

TOWN OF PORTSMOUTH PLANNING DEPARTMENT

Lea Hitchen
Town Planner
(401) 643-0332
lhitchen@portsmouthri.gov



Aaron Lindo
Assistant Town Planner
(401) 643-0333
alindo@portsmouthri.gov

Memorandum

TO: Honorable Town Council
FROM: Lea Hitchen, Town Planner
VIA: Richard Rainer, Town Administrator
SUBJECT: 2023 Community Development Block Grant Funding

Please add the following on the agenda for the April 10, 2023 Town Council meeting under New Business.

Title: 2023 Community Development Block Grant Program – Discussion/Action (15 minutes)

(backup attached)

Council Action Requested: Discussion/Action on participation in the 2023 round of CDBG funding for architectural, engineering and legal expenses for the 54 units of senior affordable housing proposed at 110 Bristol Ferry Road in the amount of \$750,000.

My apologies for being unable to attend the April 10, 2023 Town Council meeting. Representatives from Church Community Housing will be in attendance to explain the details and to answer questions from the Council and the public.

Background: On November 9, 2022, Church Community Housing Corporation, received Preliminary Plan approval from the Planning Board to construct Low to Moderate age restricted/55+ senior living of forty (40) one-bedroom units and fourteen (14) two-bedroom units and a new location for the Portsmouth Senior Center.

Staff Recommendation: The Planning Board will also be reviewing the 2023 CDBG grant at their April 12th meeting for local Comprehensive Community Plan compliance.

Staff supports the proposals contained in the CDBG application as it meets and complies and meets several of the goals, policies, and action items identified in the 2022 Portsmouth Comprehensive Community Plan, particularly Element 4, Housing.

The project supports the following:

POLICY H-1.2

Support and incentivize future residential development projects that result in additional affordable housing units.

TOWN OF PORTSMOUTH PLANNING DEPARTMENT

Action H-1.2f: Explore restructuring the present Senior Center site to include affordable senior housing plus the Senior Center at the same site.

POLICY H-1.4

Recognize a particular obligation to meet the housing needs of our elder population, first-time home buyers and those who are disabled or with special needs.

Action H-1.4c: Address needs of first-time buyers, special needs, or people over the age of 65 by providing information on available programs and housing opportunities in a central location.

POLICY H-2.2

Prioritize locations for affordable housing that are closely related to existing infrastructure, facilities and services.

Action H-2.2a: Identify specific sites and specific projects for the development of affordable housing, particularly those sites in close proximity to facilities and services.

The 2020 US Census confirmed that Portsmouth's aging population is likely to be a more significant issue as time moves on as over one-third of our current population is 55 years and older. Planning for housing for older residents needs to concern not only design, such as smaller units or those that are more accessible for those with disabilities, but also affordability, given many older residents are on fixed incomes. While the majority of the Town's existing "affordable" units are "elderly/senior" there is still a future projected need of over 150 units of elderly affordable housing. The intended project will produce just over 1/3 of the Town's future need of low/moderate income units for seniors. The project and application will assist in getting the Town closer to reaching our housing goals.