

Workforce Housing Design Charrette

Centrix Block – Dover
October 12, 2012

Presentation Outline

1. The Workforce Housing Coalition
2. Why a Charrette?
3. What is Workforce Housing?
4. Study Area: Centrix Bank Block
5. Team Approach
6. The Design
7. Recommendations
8. Questions

The Workforce Housing Coalition of the Greater Seacoast (WHC)

- A nonprofit, education and outreach initiative founded in 2001.
- Members include businesses, municipalities and housing industry professionals.
- We recognize the integral relationship between regional housing diversity and overall economic vitality.
- We offer educational events/trainings and promote policies that will increase the supply of affordable homes for our region's workforce.



What is Workforce Housing?

- **Workforce housing is modestly-priced housing that includes single-family homes, townhouses, condominiums and apartments.**
- **By Definition:**
 - *For-sale housing which is affordable to a four-person household earning no more than 100 percent of the median area income.*
 - *Rental housing which is affordable to a three-person household earning no more than 60 percent of the median area income.*
- **In 2012, this translates to an apartment renting for no more than \$1,140 per month (including utilities) or a maximum purchase price of \$277,000.**

Examples of Workforce Housing



Squamscott Block - Exeter



Bellamy Mill – Dover

Downtowns & Gateways

Examples of Workforce Housing

Mad River Meadows,
Farmington



The Parsonage Apartments, Rye

*Small Towns &
Rural Settings*

What is a charrette?

An intensive planning session where citizens, designers and others collaborate on a vision for development.

A unique opportunity to...

- Envision workforce housing developments possible under current regulations.
- Suggest modifications to current regulations to better suit workforce housing.
- Test the financial feasibility of design concepts.
- Exercise some influence over what might ultimately be proposed for the subject sites.

Dover Team Members



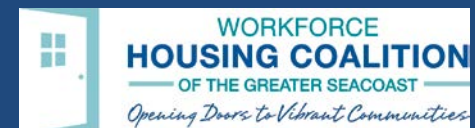


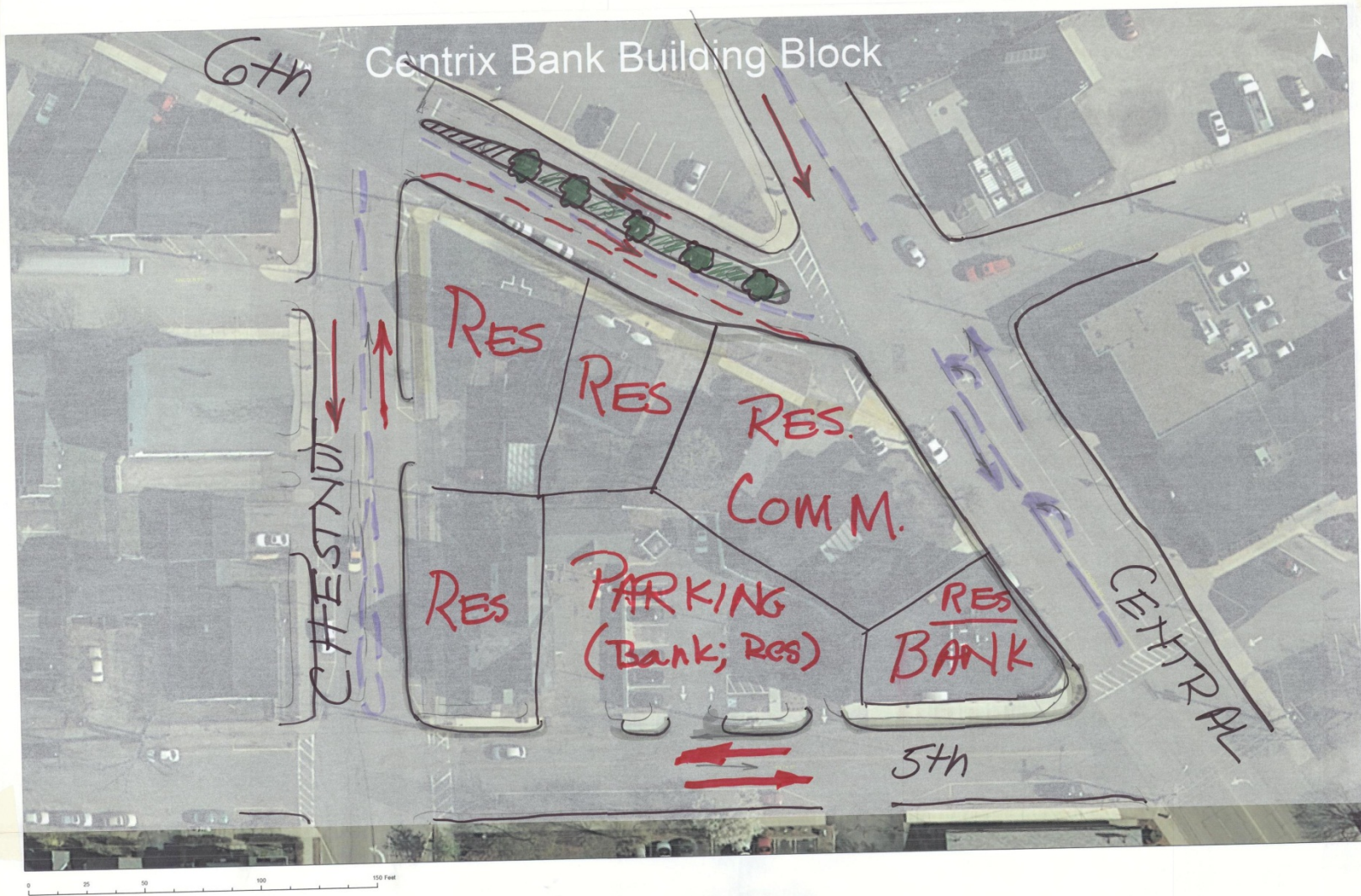
Study Area Context



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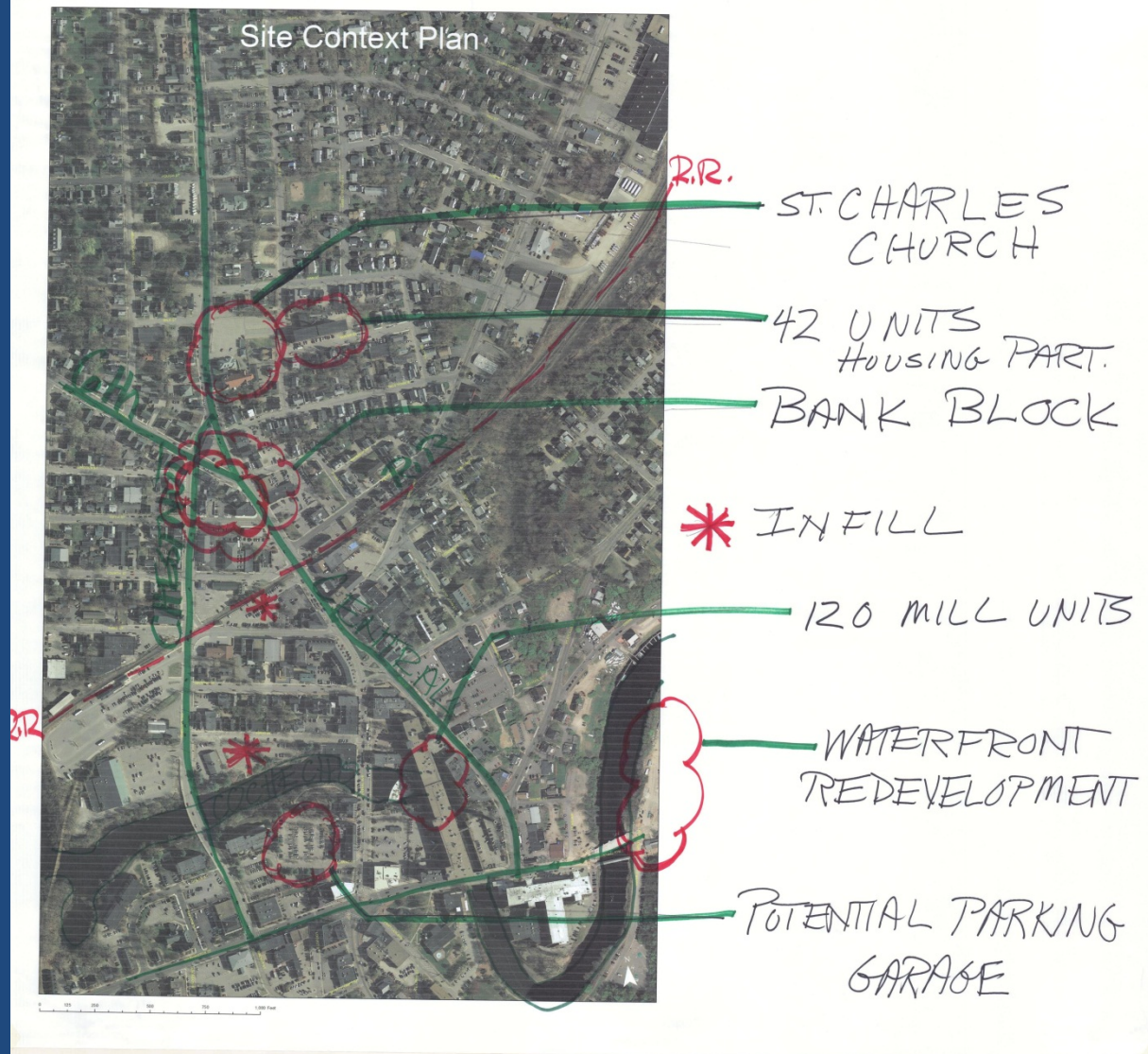
Study Area





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Study Area - Uses



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City Context



Design Concept



Phase One
1:20

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Design Concept



1:20
Ground
Floor

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Design Concept



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Design Concept

ELEVATION IMAGE

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Design Concept



Recommendations



Recommendations