

With a new director at the helm, 2018 was a year of transition for the Workforce Housing Coalition of the Greater Seacoast. In the spring, we made a big change by moving into the Regional Economic Development Center of Southern NH (REDC)'s Raymond office. Our new strategic partnership is a way to increase the Coalition's efficiency and impact, while bolstering the REDC's affordable housing goals outlined in the annual Comprehensive Economic Development Strategy (CEDS).

As part of the strategic partnership, Laurel Adams, President of the REDC, joined the Coalition's Board of Directors. The Coalition added three other new faces to our Board: Tim Roache, Executive Director of the Rockingham Planning Commission; Marissa Day, a fellow Carsey School of Public Policy alumni; and Lindsay Sonnett, a nonprofit consultant and recent NH transplant.



In the fall, we kicked off a busy event season with two workforce housing design charrettes and a visit from Kol Peterson, ADU expert and author of the book *Backdoor Revolution: The Definitive Guide to ADU Development*. We wrapped up our series of events with the 3rd Annual Greater Seacoast Housing Summit. The summit, hosted in partnership with the Greater Dover Chamber of Commerce and the Seacoast Chamber Alliance, focused on solutions. The four-person panel included Craig Welch, Executive Director of the Portsmouth Housing Authority; Rebecca Perkins Kwoka, Portsmouth City Councilor; Michelle Mears, Senior Planner for the City of Rochester; and Ben Frost, Director of Public and Legal Affairs at NH Housing.



In the midst of the fall chaos, I was honored by Stay Work Play NH and NH Public Radio as the 2018 Civic Leader of the Year at the annual Rising Star Awards.

Somewhere along the way, I settled into this new role as the Executive Director of the Seacoast Workforce Housing Coalition and celebrated my one-year anniversary with the organization. Most importantly, I spent 2018 meeting a lot of new people: fellow advocates for affordable housing; architects, developers, and other housing industry professionals; seacoast residents and business leaders; and local leaders and elected officials.

None of what we did in 2018 would have been possible without the members and sponsors who support the WHC financially, the volunteers who increase our capacity, and our partners who contribute supplies and food for our programs. Heading into 2019, we are excited to continue this work together, influencing policy and changing public perception so that we can open the doors of the vibrant communities in our catchment area to all members of the workforce.

Sincerely,

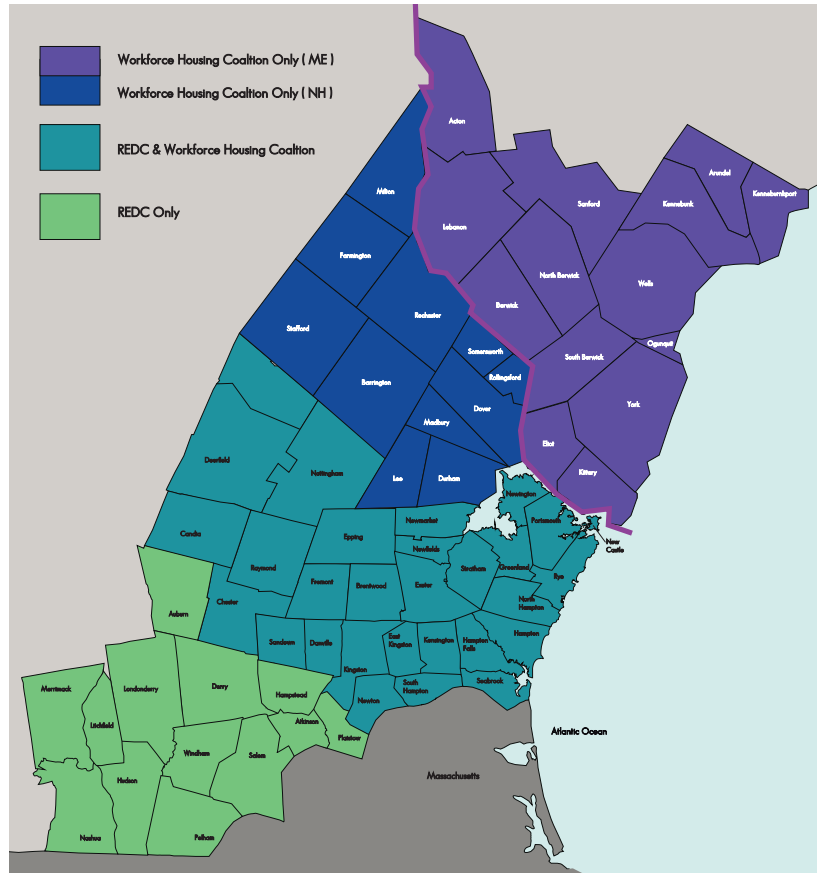
Sarah Wrightsman
Executive Director

Workforce Housing Coalition of the Greater Seacoast

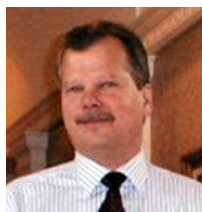


The Coalition serves 54 communities in the greater seacoast region of Maine and New Hampshire from Kennebunkport to Kingston and Arundel to Candia. We work closely with local government; with employers and their employees; and with every resident, from growing families to young professionals to empty nesters-- all in an effort to employ a strategy that is right for each of the unique communities in our catchment area. We are the voice of these communities, ensuring that affordable and quality housing exists for working professionals at every stage of their lives.

Our relationship with the REDC has allowed us to pilot our services west of our current service area to include Auburn, Derry, Londonderry, Hampstead, Atkinson, Windham, Plaistow, Salem, Pelham, Hudson, Litchfield, Merrimack, and Nashua. This spring, we launched this work with a Workforce Housing Coalition Design Charrette in Pelham, NH.



Board of Directors



Thomas House
WHC President

Principal,
THA Architects L.L.C.



Laurel Adams
WHC Vice President

President,
Regional Economic
Development Center



Michael Castagna
WHC Treasurer

Principal,
Castagna Consulting
Group



Amy Sharp
WHC Secretary

Vice President of
Commercial Lending,
TD Bank



Kim Rogers

President,
G.L. Rogers and
Company Inc.



Tim Roache

Executive Director,
Rockingham Planning
Commission



Marissa Day

Budget Analyst,
U.S. Air Force Reserve



Michael Behrendt

Town Planner
Town of Durham



Lindsay Sonnett

Nonprofit Consultant &
Sales Associate,
Bean Group



Jen Czysz

Executive Director
Strafford Regional
Planning Commission



Annual Celebration and Awards Evening

Our Annual Celebration and Awards Evening, held March 21, 2018 at the Sheraton Portsmouth Harborside Hotel, was an opportunity to reflect on 2017 and share our plans for the future. Most importantly, our Annual Celebration and Awards Evening is an opportunity to recognize and thank our supporters and volunteers.

At the 2018 Annual Celebration and Awards Evening, we awarded the following individuals and organizations for their dedication to the issue of housing affordability.

Awards

Volunteer of the Year

Elizabeth Rollins, Ambit Engineering

Business Leadership

Optima Bank & Trust

Visionary Leadership

Envision Berwick

Municipal Leadership

City of Sanford, Maine

Housing Industry Leadership

Maine Association of Realtors



Sarah Wrightsman, Executive Director of the Workforce Housing Coalition and Jim Nimom, Executive Director of the Sanford Regional Economic Growth Council, accepting the Municipal Leadership award on behalf of the City of Sanford.

Sponsors



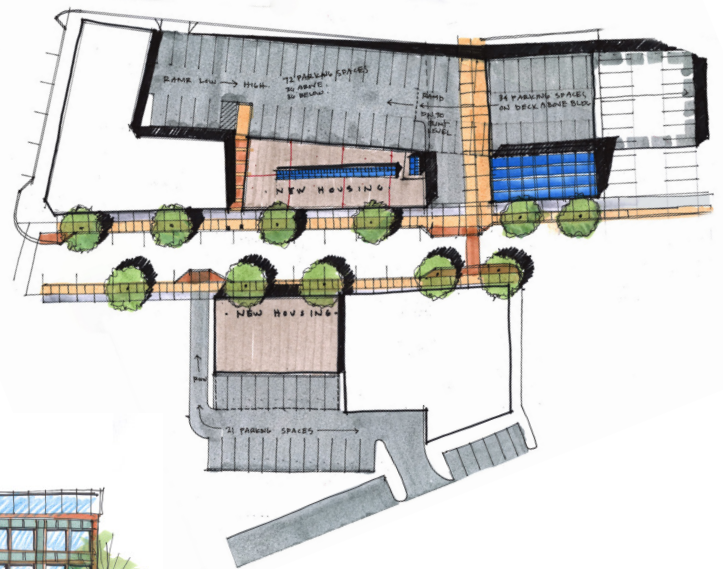
Downtown Rochester Housing Workshop: A Workforce Housing Coalition Design Charrette

In September, a small, but energized team of volunteers joined local leaders and community members for the Downtown Rochester Housing Workshop: A Workforce Housing Coalition Design Charrette.

At the community listening session, Rochester residents expressed a desire for a more vibrant downtown. At the listening session, attendees mentioned safety, traffic calming, and streetscaping, among other themes, and asked that the charrette team help them promote the development of affordable, appropriately-sized housing without gentrifying their beloved hometown.

By the end of the work session, the charrette team had reimagined the entire block and produced two options for the study site. The first option included 22 housing units with commercial space on the first floor, while the second option traded in the commercial space for an additional 14 units. The team also left Rochester with a summary of lessons learned and a list of recommendations for their consideration, including lifting the requirement for first floor commercial space on side streets.

Find the complete final report on our website:
www.seacoastwhc.org





Charrette Team

Design Team Lead

Rip Patten, Credere Associates

Design Team

Kate Ruml, Independent Designer

Robert White, GPI

Gayle Sanders, Gayle Sanders Home Design

Financial Team Lead

Michael Castagna, Castagna Consulting Group

Financial Team

John Hall, Profile Bank

Marty Chapman, Housing Partnership

Facilitator

Maria Silari, Nonprofit Consultant

Housing Expert

George Reagan, New Hampshire Housing

Hosts

Julian Long, Rochester Community Development Coordinator

Michelle Mears, Rochester Senior Planner

Planning and Advisory Committee

Jennifer Marsh, City of Rochester Economic Development

Shayna Sylvia, Strafford Regional Planning Commission

Debbie Day, Anagnost Companies

Angela Mills, Rochester Main Street

Kerrie Landry, Cornerstone VNA

Barbara Holstein, Rochester Youth Reach

Todd Marsh, Rochester Welfare Department

Elizabeth Rollins, Ambit Engineering

Gayle Sanders, Gayle Sanders Home Design

Sarah Wrightsman, Workforce Housing Coalition

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Kittery Housing Workshop: A Workforce Housing Coalition Design Charrette

On the Workforce Housing Coalition's second visit to Kittery, the charrette team focused their attention on a town-owned site in the beloved Kittery Foreside.

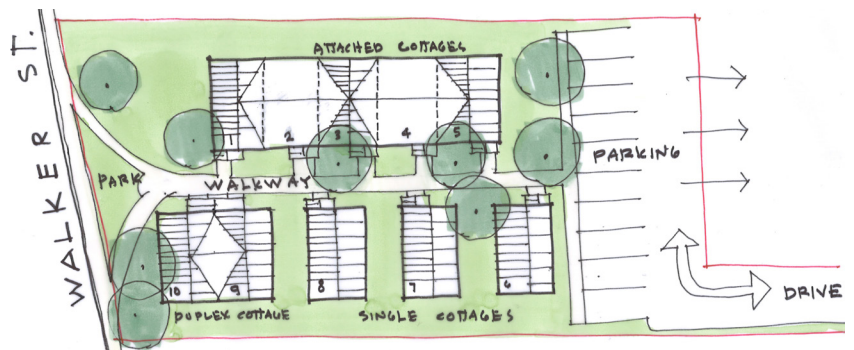
At the community listening session, attendees were broadly supportive of growing the supply of housing that is affordable to area workers and asked the team to maximize the number of units on the site.

The charrette team, a dynamic and ambitious group, got to work on the morning of October 26th brainstorming, discussing, and sketching their ideas. The team produced two multi-family buildings using low-income housing tax credits and a cluster of 10 cottage-style homes, affordable to people making up to 50 percent of the area median income and financially feasible using only conventional financing.

Find the complete final report on our website: www.seacoastwhc.org



Glastenbury Irene Cottage Home



Mansfield Irene Cottage Home



Sterling II Irene Cottage Home



Charrette Team

Design Team Leads

Tom Emerson, StudioB-E Architecture
Robert White, GPI

Design Team

Chuck Adams, Ambit Engineering
John Chagnon, Ambit Engineering
Sage Sluter, GPI
Greg Gosselin, Gosselin Realty Group
Caleb Sloan, JSA
Jeff Clifford, Altus Engineering
Ivy Vann, Ivy Vann Town Planning
Deane Rykerson, Rykerson Architecture
Sarah Hourihane, Lassel Architects
Brian Rodonets, Coastal Architects

Housing Expert

Greg Payne, Executive Director, Maine Affordable Housing Coalition

Financial Team Lead

Michael Castagna, Castagna Consulting Group

Financial Team

Jeanee Wright, NEROC Maine
Dean Johnson, People's United
Catherine Elliott, Avesta Housing
Bree LaCasse, Community Housing of Maine
Brian Kilgallen, Community Housing of Maine
Samik Roy, Kennebunk Savings Bank

Chair and Facilitator

Kristen Grant, Maine Sea Grant and UMaine Cooperative Extension



Hosts

Kendra Amaral, Town Manager, Town of Kittery
Matt Brock, Town Councilor, Town of Kittery

Planning and Advisory Committee

Kendra Amaral, Town Manager, Town of Kittery
Matt Brock, Town Councilor, Town of Kittery
Adam Causey, Director of Planning, Town of Kittery
Drew Fitch, Kittery Housing Working Group and Kittery Planning Board
Chuck Morgan, SMPDC
Tom Emerson, StudioB-E Architecture
Russell White, Kittery Housing Working Group and Kittery Planning Board
Marissa Rustici, WHC Board of Directors
Kristen Grant, Maine Sea Grant and UMaine Cooperative Extension
Sarah Wrightsman, Workforce Housing Coalition
Elizabeth Rollins, Ambit Engineering
Gayle Sanders, Gayle Sanders Home Design and WHC Board of Directors
Amy Sharp, TD Bank and WHC Board of Directors

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Greater Seacoast Housing Summit

The Greater Seacoast Housing Summit is an annual event hosted by the Workforce Housing Coalition in partnership with the Greater Dover Chamber of Commerce. This annual event is designed to examine solutions to the region's housing affordability crisis and the 2018 summit was no exception.

Held on November 1, 2018 in the Huddleston Hall Ballroom at the University of NH, the panel put the focus on zoning and the effect land use regulations have on housing supply.



Moderator

Elissa Margolin, Director
Housing Action NH



Keynote Speaker

Laurel Adams, President
Regional Economic Development
Center



Presenter

Craig Welch, Executive
Director
Portsmouth Housing Authority



Presenter

Rebecca Perkins Kwoka,
City Councilor
City of Portsmouth



Presenter

Ben Frost, Director of Legal
& Public Affairs
New Hampshire Housing



Presenter

Michelle Mears, Senior
Planner
City of Rochester

Partners



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AN ADU FOR YOU

How Accessory Dwelling Units Can Help Your Family and Create More Housing in Your Community

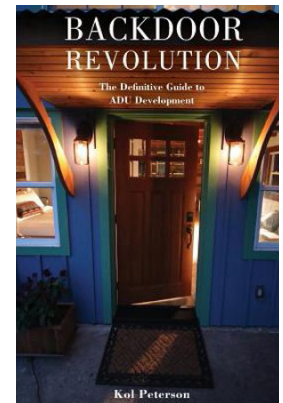
A FREE PRESENTATION
BY ADU EXPERT
KOL PETERSON

An ADU for You:

Author of "Backdoor Revolution: The Definitive Guide to ADU Development", Kol Peterson, visits Portsmouth

Kol Peterson, ADU expert and author of *Backdoor Revolution: The Definitive Guide to ADU Development* visited Portsmouth in early October. Peterson, who has helped to catalyze the exponential growth of accessory dwelling units in Portland, Oregon over the last decade through advocacy, education, consulting, policy work, and entrepreneurship, discussed the process of designing and building an ADU, as well as considerations such as costs, financing, permitting, rental models, and more.

Peterson's Portsmouth presentation was recorded, and the video can be found under the "Resources" tab at www.seacoastwhc.org.



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Castagna Consulting Group
Rockingham Planning Commission
The Housing Partnership
Portsmouth Housing Authority
Bluestone Rei Creative
Northland Forest Products
Bangor Savings Bank
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Individual Members

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Holly Ayer Malloy
Lindsay and Malcolm Sonnett
Senator David Watters
Amy Sharp
Gayle Sanders
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Marissa Day
Lisa Henderson
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Cornerstone West End
Rochester Performance and Arts Center
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Town of Kittery
Revolution Taproom and Grill

Greater Dover Chamber of Commerce
Seacoast Chamber Alliance
Craig Welch, Portsmouth Housing Authority
Rebecca Perkins Kwoka, Portsmouth City Councilor
Laurel Adams, Regional Economic Development Center
Michelle Mears, City of Rochester Planning Department
Ben Frost, NH Housing
Elissa Margolin, Housing Action NH
Business and Industry Association



The Workforce Housing Coalition of the Greater Seacoast is a small nonprofit whose mission is to ensure a range of housing options are affordable and available to the diverse workforce in the greater seacoast area of New Hampshire and southern Maine.

Through a united coalition of business, municipal, and community leaders, the Workforce Housing Coalition of the Greater Seacoast works toward our mission by engaging community members, providing educational forums and events, working one-on-one with local leaders, and advocating for state and local policies and practices that promote the development of financially feasible workforce housing.



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  @ SeacoastWHC

The Workforce Housing Coalition
of the Greater Seacoast is a
501c3 nonprofit organization.