



Stacey Price
Executive Director

Housing Authority of the City of Rochester

77 Olde Farm Lane
Rochester, N.H. 03867
(603) 332-4126 Fax (603) 332-0039

email: Staceyp@rhanh.org Website: www.rhanh.org

August 9, 2023

City of Rochester
Michael Scala, Economic Development Director
31 Wakefield Street
Rochester, NH 03867

Dear Mr. Scala,

The Rochester Housing Authority is pleased to submit the attached proposal to redevelop 43, 45 and 51 Old Dover Road, RFP 24-02. The redevelopment strategy of the RHA is to build two new facilities to relocate 72 residents from Wyandotte Falls and provide additional affordable housing for the Rochester community. As you will see, the site plan shows for an optional third building because we know there is a significant shortage of housing in our community.

The redevelopment of the site, based on two buildings, is projected to cost approximately \$16,000,000. Our goal for funding this project is to sell Wyandotte Falls and utilize funding from the Low-Income Housing Tax Credits which as you know are distributed by NHHFA.

We look forward to working with you and the City Council to discuss any questions or concerns relating to the proposed redevelopment of the former DPW site.

Sincerely,

Stacey Price
Executive Director





Rochester Housing Authority

Redevelopment Proposal for 43, 45 and 51
Old Dover Road

City of Rochester RFP 24-02



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**City of Rochester RFP 24-02 – Redevelopment of
43, 45 and 51**

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■

Project Narrative

NARRATIVE AND CALCULATIONS FOR POTENTIAL RHA DEVELOPMENT OF OLD ROCHESTER RD SITE (VAN ASSELT MANOR)

The city proposes to dispose of 14.37 acres, former site of the Rochester Public Works facility. The Rochester Housing Authority is excited to offer work force housing, free up potentially 72 units in the downtown, relocation of 72 units from Wyandotte Falls and provide green space. A Phase I and II has been completed by the City of Rochester. An important statement from the Environmental Engineers in the report states "there may still be residual pollutants, specifically PAHS and arsenic which may make the site unsuitable for "unrestricted" residential use." An agreement with the city should allow the RHA to further investigate the potential residential uses of the site due to these pollutants or to the perceived benefits of an increased density.

At the current allowed density (7500 sq ft/unit) the site will allow for a maximum of 83.46 (84) units. The City of Rochester, The Rochester Housing Authority and the US Department of Housing and Urban Development have been in exploratory discussions about the disposition of the 72-unit low-income housing at the Wyandotte Falls building located at 6 Bridge Street. This building started as a woolen mill in the mid Nineteenth century, converted to shoe making in the early 20th and in 1976 (date I have is in the 1980's) was converted to Public Housing for the Elderly after being preserved by the City of Rochester. In order to make the Wyandotte Falls building available for the City to purchase, the Rochester Housing Authority must find suitable housing for the current 72 tenants that live at the property.

Attached is a concept site plan by Norway Plains engineers showing potential use of the property. Two three-story buildings (shows a potential third) with approximately 36,000 square feet per building and 56 parking spaces each building. Each building houses 42 units consisting of 3-2 bedroom units and 39-1 bedroom units. 72 of those units will be automatically rented by the current residents of Wyandotte Falls which frees up 72 units at Wyandotte Falls for the City to decide what to do with the facility. The units are intended to be occupied by families. Given the City's need for affordable housing, the RHA proposed a third building to add an additional 42 units, but those units would require a variance based on the current density.

Proposed Management Structure



Operation/Management

The proposed development will be owned by a limited liability partnership consisting of a subsidiary of the Rochester Housing Authority and a limited partner providing the LIHTC funding. The management will be by the Rochester Housing Authority with the agreement of the limited partner. At the end of 15 years compliance period for the low-income housing tax credits, the Rochester Housing Authority or its subsidiary will exercise its rights under the Right to First Refusal requirements of the LIHTC program to take over complete ownership of the development.

The RHA utilized the Low-Income Housing Tax Credit (LIHTC) program in 2002 to develop its first affordable housing community, since 1976. In 2006, the RHA saw potential in a much larger development of the historic Encore Shoe Factory located on Columbus Avenue. Given the complexity of the rehabilitation of this building and the vision to provide affordable housing to the Rochester community, the RHA kept some of the historic features of the building which can still be seen today.

In 2012, the RHA worked in cooperation with the City of Rochester and the NHBFA to assist with the redevelopment of the former Kline property under the provisions of Chapter 205 and Chapter 203 of the New Hampshire Revised Statutes Annotated. The Redevelopment included extending public infrastructure and extending public utilities to the property.

In the late 2000's the RHA received a generous donation of land located on Brock Street with a former use of a junk yard. This site was difficult to construct given the environmental impact of its former use. The RHA had a vision for this property to provide affordable housing to low-income seniors, built into the hillside to match the surrounding homes in the area. In 2013, the RHA opened its new facility utilizing the LIHTC program and project-based vouchers authorized by HUD to subsidize the rent for the low-income seniors.

In 2014, the RHA partnered with a local developer to develop what is now known as the Arthur H. Nickless, Jr. Housing for the Elderly property. This building provides affordable housing for Rochester's seniors and provides service coordination for local services in our community. In 2017 the RHA utilized project-based vouchers administered by the New Hampshire Housing Finance Authority to provide subsidy for 13 elderly residents.

In 2022, the RHA purchased the former Knights of Columbus building, located at 250 Columbus Avenue with a goal to create additional workforce housing for the Rochester community.

Development and Management

ROCHESTER HOUSING AUTHORITY Development Activities - LIHTC

The Rochester Housing Authority (RHA) since 2002 has been involved in four (4) affordable housing projects in the city of Rochester using equity raised through the Low-Income Housing Tax Credit ("LIHTC") program under Section 42 of the Internal Revenue Service. The projects provide 106 units of affordable housing. This memo is a summary of how the four projects are structured.

The RHA was the sole sponsor/developer in the first three projects and co-sponsor with a private developer in the fourth. Both Emerson Court and Linscott Court have completed the respective 15-year compliance periods and the RHA wholly owns both partnerships.

The four affordable housing projects:

Emerson Court Apartments – 12 units of Workforce Housing
(4 two-bedrooms and 8 three-bedrooms)

Location: 31 Emerson Avenue, Rochester, NH 03867

Two buildings with 6 units in each building. Each building has two one level handicap-accessible units at the ends and four town house style units in each building.

Partnership is wholly owned by RHA

Linscott Court Apartments – 58 units of Workforce Housing
(5 One-Bedrooms, 50 Two-Bedrooms and 3 Three-Bedrooms)

Location: 20 Columbus Avenue, Rochester, NH 03867

Large high-rise building with four levels.

1st Floor – 13 units with 7 first-floor units have direct outdoor access

2nd Floor – 15 units

3rd Floor – 15 units

4th Floor – 15 units

*Has Community Room

Partnership is wholly owned by the RHA

Marsh View Housing for the Elderly – 62+
(12 One-Bedrooms Elderly Housing)

Location: 194 Brock Street, Rochester, NH 03867

1st Floor – Open garage and storage

2nd Floor – 6 units

3rd Floor (direct access to Brock Street) - 6 units

*Has Community Room

Arthur H. Nickless, Jr., Housing for the Elderly 62+
Location: 19 Glenwood Avenue, Rochester, NH 03867

1st Floor 8 units

2nd Floor – 8 units

3rd Floor – 8 units

*Has Community Room

In addition to the Workforce housing and elderly housing listed above, the RHA also owns and manages 232 public housing units. These units have very strict regulations which the RHA must comply with annually. The public housing properties are as follows:

Cold Spring Manor – 60 units of family housing located 143, 149, 153 Brock Street, Cold Spring Circle, and 5 & 15 Emerson Avenue.

Wellsweep Acres – 76 units of elderly and disabled housing located on Olde Farm Lane and Wellsweep Circle.

Bldg.'s 58 & 71 Olde Farm Lane have 4 units with direct access

Bldg.'s 68, 72 and 78 Olde Farm Lane have 6 units with both end units having direct access and the four interior units having shared access

Bldg.'s 17 & 21 Wellsweep Circle have 4 units with direct access

Bldg.'s 4, 6, 10, 14, 15 and 24 have 6 units with both end units having direct access and the four interior units having shared access

*Has Community Room

8 & 10 Magic Avenue, East Rochester – 12 units of elderly and disabled housing located on Magic Avenue in East Rochester.

Two buildings with 6 units in each building. Each building consists of two end units with direct access and four (4) interior units with a common entry door.

13 & 15 Felker Street, Gonic – 12 units of elderly and disabled housing

Two buildings with 6 units in each building. Each building consists of two end units with direct access and four (4) interior units with a common entry door.

Wyandotte Falls – 72 units of elderly and disabled housing located at 6 Bridge Street.

Large mill building, A building and B building connected by a small corridor on the 3rd and 4th floor.

*Has Community Room

The RHA has also partnered with other organizations including the City of Rochester to provide management and maintenance. The other management activities of the RHA are as follows:

250 Columbus Avenue – Vacant building currently being investigated for future development.

2 St. James Terrace – Single family home managed for the City of Rochester.

22-24 Academy Street – 4 two-bedroom apartments, owned by the Community Action Partnership of Strafford County. This project has four project-based vouchers administered by NHHFA and houses persons who were chronically homeless.

Gafney Home- The RHA is currently working with the Community Action Partnership of Strafford County to provide management and maintenance for this project after the renovations are completed. The RHA worked with CAPSC during the application phase for LIHTC to secure funding from NHHFA for the LIHTC program.

Development Team

Housing Authority of the City of Rochester
77 Olde Farm Lane
Rochester, NH 03867
Stacey Price, Executive Director
staceyp@rhanh.org
(603) 332-4126 Fax (603) 332-0039

Karl Van Asselt
Special Projects Director
77 Olde Farm Lane
Rochester, NH 03867
vanasselt@aol.com

Otis E. Perry
Consultant
1 Princeton Way, Apt 116
Dover, NH 03820
(603) 749-2742
Oep10@comcast.net

John Sullivan
Capital Fund Manager
77 Olde Farm Lane
Rochester, NH 03867
johns@rhanh.org

Commissioners:

Mark Hourihane, Chairman
Robert "Cider" Berry, Vice-Chairman
Janet Davis, Secretary
Christine McCluskey, Commissioner
Theresa Tillman-Nance, Commissioner

Architect:

PortOne Architects
959 Islington Street
Portsmouth, NH
(603) 436-8891
Evan Mullen: evanm@portonearchitects.com

Stacey Price
36 Squire Lane, Unit 4
Rochester, NH 03867
US

E Stacey@rhanh.org
P 207-467-0192 (Cell)
P 603-332-4126 (Office)

Experience

2009-Current Rochester Housing Authority, Rochester, NH
Executive Director

- Serve as principle advisor to the RHA Commission on all RHA administrative and housing matters
- Recommend policies and procedures to RHA Commission
- Responsible for all RHA employees and their work performance
- Administer personnel policies and rules and regulations
- Serve as RHA liaison with all Federal, State and Local Agencies
- Responsible for administration of all RHA housing programs and program procedures
- Planning development of long and short goals for RHA
- Prepare and manage the RHA budget in excess of \$3 million dollars
- Prepare and manage budgets for all managed properties, in excess of \$1 million dollars
- Planning and construction of new affordable housing communities
- Prepare and manage budgets for all managed tax credit properties
- Strategic Planning
- Emergency preparation planning
- Staff Coordination
- Development of new projects

2014 – 2017 Board of Directors, Strafford County Meals on Wheels
Board Member

- Assist with Policy Development
- Provide guidance to Executive Director
- Approval of budgets
- Assist with fundraising

2013 – 2015 Vice President, New Hampshire Housing Authorities Corporation

- Assist President organize quarterly meetings
- Conduct quarterly meetings in President's absence
- Assist with coordinating biennial housing conference

2011 – 2013 Secretary, New Hampshire Housing Authorities Corporation

- Maintain accurate meeting minutes for quarterly and special meetings
- Annually obtain and file membership Officer Election results
- Keep accurate email listing of all members and honoree members

1998–2001 Roberge Paving & Construction Rochester, NH

Bookkeeper

AR & AP

Prepare proposals

Prepare year end reports for accountant

Ordering supplies

Balancing accounts

One Write Plus Program

1999-2001 White's Brook Apartments Pittsfield, NH

Community Manager

Start up property for new owners

Night management and maintenance

Train new employees

Manage maintenance staff

Ordering supplies from different vendors

Certifications

Housing Choice Voucher Specialist

Tax Credit Training

Business management

Advanced Computer Apparatus certificate

Karl A. Van Asselt
17 Fairchild Drive
Durham, NH 03824
603-868-6353
Vanasselt@aol.com

Summary of Qualifications:

Full responsibility for management of public, non-profit agencies. Reorganized and directed a Public Housing Authority, substantially increasing the number of units and programs under the Housing Authority's jurisdiction. Developed and directed a unique, six-state program and service organization for New England local governments. Received regional and national recognition and awards for work performance and agency results.

Professional Background:

2010- Present: Director of Special Projects- Rochester Housing Authority

1983-2009: Executive Director of the Rochester Housing Authority

1971-1983: Executive Director for New England Municipal Center

1965-1971: Assistant Director for League of Oregon Cities

Education:

Western Michigan University- received B.A

Washington State University- received M.A

Related Information:

Extensive work experience with federal, state and local governments, private and non-profit groups as well as private corporations and foundations; fundraising from public and private agencies; program development, design and evaluation; and agency personnel and finance management.

RESUME

OTIS E. PERRY

1 Princeton Way, Apt 116
Dover, New Hampshire 03820

Telephone: cell (603) 749 2742

Married Three adult Children 82 years old

Education: B.A. cum laude 1968, The University of New Hampshire
Major field: Geography
M.S. 1971, The University of New Hampshire
Major field: Resource Economics

Installed PV Solar system on private residence 2018.

Relevant Employment and Experience:

3 year veteran of the US Army

Oct 1971 to June 1978 Planner and Assistant Director at SE NH Regional Planning Commission

Aug 1978 to Feb 1981 Plumber with GG Noury P & H

Sep 1980 to Jan 1981 Part time planner with Thorsen Group Portsmouth NH - Land use Planning Consultants.

1984- 2008 Owner GF Property Management. Market housing and condominium association management. Managed up to 120 units for absentee owners and condominium association.

1984- 1995 Partner in a small handyman construction company. Construction small buildings, renovations to houses specializing in historic renovations. some new construction.

Licensed Real Estate Broker NH 1983 - 2017.

Feb 1981 to 2022: Modernization Activities for Public Housing Authorities.

Dover Housing Authority 1981 to 2012 - Total value of work \$22,987,000.

Managed Comprehensive Grant Program 2/81 to 2/84 as a fulltime employee.
The program involved \$2.47 million in Capital Improvements to Mineral and Whittier Parks.

From 2/84 to 2012 – Consultant managing the capital Improvements program under all its iterations: Modernization, CIAP, Comprehensive Grant, and Capital Fund.

The work for all the programs involved securing approval from HUD for planned improvement activities (for CIAP and Modernization, securing the funding), tracking the

budgets ensuring that funds were obligated and spent within the time requirements, securing design assistance when necessary, supervision of the bidding process, selection of the contractor, supervision of the construction contract - including change orders and quality control, contract close out, while making periodic reports to the Executive Director and Board of Commissions.

The projects Completed include:

- New roofs on all buildings owned by DHA
- New heating systems or major modifications in all buildings
- Construction of 30 new units for elderly at Bois Terrace
- Renovation of St John's Methodist Church into 30 units of housing for the elderly
- New siding on Mineral and Whittier Parks
- New window systems at all buildings
- Lead Based Paint identification and abatement at Mineral and Whittier Parks
- Parking lot and street repairs at most developments
- Landscaping and drainage improvements at most developments
- Rewiring of the buildings at Mineral Park
- New bathrooms at Mineral and Whittier Park
- New floors at Mineral, Whittier, and Niles Parks
- Head Start Center construction
- Construction of Seymour Osman Community Center
- Addition to SOCC
- Construction of Maintenance Building
- Construction of two additions to Main Office
- Reconstruction of Niles Park Community Center
- New front and rear doors at Mineral and Whittier Parks
- Balcony renovations at Waldron and Central Towers
- Conversion of 14 units to be handicapped accessible.
- Energy Improvements using two Energy Services Contracts

Rochester Housing Authority -

Modernization Consultant from September 1991 to present. The work was similar to that for DHA listed above. Total value \$12,943,875

Projects completed include: (some projects are going thru their second iteration, such as Roofs at WSA and pavement improvements at CSM)

- New roofs at Well Sweep Acres (twice), Cold Spring Manor and Wyandotte Falls Millworks
- Kitchen renovations at WSA and CSM
- Parking Lot and street improvements at WSA and CSM
- Renovations to the main office
- Heating system renovations all developments
- Re-siding WSA, CSM
- New windows & roof at Wyandotte Falls
- Renovations to Roberge Community Center
- New entrances at WSA and CSM

Replace all aluminum wiring at WSA with copper
New Electric entrances at CSM and WSA
Accessible entrance at Wyandotte Falls
Conversion of 9 units to be handicapped accessible all developments
Construct Head start center/community Building
Construct Maintenance Building
Energy Improvements using Energy Services Contract
Emergency Site repairs after flood at Wyandotte Falls Millworks
Parking Lot paving and repairs WFMW
Exterior light replacement WFMW
Window replacement WFMW
New Roof WFMW
Canopies over rear entrance doors WSA and CSM
Bathroom vanities and sinks at WSA
Replace Smoke detectors with combined detectors all units
Repair bathrooms at CSM
Replace electric load centers CSM
Expand and reconfigure Parking Lot at Magic Ave East Rochester

Casual consultant to Rochester Housing Authority Housing issues

Dover First Parish Church - Member of Building Uses Committee investigation possibility of subsidized low income housing on one property. Investigating possible uses of PV Solar on buildings.

Newmarket Housing Authority - Installation of new boilers, new roofs, new plumbing, office addition all done under Modernization program guidelines.

Waterville Maine - Development of Lead Based paint inspection and abatement protocol as sub to Right Trak Design.

Strafford County CAP - Development of 26 units of Supportive Housing for Elderly (202), Head Start Education Center in Milton NH,

LIHTC Developments:

In addition to Public Housing Modernization, I managed the applications for five completed on-going Low-Income Housing Tax Credit projects including design concept, application for credits, construction supervision and final close out. A total of 82 units of family housing. Total project value \$35,600,000.

Emerson Court 12 family units developed in 2002/03 converted in 2017

Linscott Court apartments 52 units of family housing in a renovated shoe manufacturing building 2011.

Marsh View Housing 12 units of housing for elderly all project-based section 8 units, 2014.

Arthur Nickless Housing 24 units for the elderly 2016/17

Apple Ridge Phase I 34 units of family housing in Rochester, Phases II and III are in the works an additional 68 units.

Schools/Training

Hydronics Institute, Residential Hydronic Heating School 1982
NAHARO LBP Guidelines familiarization course Aug. 1990
NAHARO LBP Testers/Inspectors Course Oct. 1990
Georgia Tech LBP Guidelines familiarization course Nov. 1991
Georgia Tech/Dover NH Maintenance workers familiarization training Nov. 1991.
US Department of HUD Training on the Comprehensive Grant Program - spring 1992
US Dept. of HUD/NAHARO Training for Implementation of HOPE Grants and Empowerment of Residents of Public Housing Developments. Oct. 1992.
Low Income Tax Credit Management Course 16 & 17 June 1998 - Certified Tax Credit Compliance Professional.
NAHARRO - Contract design and management for Public Housing Authorities. August 1998.
REACT Training December 2009.
On line refresher courses in NH Real Estate law and practices every 2 years.

Public and Volunteer Experience:

Past

Ten Years as Dover City Councilor, 2 years Deputy Mayor
Four years Dover Planning Board
5 Years Dover Cemetery Commission
McConnell Center Use Committee Chairman 1 year
Member Parking Garage/Police Station construction oversight committee.
Member Legislative Study Committee on Tidal Electric Power Generation
Member legislative study Committee LBP
Member Rate Payers Advisory Commission, Chair 2011/2012
Member of the Board of Trustees of the NH Farm Museum 1974 to 2011, 2018-2019. President - 2010/11
Member Board of Directors Amare Cantare Chorus 2015 to 2019
Member Dover Energy Commission - Vice Chair 2017-2021

Currant

Member Dover Cochecho Waterfront Development Committee
Member of Ad Hoc Stormwater Utility study committee 2020-2023
Member of the Dover Zoning Board of Adjustment, Vice Chairman
Member Dover Utilities Commission, 7 years, 3 as Chairman
Member Dover Heritage Commission - Chair (2017/18)

JOHN SULLIVAN

2058 Wakefield Rd. Sanbornville NH · 978 578-0330

Sully0082010@yahoo.com ·

Reliable and knowledgeable construction and maintenance supervisor. Currently the Capital Funds Manger for the Rochester Housing Authority

EXPERIENCE

2022 – TO PRESENT

CAPITAL FUNDS MANAGER, ROCHESTER HOUSING AUTHORITY
MANAGE CONSTRUCTION PROJECTS, WRITE CONTRACTS, ASSIST WITH DEVELOPMENT PROJECTS, SOLICIT, AND WRITE BIDS, REQUEST FOR PROPOSALS, AND REQUESTS FOR QUALIFICATIONS.

2016 –TO 2022

MAINTENANCE SUPERVISOR, ROCHESTER HOUSING AUTHORITY
RESPONSIBLE FOR THE DAY-TO-DAY ACTIVITIES OF THE HOUSING AUTHORITY. MAINTAIN AND REPAIR BUILDINGS FOR THE HOUSING AUTHORITY. PREPARE UNITS FOR RENTING. SUPERVISE AND PARTICIPATE IN SNOW REMOVAL AND GROUND MAINTENANCE. COORDINATE WITH OUTSIDE CONTRACTORS FOR LARGE SCALE OR CAPITAL FUNDS PROJECTS.

2001-2016

Carpenter/Painter, Building Mechanic, Suffolk University, Boston, MA.

MAINTAIN AND REPAIR BUILDING SYSTEMS, HVAC, ELECTRICAL AND PLUMBING SYSTEMS. SNOW REMOVAL AND LANDSCAPING. EQUIPMENT REPAIR, PREVENTATIVE MAINTENANCE, PAINTING AND CARPENTRY. ON CALL RESPONSIBILITIES. COMPLETE WORK ORDERS IN A TIMELY MANNER. RESPONSIBLE FOR INVENTORY OF SUPPLIES. MANAGE CONSTRUCTION PROJECTS WORK IN CONJUNCTION WITH OTHER TRADES TO COMPLETE PROJECTS.

1999-2001

Carpenter/Painter, ONEIL CONSTRUCTION, Beverly, MA

GENERAL CONSTRUCTION, FRAME TO FINISH. SUPERVISE PAINTING PROJECTS.

Construction Worker, Equipment Operator, CDL Driver, Edwards Construction, Effingham, NH.

ESCAVATION AND CONSTRUCTION. INSTALLING CONCRETE FLOORS AND FOUNDATIONS. HEAVY EQUIPMENT AND CLASS B TRUCK DRIVER. MAINTAINED ROADS SUMMER/WINTER MAINTENANCE IN THE TOWN OF EFFINGHAM, NH.

▪ **Firm Member**

Evan Mullen Associate AIA
Director - Operations and Project Management



▪ **Education**

Boston Architectural College: Masters of Architecture - 2013
University of New Hampshire: B.S. Business Admin. - 2004

▪ **Affiliations**

American Institute of Architects (AIA) - Associate Member
NCARB Licensing Advisors
NH Architects & Engineers Emergency Response Team
Piscataqua Savings Bank - Board of Corporators
White Pine Programs - Board of Directors



▪ **Honors & Awards**

Alfred T. Granger Fellowship Award - 2011
NCARB Think Tank Appointee - 2013

▪ **Recent Projects**

- Somersworth Fire Department - Somersworth, NH
- Barrington Town Hall - Barrington, NH
- Dover Facilities, Grounds & Cemeteries - Dover, NH
- Mittersill Performance Center - Cannon Mountain
- Kittery Fire Department - Kittery, ME
- N.E. Sports Hub - Somersworth, NH
- Homeless Shelter - Strafford County - Rochester, NH
- Hudson Fire Department - Hudson, NH
- Portsmouth Fire Department #3 - Portsmouth, NH
- Hopkinton Fire Department - Hopkinton, NH
- Hopkinton DPW - Hopkinton, NH
- Londonderry Fire Department - Londonderry, NH
- Coldwell Banker Real Estate - New England Region
- Seacoast Mazda - Portsmouth, NH
- Sig Sauer - Newington / Rochester, NH



▪ **Design Philosophy**

Designing buildings where people live or work requires a conscious effort in creating healthy, functional spaces that meet our needs today and in the future.



Proposed Project Funding Mechanism



AFFORDABLE HOUSING



Financing for the project.

1. As the acquisition of the property is dependent upon all the parties concerned coming to an agreement for the disposition of the Wyandotte Falls building at an agreed upon Fair Market Price as required by the Department of Housing and Urban Development. That is where to start. The most recent quote fair market price has been \$5,000,000. A formal commercial appraisal will be conducted per HUD requirements which could come in higher or lower than the recent quoted value.

Acquisition and Development Cost:

Acquisition

Construction budget based on \$200/sq ft constructed for two buildings, parking spaces and landscaping: \$14,400,000

Soft Costs: based upon Low Income Housing Tax Credit funding:

Application fee	\$100,000
Legal	\$150,000
Appraisal	\$20,000
A/E	\$1,200,000
Consultant	\$50,000
Total Cost	\$15,920,000

Sources

Wyandotte Falls Sale	\$5,000,000
Low Income Housing Tax Credits	\$10,920,000

Time Line: This is very tentative.

1. Submit Proposal to the City of Rochester Wed 8/9/23 start of process
2. City of Rochester review - October 2023
3. Settle issue of WFMW - March 2024
4. Third building decision March 2024
5. LIHTC Pre-Application Submission – June 2024
6. Final LIHTC Application Submission – September 2024
7. LIHTC Commitment – November 2024

8. Bid Construction – April 2025
- 9.. Final design and Building - September 2024
10. Construction completion – March 2026



Green Space

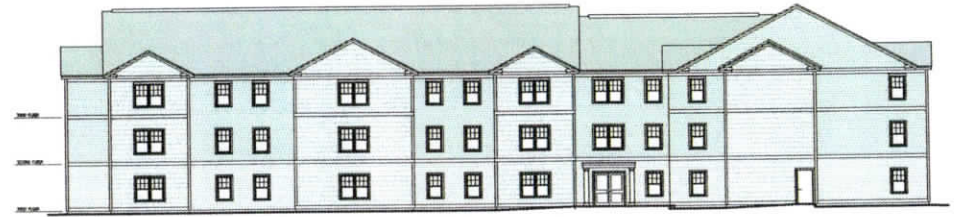
Site Plan



Site Plan / Green Space

The goal of the RHA is to maximize the number of units we can develop on the site given the current density requirements. The proposal shows three buildings, but you will note the third building is optional due to a variance requirement. Each building will consist of 42 units broken down primarily of one-bedroom units. Based on the experience of the RHA, we are finding that one-bedroom units are in demand for our aging population.

The proposed drawing shows the lower lot available for greenspace. We envision this area to be open for the tenants and citizens of Rochester to utilize. Given the proximity of the Cochecho River, adding a kayak launch so people can enjoy the river could be added. A small park with open green space for people to have picnics is something that could also be provided.



CONCEPTUAL ELEVATION



COCHECO RIVER

Third building and associated parking subject to variance

TAX MAP 136, LOT 76
BOOK 897, PAGE 274
AREA:
7.2 ACRES

Greenspace to be maintained
for access by City residents

TAX MAP 136, LOT 77
BOOK 426, PAGE 276
AREA:
225,073 SF
6.12 ACRES

TAX MAP 132, LOT 36
BOOK 1376, PAGE 483
AREA:
80,663 SF
1.85 ACRES

132/37
EXISTING
BUILDING

AREA
PAVED

132/38

132/39

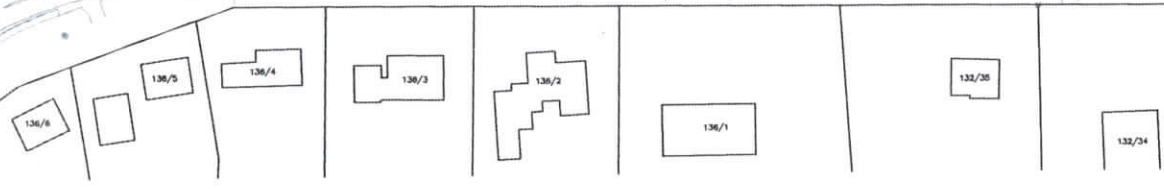
SPAULDING TURNPIKE
EXIT 11 OFF RAMP

WOODEN BIRCH FENCE

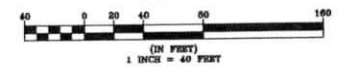
36"
POST

22"
POST

OLD DOVER ROAD



RESIDENTIAL SITE SKETCH
TAX MAP 136, LOTS 76 & 77 AND
TAX MAP 132, LOT 36
43, 45 & 51 OLD DOVER ROAD
ROCHESTER, NH
GRAPHIC SCALE

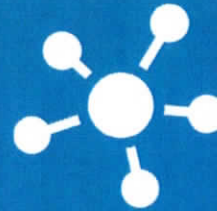


CONCEPTUAL SITE PLAN

Relevant Information



Experience



Focus



Relevant Information

The Rochester Housing Authority continues to work diligently with the US Department of Housing and Urban Development to find ways to dispose of Wyandotte so the City may purchase the property and have control over its future use. To complete this momentous task, as stated earlier, the RHA must have suitable housing for the tenants who currently reside at Wyandotte Falls per HUD regulations.

Given the proximity to the downtown, we feel as though this property would be a great location for the new development. As many of you know, the RHA has researched sites throughout Rochester and have not found any that were suitable to provide the necessary space to develop a large enough building to relocate these residents.

Another important note to mention is the potential of a third building to add an additional 42 units of Workforce Housing to the site while keeping green space in mind. The goal for this development is to create some type of kayak launch, park or playground that can be used by the Citizens of Rochester and the residents of Van Asselt Manor.

PROPOSAL FORM

CONTACT INFORMATION
RFP # 24-02

Legal Business Name: Housing Authority of the City of Rochester
Address: 77 Olde Farm Lane
City: Rochester **State:** NH **Zip:** 03867
Primary Contact: Stacey Price
Primary Phone: 603-332-4126 **Mobile:** 207-467-0192
E-mail: Staceyp@rhanh.org

Authorized Signatory:

Print Name and Title Stacey Price, Executive Director

Signature: Stacey Price **Date:** 8/8/2023