

Is the Town giving up land?

No. The Town will continue to own the land. The development will proceed under a long-term ground lease with CCHC.

Is the Town losing control?

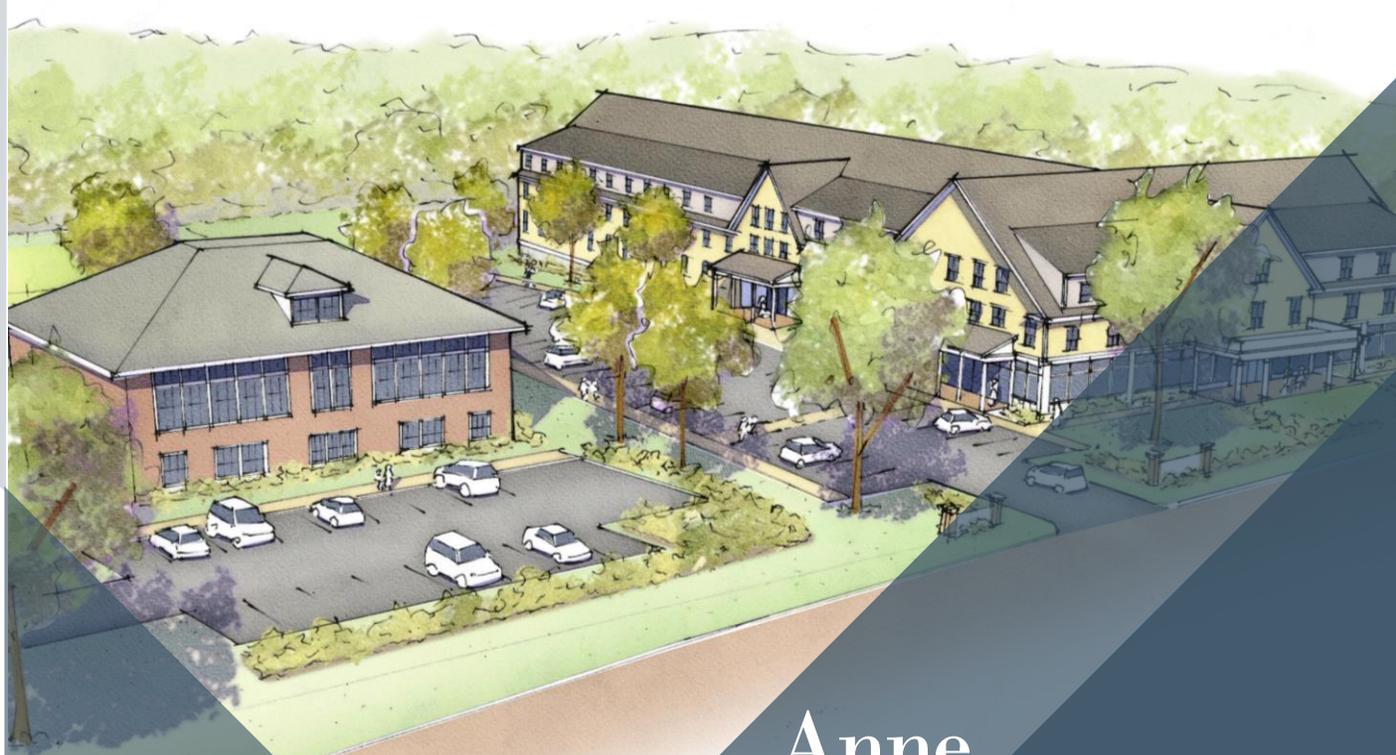
No. The Town will own the proposed Senior Center condo and lease the space to the Senior Center; the same arrangement that currently exists. CCHC would enter into a long-term service agreement with the Senior Center to give them control over the rest of the Senior Center Space

Will Portsmouth tax payers be on the hook for this development?

No. This \$10+ million development would put the property onto the Town’s tax rolls. Currently, the property generates \$0 in tax revenue and the Town is responsible for maintenance and repair costs.

Will all of the affordable housing be for seniors?

Yes. All of the affordable housing (54 apts) will be reserved exclusively for seniors (55+ min). The former school building may be converted into market-rate family condos in order to save one of New England’s remaining historic school houses.



Anne
Hutchinson
School
Redevelopment
Master Plan

Saves the Senior Center

Provides new state of the art facility larger than existing center on same site with increased amenities.



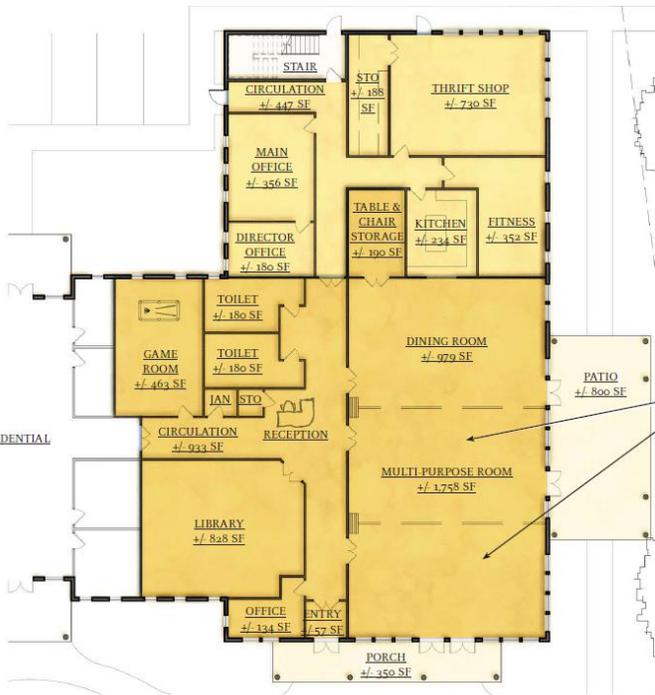
Church
Community
Housing
Corporation

Portsmouth Senior Center Re-Development.

Featured to the left is a proposed floor plan for the new Portsmouth Senior Center. All original programming space will be maintained and enhanced with state-of-the-art features and finishes. The light yellow section will be owned by the Town of Portsmouth and leased to the Portsmouth Senior Center. Programming management of the entire space, both light and darker yellow areas, will be provided by the Portsmouth Senior Center through a long-term service agreement.

50+ Units of Affordable Senior Housing

Portsmouth, like many communities across the country, faces a shortage of quality, affordable housing for seniors. The proposed redevelopment addresses this need while saving the Senior Center from relocation and/or temporary closure. Both tenants and the Senior Center benefit from housing integrated with programs and services.



Preservation of Historic Schoolhouse and Ballfield

Church Community Housing plans to convert the former Anne Hutchinson Schoolhouse into market-rate condos as part of an effort to preserve one of New England's remaining historic schoolhouses. Any proceeds from condo sales would be reinvested into the Senior Development. Additionally, the proposal preserves and relocates the onsite ballfield to foster community between children and seniors.



110 BRISTOL FERRY RD - SENIOR CENTER & AFFORDABLE SENIOR HOUSING

SITE PLAN & UPPER FLOOR PLANS

SEPTEMBER 9, 2021

SCALE: 1"=80'-0"

0 25 50 75 100

