

## Court Street Workforce Housing Project Overview

July 14, 2020

**Project:**

Court Street Workforce Housing  
160 Court Street  
Portsmouth, NH 03801

**Developer:**

Portsmouth Housing Authority  
PHA Housing Development Ltd.  
245 Middle Street  
Portsmouth, NH 03801

**General:** New construction of multi-family rental housing in downtown Portsmouth.

**Project Description:** The proposed project is for the construction of 64 units of general occupancy housing, walkable to jobs, schools, and services in downtown Portsmouth. The four-story building will be constructed over a partially below grade parking garage and will consist of 48 one-bedroom units and 16 two-bedroom units and will include a courtyard and other common areas. The project is designed to meet the needs to the local workforce. The units will be made available to households earning at or below 30% of area median income (AMI), 50% AMI, 60% AMI and 80% AMI, or some combination of these income limits for an overall average of 60% AMI or less.

**Development Contact:** Peter Roche, consultant, Development Synergies LLC, 617-548-9137, [pjrochel@comcast.net](mailto:pjrochel@comcast.net).

**Comments:** The property is owned by Portsmouth Housing Authority/PHA Housing Development, Ltd. The Portsmouth Planning Board granted site plan approval in August 2018.

**Proposed AHF Funding:** Capital Subsidy in the amount of up to \$2,300,000 subject to underwriting by the staff and continued compliance with NH RSA:204-C and HFA 113, Affordable Housing Fund Program Rules. The final amount approved may be decreased or increased at the Authority's discretion.