



WORKFORCE
HOUSING COALITION
— OF THE GREATER SEACOAST —



2023 Annual Report

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Welcome Letter

Dear Friends and Supporters,

We reflect upon 2023 with immense gratitude to all who engaged in housing discussions in their local community or at the state level, and to all who supported our work this year. This was another incredible year at the Workforce Housing Coalition of the Greater Seacoast with engaging events and real pro-housing momentum in the greater seacoast region.

We love working throughout the region, talking with local leaders who truly support and believe in our mission of advancing diverse housing options attainable to our workforce. Whether it was keynote presentations, attending community meetings, or just one-on-one coffees, 2023 was a busy year!

Our community events continue to grow and spur local action. In the spring, we held a policy summit focused on housing solutions for communities without public water and sewer infrastructure. In the fall, we continued our Where We Live tour series, launched in 2022, by visiting the Cottages at Back River Road for a tour of John and Maggie Randolph's innovative workforce housing project. We also held our 8th annual Greater Seacoast Housing Summit in partnership with the Seacoast Chamber Alliance focused on removing barriers to the development of accessory dwelling units. Finally, we wrapped up the year with our annual Awards Night and Celebration.

2023 also saw bipartisan pro-housing legislative victories in Concord. We were proud to support the \$40 million in affordable housing funding in the state budget, including a \$25 million appropriation to the Affordable Housing Fund, and the creation of the Housing Champions Program. The bipartisan commitment to addressing the housing crisis remains a legislative bright spot.

The policy action wasn't limited to Concord. Dozens of communities took advantage of the Housing Opportunity and Planning Grants made possible by the InvestNH program to begin housing conversations in their community through localized housing needs assessments, regulatory audits, and regulatory grants. These dedicated resources for local communities to address zoning barriers will make a real difference in the years to come.

Thank you for all your support!

Nick Taylor
Executive Director
Workforce Housing Coalition of the Greater Seacoast



Meet Our 2023 Board

Lindsay Sonnett

Co-Chair
Nonprofit Consultant, Realtor at
Lindsay Sonnett Real Estate

Michael Castagna

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Town of Falmouth (ME)

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Member
Development Officer, Portland
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James Burdin

Member
Business Development Coordinator,
City of Dover (NH)

Our Focus

Our Mission

Our mission is to educate and engage communities and municipalities to advance diverse housing options.

Our Vision

We envision an ample supply of affordable, desirable housing throughout the seacoast region of New Hampshire, providing opportunities for members of the workforce, including our teachers, firefighters, police officers, small business owners, artists, chefs, caregivers, bankers, and all families and individuals, to put down roots and create a more diverse and equitable community that benefits us all.

How We Work



Education

We educate municipal staff, elected officials, local leaders, members of the business community, and the general public through presentations, conferences, webinars, charrettes, and more.



Technical Assistance

We equip policymakers, planners, and citizens with the tools they need to craft and revise local ordinances and regulations to remove barriers and encourage diverse housing options.



Advocacy and Engagement

We work with community and business groups to empower advocates, bring new voices to the housing discussion, and promote beneficial legislation at the state level.



Messaging

We seek to change the conversation about housing to create a future where there is widespread appreciation of the importance of affordable housing.

Community Engagement: A Trusted Community Voice

The Workforce Housing Coalition of the Greater Seacoast is proud to serve as a trusted community voice for smart housing policy. The Coalition serves as an advisory member of the Exeter Housing Committee, Durham Housing Task Force, and Lee Housing Committee. We regularly present at community information sessions and serve as a resource to regional nonprofits as they develop housing-related content.

We are one of the only organizations providing grassroots assistance, free of charge, to community leaders throughout the region as they seek to address the housing crisis. We also strive to bring the local perspective to statewide conversations and are regularly tapped by state partners to share our perspective on new resources and policies.

On The Road

Nothing beats being out in the community talking with leaders about their vision for the future. This year we participated in dozens of community meetings, focus groups, presentations, panel discussions, and visioning sessions throughout the region. These events led to new ordinances being proposed, new housing being approved, and updated visions for the future.

Somersworth

We joined the City of Somersworth to present at an information session as they updated the housing chapter of their master plan.



Portsmouth

Community conversations are the catalyst for change. We joined great leaders in the housing and homelessness field to talk about regional solutions.

Community Solutions

Where We Live Tour Series

In 2022, we launched a new on-site tour initiative to demystify housing attainable to our workforce one visit at a time! Far too often workforce housing opportunities and zoning changes designed to increase diverse housing options are met with resistance spurred by misperceptions. We are working to change that.

In our Where We Live Series, we hit the road for tours and discussions available to anyone who wants to learn more and see potential housing options for themselves. These events help debunk misperceptions and allow for increased sharing of potential solutions across communities.

This year we visited the Cottages at Back River Road in Dover, NH to hear from John and Maggie Randolph about their 44-home all workforce housing cottage style development. We also heard from the City of Dover about their innovative transfer of development rights ordinance that allowed the project to be financially feasible.



The Infrastructure Challenge

Many communities throughout the region do not have public water and sewer infrastructure. This is a significant challenge for affordable housing development as it significantly limits density; however, it does not make impossible.

In June, we gathered community leaders to discuss housing options and review case studies for how to make diverse housing options work in communities without public infrastructure.

We followed up the event with guidance posted on our website to help communities navigate this important conversation.

Greater Seacoast Housing Summit

Small Footprint, Big Impact

In November, we hosted our 8th annual Greater Seacoast Housing Summit with our partners at the Seacoast Chamber Alliance. This annual event brings together business, municipal, and community leaders for a discussion on housing solutions.

This year we focused on creating accessory dwelling units (ADUs). These homes have a small footprint, but the potential for a big impact on our region's housing shortage.

Our summit featured a keynote presentation from James Vayo of Mpart Collective and lead author of New Hampshire Housing's ADU policy and programs guide,

followed by an expert panel discussion that explored the regulatory and financial barriers to making ADUs a reality. Special thank you to the Greater Dover Chamber of Commerce for all of their work as a partner in this annual event.



Event Sponsors



Annual Awards Night and Celebration

Celebrating Progress

Our annual awards night and celebration is always one of our favorite events of the year. While there is still so much work to do, progress is happening, and it's important that we lift up wins and celebrate the leaders who are making a difference.

The Brook Casino received our Business Leadership Award for their support of nonprofit housing organizations in the region and for their efforts to build housing on their property. The New Hampshire Zoning Atlas won our Community Impact Award for its groundbreaking effort to digitize and visually map zoning ordinances across the state. Rochester Mayor Paul Callaghan was awarded our Municipal Leadership Award for his steadfast support of workforce housing in Rochester. John and Maggie Randolph, and their project Cottages at Back River Road, won our Project of the Year Award for their innovative 44 unit cottage-style development. Finally, the City of Dover won our Visionary Leadership Award for its innovative use of land use policies that incentivize diverse housing options.

Congratulations to our 2023 Award Winners!



Business Leadership Award

The Brook Casino

Municipal Leadership Award

Rochester Mayor Paul Callaghan

Visionary Leadership

City of Dover

Community Impact Award

New Hampshire Zoning Atlas

Project of the Year

Cottages at Back River Road

Event Sponsors



Members, Sponsors,
and Contributors

THANK YOU!

Our work would not be possible without the generous support of the following organizations and individuals:

Sustaining Funders and Champions



Leaders



Members, Sponsors, and Contributors

THANK YOU!

Our work would not be possible without the generous support of the following organizations and individuals:

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You matter more.®



GL ROGERS & COMPANY

Matthew Burke



PORTSMOUTH HOUSING

**Interested in supporting
our work?**

Visit
www.seacoastwhc.org/support_ourwork to learn about our membership program.

Special thank you to The Brook for their charitable gaming partnership!



Members, Sponsors, and Contributors

THANK YOU!

Our work would not be possible without the generous support of the following organizations and individuals:

Individual Members

Adam Causey
Allison Burrige
Barbara Holstein
Bart McDonough
Bill Bowen
Bill Jean
Carrie DiGeorge
Christopher Rice
Dinesh Patel
Don Briselden
Elizabeth Moreau
James Burdin
Jay Childs
Jen Stilwell
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Regional Economic Development Center
Rockingham Planning Commission
Stateside Construction Group
Stateside Construction Group
Strafford County Community Action
Partnership
Strafford Regional Planning Commission
The Brook Casino



**Thank YOU for an
amazing 2023!**

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