

Permanent, Below-Market Housing at Sherburne

General Observations from the Selection Committee

Units of Housing

- More units of housing can be constructed if the school building can be demolished.
- Regarding the spectrum of income levels served, the proposals by POAH and Pennrose stood out. Some proposers indicated that without a financial contribution on the part of the City, there may be less diversity of housing.

Summary of housing units described in the various proposals – conceptual only- is provided below. Some firms provided multiple scenarios. “B” indicates bedroom.

	POAH	Avesta	Pennrose	PHA
*School Remains (1)	Total 82 35 1B 39 2B 8 3B	Total 113 (partial demo) 47 1B 58 2B 8 3B	Total 65 22 1B 35 2B 8 3B	Total 71 23 1B 32 2B 16 3B
*School Remains (2)	Total 80 33 1B 39 2B 8 3B			Total 108 40 1B 40 2B 28 3B
School Does Not Remain	Total 93 32 1B 54 2B 7 3B	Total 113 47 1B 58 2B 8 3B	Total 77 25 1B 42 2B 10 3B	Total 100 31 1B 41 2B 28 3B

*Both Pennrose and PHA identified that a financial contribution from the City would be needed if the school building were to be reused. POAH appeared to be able to finance the project in such a manner to allow for the school structure to be reused without financial contribution.

Additional Items of Interest

- POAH, Pennrose and PHA addressed sustainability and green elements well. It was noted that re-use of the school building would be a carbon offset.
- Proposals addressed the highway noise to a varying degree; the selection committee would like this aspect to be further discussed/addressed as part of the

City's due diligence with the preferred entity and as part of the community engagement and design process.

- There were conflicting statements among the proposals regarding the availability of Section 8 vouchers.
- There were conflicting statements among the proposals as to the availability of tax credits for retaining a historic structure.
- POAH and Pennrose appeared to have a greater depth of funding sources.
- The selection committee members by and large preferred the small structures or more "neighborhood feel" of some of the proposals, but it was pointed out that larger structures, depending on location, might help better attenuate the highway noise.

Specific Items Called out by Committee Members from the Proposals

POAH

- Non-profit entity
- Presently manage 13,000 units
- Propose to engage Portsmouth High School CTE program and Lister Academy for instructional collaboration
- Engage smaller construction companies to spread out the work. Try and keep it local
- Would pay PHA for PHA's prior work product
- Universal accessibility addressed very well
- Proposed completion date of 2028

Avesta

- Non-profit entity
- Proposed completion date of 2031

Pennrose

- For-profit entity
- 6th largest affordable housing developer in the country
- Impressive portfolio, Sherburne seems well in their wheelhouse
- Proposed completion date of 2028

PHA

- Statutorily created housing authority
- Presently manage 682 units in the City
- Various options linked to City of Portsmouth financial contribution
- Proposed completion date of November 2027