on state and local middle-income housing policies and programs. Our paper helps close this gap by documenting the rise and features of these programs. Their proliferation speaks to the growing unaffordability that is affecting more people and more places than ever before. However, the cost of addressing middle-income rental affordability must be balanced with meeting the long-standing and deep needs that lowest-income renters face.

In forthcoming blogs, we will discuss the findings from our analysis on the characteristics of middle-income renters and the affordability challenges they face.

Table 1: Middle-Income Housing Programs Summary Characteristics

Location	Program Name	Year Created	Renter Eligibility	Subsidy Type/Funding Mechanism
Florida	Missing Middle Property Tax Exemption	2023	81-120% AMI	Property tax exemption

Location	Program Name	Year Created	Renter Eligibility	Subsidy Type/Funding Mechanism
Georgia	Rural Workforce Housing Initiative	2023	Up to 100% AMI	Grants and loans for infrastructure development
Michigan	Missing Middle Housing Program	2022	60-120% AMI	Grants
Breckenridge, CO	Workforce Housing Five-Year Blueprint	2022	Varies	Grants, utility hookups, fee waivers, land donations, others
Colorado	Middle-Income Housing Authority	2022	80-120% AMI, or up to 140% AMI in rural resort areas	Bond financing
Rhode Island	Middle Income Loan Program	2021	80-120% AMI	Deferred loans
California	CSCDA Workforce Housing Program	2020	80-120% AMI	Bond financing
Minnesota	Workforce Housing Development Program	2017, 2023 amended	NA	Deferred loans
Philadelphia, PA	Workforce Housing Credit Enhancement	2017 pilot; 2019 expansion	Up to 100% AMI	Partial loan guarantee
Massachusetts	Workforce Housing Initiative	2016	60-120% AMI	Loans
Kansas	Moderate Income Housing Program	2012	60-150% AMI	Grants, loans

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CITY OWNED PROPERTIES - PRELIMINARY ASSESSMENT*																							
PROPERTY ID	PROPERTY ADDRESS	LOCATION	OWNER NAME	Acerage	Initial Review Notes	Staff Notes	LOT SHAPE*	DEVELOPABLE ACRES (AC)**	ACCESS AVAILABILITY**	WETLAND RESOURCES**	NATURAL RESOURCES**	STEEP SLOPES**	SOIL CONDITIONS**	AVAILABLE UTILITIES AND INFRASTRUCTURE**	PROXIMITY TO EMPLOYMENT CENTERS, SERVICES AND RECREATIONAL AMENITIES**	CONSERVATION, UTILITY, OR OTHER ESASEMENTS**	EXISTING USES**	ABUTTING LAND USE(S), AND DEVELOPMENT PATTERNS**	QUALITY OF LIFE, COMMUNITY IMPACT*	ENVIRONMENTAL IMPACTS**	LAND VALUE**	TRANSIT**	TOTAL
0259-0010-0000	35 SHERBURNE RD	Off Sherburne Road	SCH	5.33	current Lister Academy and softball field along highway	currently under consideration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0110-0001-0000	1 JUNKINS AVENUE	City Hall Lower Parking Lot	COP	1.3	Developed land	Developed land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0212-120A-0000	FALKLAND WAY	Along Bedford Way	DPW	0.9	Might be too small to be buildable, unless added to existing PHA land at 40 Bedford Way	No restrictions known	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0217-0005-0000	25 GRANITE ST	Off Granite Way	SCH	3.9	baseball field-small portion in buffer	small area next to the ballfield that may be developable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0212-0166-0000	134 PREBLE WAY	Adjacent to park	DPW	2.6	undeveloped portion of larger lot with existing sports playfield	Steep slopes, wooded, walking paths	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0223-0025-000B	SAGAMORE AVENUE	Off Sagamore Avenue	COP	10.6	Uplands with riverfront setbacks, fully wooded	May be open space protected	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0234-0007-0003	445 BORTHWICK AVENUE	Off Borthwick Avenue	COP	8.04	Wetlands and utility easement	limited access to upland area that is closer to I-95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0260-0159-0000	SHERBURNE AVENUE	Off Colonial Drive, then Schurman Avenue	DPW	4	Established neighborhood park	Half undeveloped, wooded, adjacent to I-95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0201-0026-0000	SAGAMORE AVENUE	Along Wentworth Road	CON COM	16.29	Large amounts of wetland areas, conservation restriction	Exposed ledge, developable / upland area mostly accessed from Wentworth Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0259-0027-0000	GREENLAND RD	Off Harvard Street	COP	16	Some buffer, along two rail road lines only access, Harvard Street, or through park and ride on greenland road	there is some high upland but the developable area is fairly limited due to the wellhead protection buffer zone around the municipal well and existing utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0222-0073-0000	JONES AVENUE	Off of Jones Avenue	DPW	4.47	Extensive wetlands area, limited upland area	Available developable area potentially paired with adjoining property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0274-0003-0000	BANFIELD RD	Banfield Road at Constat	DPW	28.96	Lots of wetlands and buffer small pocket of possible buildable land	not zoned for residential; wetlands and buffers limit development to pockets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0275-0005-0000	850 BANFIELD RD	Banfield Road at Heritage Avenue	COP	7.1	small pocket of buildable land access from street through buffer	development of access to rail trail anticipated at this location; developable envelope for housing small unless abutting properties acquired by sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
0294-0009-0000	OCEAN RD	Off Ocean Road and Banfield	DPW	16.08	Access to road, small developable envelope mostly wetlands and buffers	Substantial wetland, but no known restriction subject to additional check of title; access issue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
NOTES:																							
* Rating = 1 is lowest, 5 is the highest																							
This is a preliminary assessment of city owned properties compiled from a number of previous higher level evaluations and does not express intent to develop any specific property or portion thereof.																							