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)


- 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

Downtowns & Gateways

Squamscott Block - Exeter
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
Design Concept
Centrix Block Charrette
October 2012

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Design Concept
Next Steps
For More Information:

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