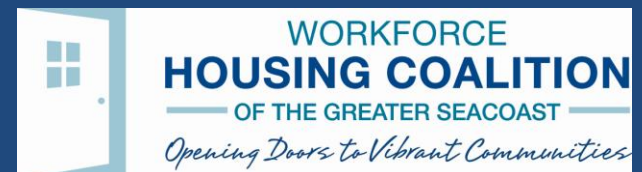




Workforce Housing Design Charrette

Centrix Block – Dover

October 12, 2012

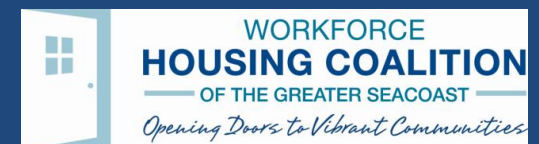


Presentation Outline

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

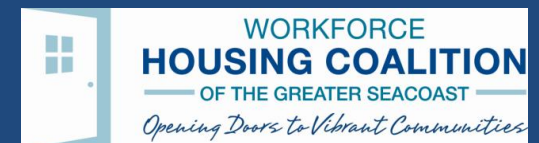
The Workforce Housing Coalition of the Greater Seacoast (WHC)

- 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



Bellamy Mill – Dover



Squamscott Block - Exeter

Downtowns & Gateways

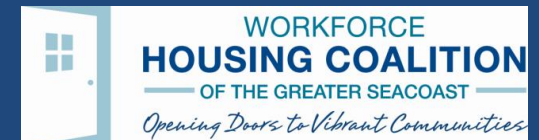
Examples of Workforce Housing

Mad River Meadows,
Farmington



The Parsonage Apartments, Rye

*Small Towns &
Rural Settings*

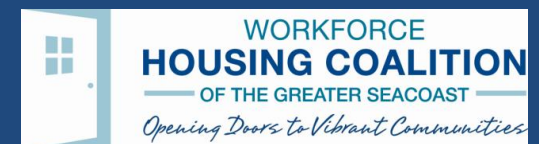


What is a charrette?

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





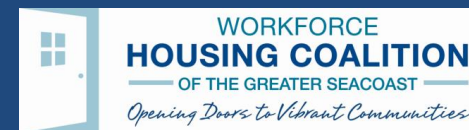
Study Area Context

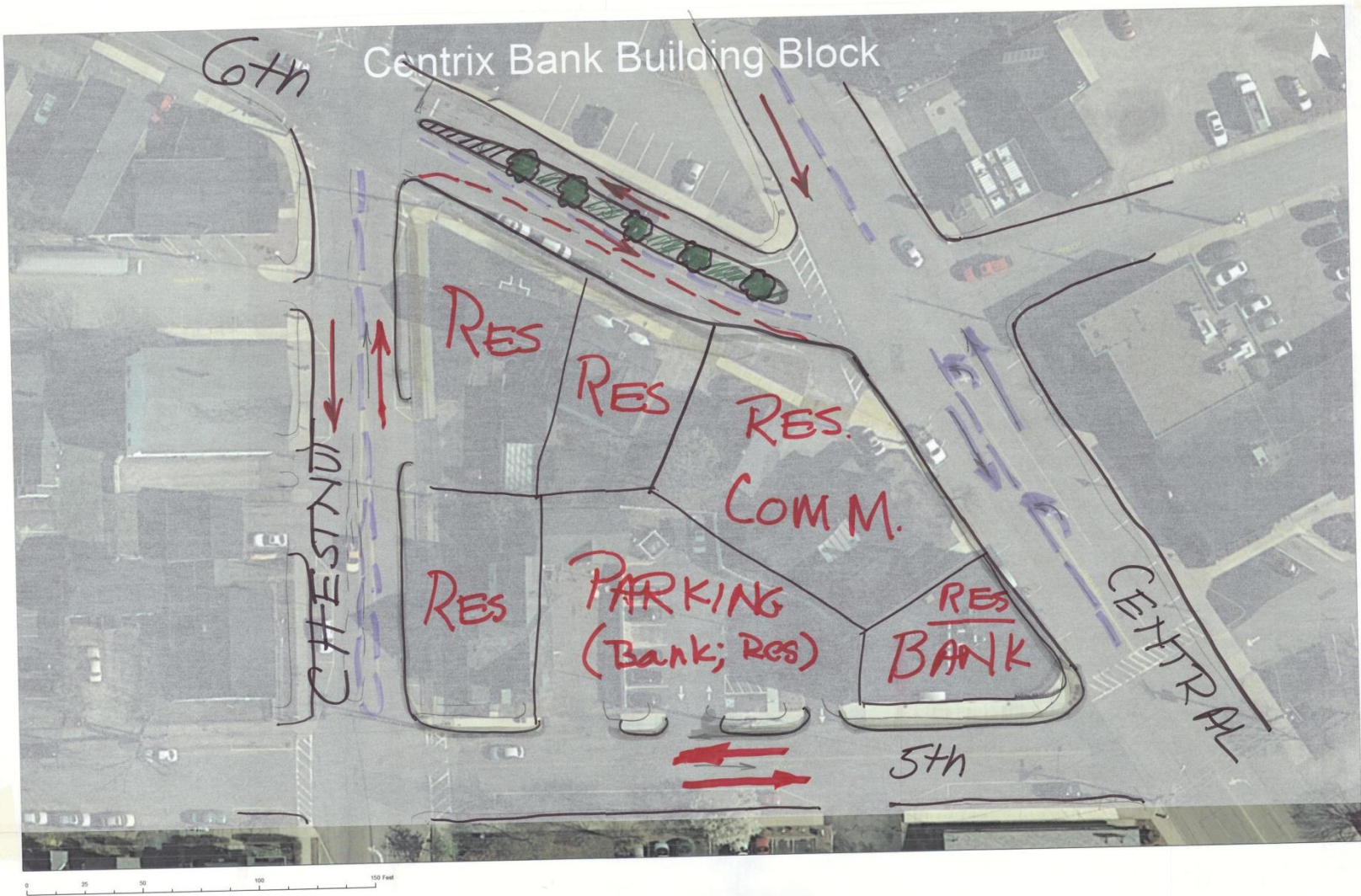
Centrix Bank Building Block



Centrix Block Charrette
October 2012

Study Area





Centrix Block Charrette
October 2012

Study Area - Uses



Centrix Block Charrette
 October 2012

City Context



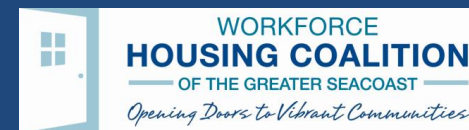
Design Concept

Centrix Bank Building Block



Centrix Block Charrette
October 2012

Study Area





1:20
Ground
Floor

Centrix Block Charrette
October 2012

Design Concept

WORKFORCE
HOUSING COALITION
OF THE GREATER SEACOAST
Opening Doors to Vibrant Communities



Centrix Block Charrette
October 2012

Design Concept



Centrix Block Charrette
 October 2012

Design Concept



Centrix Block Charrette
October 2012

Design Concept





Next Steps

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