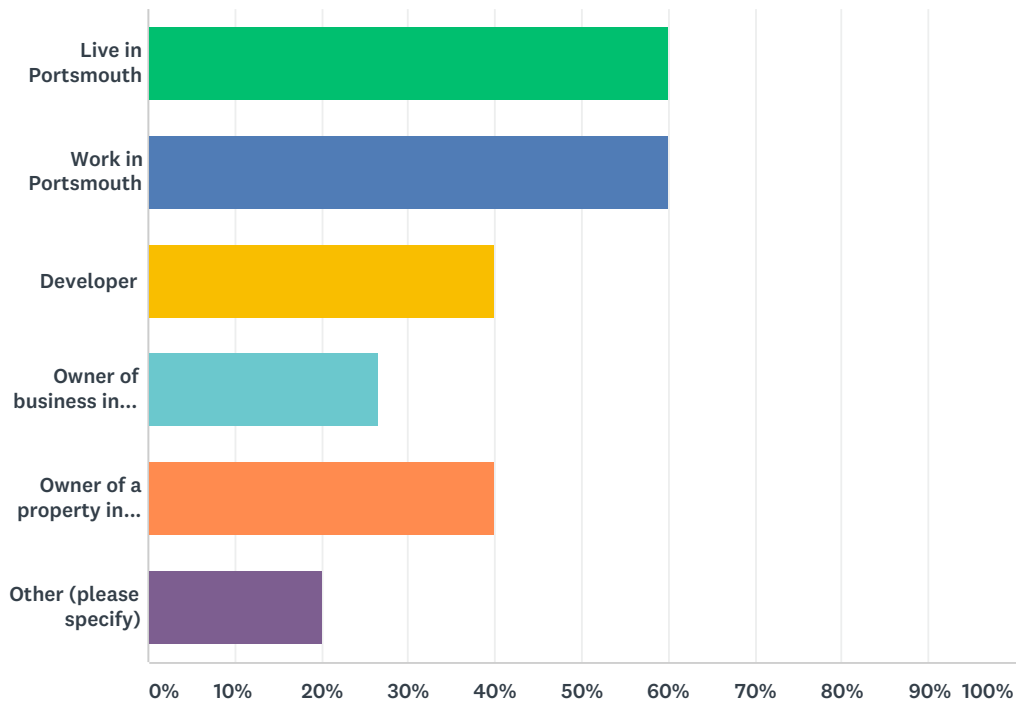


Q1 Are you a developer, property owner, interested resident? Please check all that apply below.

Answered: 15 Skipped: 0

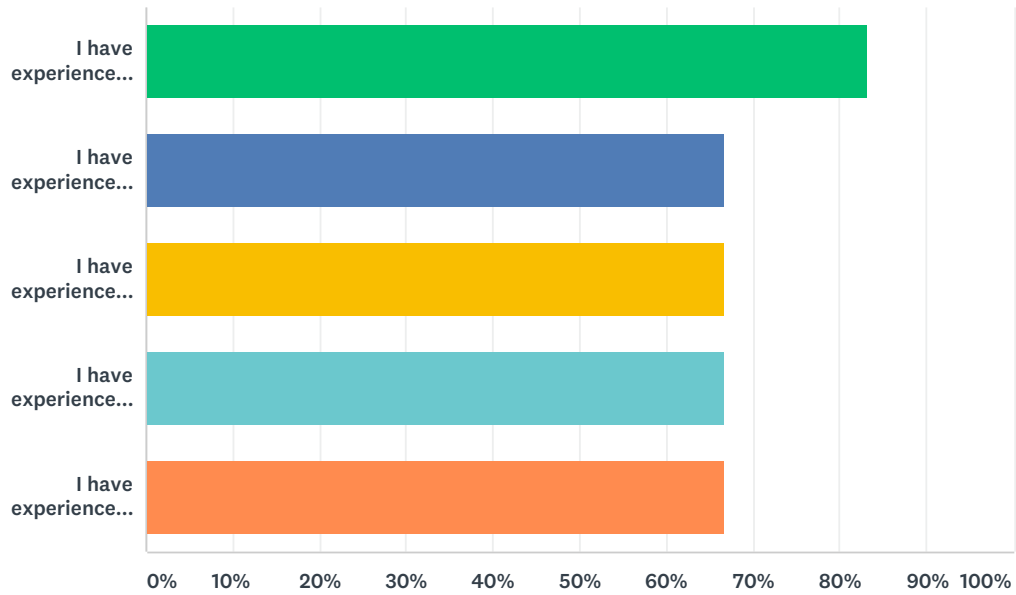


ANSWER CHOICES	RESPONSES
Live in Portsmouth	60.00% 9
Work in Portsmouth	60.00% 9
Developer	40.00% 6
Owner of business in Portsmouth	26.67% 4
Owner of a property in Portsmouth	40.00% 6
Other (please specify)	20.00% 3
Total Respondents: 15	

#	OTHER (PLEASE SPECIFY)	DATE
1	Pastor of Connect Community Church	8/23/2017 9:49 AM
2	Want to open my business here	8/18/2017 8:51 AM
3	Commercial real estate broker; Trustee of The Housing Partnership	8/14/2017 10:39 AM

Q2 If you are a developer, please click all that apply below.

Answered: 6 Skipped: 9



ANSWER CHOICES	RESPONSES	
I have experience building multi-unit residential projects	83.33%	5
I have experience building mixed-use projects (mix of commercial and residential)	66.67%	4
I have experience building residential projects with all or a portion of affordable units	66.67%	4
I have experience building rental apartments	66.67%	4
I have experience building projects in Portsmouth	66.67%	4
Total Respondents: 6		

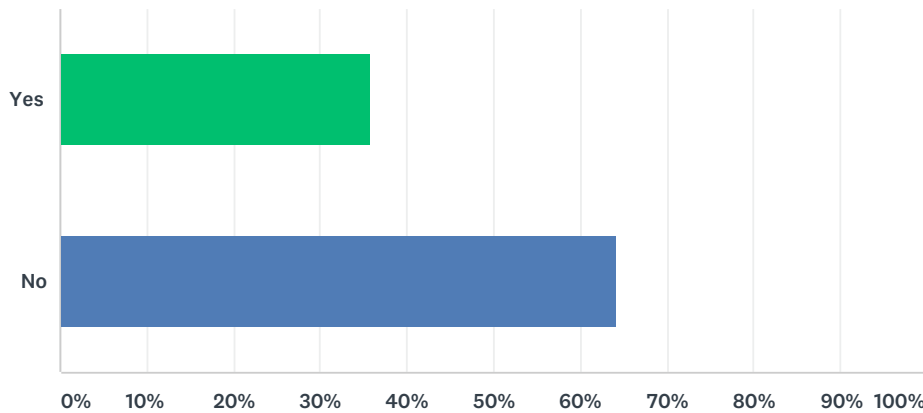
Q3 The current zoning proposes a range of housing density for different types of development. The current draft proposes an allowed density of 16 to 30 dwelling units per acre depending on the location and type of development. Based on your experience, what residential density do you think works for these areas of Portsmouth?

Answered: 13 Skipped: 2

#	RESPONSES	DATE
1	No problem with increased density	8/24/2017 10:09 AM
2	More density anywhere in Portsmouth is positive.	8/24/2017 7:34 AM
3	Perhaps a bit more.	8/23/2017 3:53 PM
4	50 per acre would be applicable.	8/23/2017 9:49 AM
5	Up to 40 residential units per acre (up to 4 stories), mixed with ground floor commercial uses and parking, along with on-site parking.	8/18/2017 6:23 PM
6	The areas are all different in character. Some could readily sustain/work with 16 to 30 dwelling units per acre. Others not - dependent also on architecture. Changing the housing density of an area could work far more readily in an already commercial area.	8/18/2017 7:04 AM
7	up to 30 units per acre	8/17/2017 1:01 PM
8	50-75	8/17/2017 10:38 AM
9	40 micro units in an acre. I think there need to be smaller and more affordable units.	8/17/2017 9:40 AM
10	24-40 units per acre	8/16/2017 1:12 PM
11	Based on my experience of 3 or 4 story wood frame construction over a first floor commercial or parking podium, I would be on the high end of the units per acre 30 to 40.	8/15/2017 12:36 PM
12	if structured parking works on the site, densities of 50-70 DU per acre should work fine.	8/14/2017 3:16 PM
13	If you want to encourage workforce housing, the density has to be at least 30 per acre, but higher densities need to be tied to workforce housing or else you will continue to get just market rate housing.	8/14/2017 10:39 AM

Q4 The current zoning proposes a maximum of 24 dwelling units per building. Do you think this is reasonable?

Answered: 14 Skipped: 1

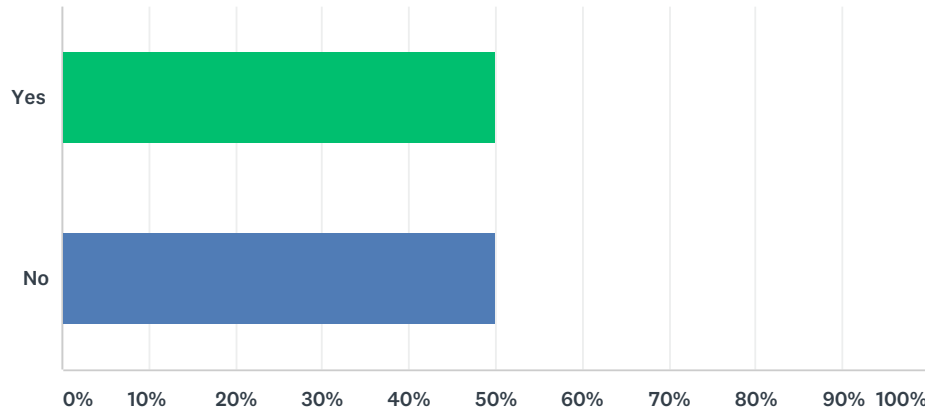


ANSWER CHOICES	RESPONSES	
Yes	35.71%	5
No	64.29%	9
TOTAL		14

#	IF YOU ANSWERED NO, PLEASE EXPLAIN.	DATE
1	Maximum number of units should really be looked at on a case by case basis. 24 doesn't seem to be a "magic number" of any sort, and I would hate to see sites not being maximized due to this limit.	8/24/2017 7:34 AM
2	Sounds about right according to what I have been advise on.	8/23/2017 9:49 AM
3	The buildings should be up to 4 stories and allow for up to 40 units. This helps defray the construction costs of bring utilities to the building, site work, access and parking costs, roofing, high efficiency HVAC and lighting systems, and also defrays the cost of high insulations R values. And a 40 unit building reduces operating costs per unit significantly.	8/18/2017 6:23 PM
4	The city needs more residential space to support the availability of jobs and level out the range of ages and classes in Portsmouth	8/18/2017 8:51 AM
5	Qualify the Yes with " dependent on location"	8/18/2017 7:04 AM
6	Larger buildings than 24 units should be allowed where appropriate.	8/17/2017 1:01 PM
7	cost of construction, land, etc. prohibits this from being economical or even possible	8/17/2017 10:38 AM
8	I think there need to be more units allowed to allow flexibility and profitability for the developers to want to build.	8/17/2017 9:40 AM
9	Efficient multi family management starts at 100 units ie staffing, infrastructure investment (elevators, amenities), unit mix options. I would encourage a higher dwelling units per building.	8/15/2017 12:36 PM
10	a typical multi unit building that allows good aesthetics, underground parking and reasonable construction costs per unit would have 8 to 16 units per floor, typically 4 floors (wood frame construction is possible up to 4 floors and is more cost effective than steel). I would recommend a maximum of 64 units/building	8/14/2017 3:16 PM
11	It is too expensive to build small buildings and keep the rents low. The failed project on Echo Ave. called for 40 units per building.	8/14/2017 10:39 AM

Q5 In order to be allowed higher residential densities (more than 12 or 16 units per acre in some locations and more than 20 in others), the proposed zoning requires that 50% of the units be Workforce Housing units (affordable to a household with no more than 100% of the area median income for ownership units and 60% of area median income for rental units). Do you think this is reasonable?

Answered: 14 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	50.00% 7
No	50.00% 7
TOTAL	14

#	IF YOU ANSWERED NO, PLEASE EXPLAIN.	DATE
1	I think it will be very hard for the developers to turn a profit without heavy incentives.	8/23/2017 9:49 AM
2	Ignoring land costs, which are high, current construction costs are very high. If the zoning allowed a mixed use building to go from 30 units/3 Stories to 45 units/4 Stories, perhaps half of the additional units could be rent/sales controlled workforce housing. Workforce housing is much needed, but the project must be profitable and fanciable. For pure residential projects, perhaps the threshold could be lower, like going from 24 units to 36 units would require 6 units of WH.	8/18/2017 6:23 PM
3	Workforce housing would obviously work better in some locations than in others. Using workforce housing to up the density in an area is wrong if it comes at a cost of negatively affecting the entire character the area and thus the tax basis/revenue for the city.	8/18/2017 7:04 AM
4	non starter, cost of development prohibits the economics of the project	8/17/2017 10:38 AM
5	It's about time.	8/17/2017 9:40 AM
6	Not in this world. It is cost prohibitive to purchase land, navigate thru planning and zoning, build to code, and still realize a reasonable profit. Having Portsmouth included w/Rochester for workforce incomes and housing values is ludicrous as well.	8/16/2017 1:12 PM
7	Based on current construction cost environment and rental rates the affordable units will be built at a loss.	8/15/2017 12:36 PM
8	in my experience, the affordability incentive only works if the requirement is 20% of the units. Units that are large enough for the required family of 4 cannot work financially at 60% of area medium income. So, you lose money on the affordable units and the proposed density bonus does not offset that and the economics don't work	8/14/2017 3:16 PM

Q6 Do you have any comments or suggestions on any other sections of the proposed ordinance? Please share below.

Answered: 8 Skipped: 7

#	RESPONSES	DATE
1	The densities and proposed affordable housing are my only questions. They both were addressed in this survey. thanks.	8/23/2017 9:49 AM
2	A design charrette that also includes developers and lenders and perhaps NHHFA to financially model potential projects would likely produce a great deal of pertinent information relative to the zoning that you are contemplating. Robin Comstock at the Workforce Housing Coalition might be able to facilitate such a charrette.	8/18/2017 6:23 PM
3	Assimilation might be a better way to handle change in some areas. Increasing housing will work as long as the housing itself fits in with the already assumed character of the less commercial areas. Obviously large new tall box buildings do not present an esthetically appealing gateway to Portsmouth in outlying areas.	8/18/2017 7:04 AM
4	affordable rental housing should be a high priority for the City. Many lower paying jobs have been created, but ALL the housing created has been high end, whether rental or for sale.	8/17/2017 1:01 PM
5	NIMBY is a problem in coming up with an economic solution that will achieve affordable and desirable housing projects. The need is not going to be met unless the economics work. Public/private projects should be considered	8/17/2017 10:38 AM
6	Stop allowing developers to build luxury condos in town. Not forever, but just for a little bit. Just take a break from that and encourage developers to build affordable housing. It's ridiculous that most of the workforce that sustains downtown can't even afford to live in town. I'm in my 20s and so few people in their 20s can afford to live in town so most of my friends live in Dover or Kittery. I think a town that prices out young people is in danger of failing soon. The luxury condos in town are never even at capacity -- Portwalk Place always has several vacancies. In a town with such a low vacancy rate, this really tells us something about the market and the fact that people don't actually want overpriced, luxury condos. Don't let Portsmouth become a city of just retirees.	8/17/2017 9:40 AM
7	The bicycle requirement was hard to understand but it seems like you need indoor storage of 1 bike per unit. We do 1 per 4 units and it is plenty	8/14/2017 3:16 PM
8	#5 is critical if you are to have housing other than market rate. Even greater densities should be allowed for a developer willing to do 100% affordable	8/14/2017 10:39 AM