

# 2016 Annual Report



McConnell Center, Suite 302A  
Dover, New Hampshire 03820  
[www.seacoastwhc.org](http://www.seacoastwhc.org)  
(603) 842-5682



# Presidents Message

Dear Members, Sponsors, Donors, Contributors, Volunteers, and Friends,

First, let me say that 2016 was an incredible year. It has been a sincere honor to serve you, the organization and the community as President of the Workforce Housing Coalition of the Greater Seacoast. None of our success and accomplishments of last year would have been possible without you. One of the most striking and rewarding aspects of involvement with the Workforce Housing Coalition is the extensive support the WHC enjoys from all levels of community.

This support holds us up, and makes our program of work possible. We continue to move forward to fulfill our mission with programmatic responses to the many issues that surround the subject of insuring our region and the communities of the seacoast have available, accessible, and quality housing for the workforce.

To that end, with the support of our members and sponsors, we produced and delivered rich programming in 2016 that included, but was not limited to:

- ✓ The Annual Celebration at the Red Barn at Outlook Farm
- ✓ The Housing Resource Guide
- ✓ Began the Portsmouth and Rochester Housing Huddles
- ✓ Annual Charrettes in Portsmouth, NH and Kennebunkport, ME
- ✓ The Seacoast Housing Summit
- ✓ Advocated and met with numerous Planning Boards, And City Councils
- ✓ Established new relationships including with the BIA, the Seacoast Chambers of Commerce, and the Regional Economic Development Center

In closing, I want to thank each of our members, sponsors, donors and volunteers who are tireless advocates of the Workforce Housing Coalition and are for whom we work, and are who work to make our results and their subsequent impacts possible. If you aren't already, please volunteer for a program or committee today, and if you are already a member or sponsor, thank you very much for all that you make possible!

Sincerely,

*Kim Rodgers*

Kim Rogers, President  
Workforce Housing Coalition

<b>Non-Profit</b>	<b>\$100</b>	<b>Friend</b>	<b>\$50</b>
Town of Durham		Katherine Rumi	
City of Rochester		Senator David Waters	
Signature Escrow Title Services		Bike & Build	
Gosselin Realty		Don Briselden	
Rockingham Planning Commission		Johnathan and Phyllis Ring	
Cross Roads		Carole and Lewis Fisher	
Housing Partnership			

## Individual Membership

<b>Innovator</b>	<b>\$250</b>
Kim Rogers	
Carrie DiGeorge	
Cliff Sinnott	
Stephanye Schuyler	

<b>Champion</b>	<b>\$175</b>
Michael Castagna	

<b>Change agent</b>	<b>\$100</b>
Scott Collard	
Lisa Henderson	
Jack Mette	
Michael Donahue	
Carolyn and Walter Beaulieu	
Ralph Pope	
Paul & Lisa Henderson	

<b>In-Kind</b>
Cumberland Farms
MoJo's BBQ Grill & Tavern
Staples Newington
Shaws Portsmouth
Aroma Joe's
Scamman's Home & Garden Center
Edible Arrangements Portsmouth
Sheraton Portsmouth Harborside
C&J Trailways
Three Chimney's Inn

<b>Grants</b>
NH Charitable Foundation
Maine Realtors Foundation

# 2016 Members

The Coalition offers a variety of corporate and individual membership levels. We encourage you to join today! We would like to thank our 2016 Members, who make our success possible.

## Major Donors

NH Housing Finance Authority  
 United Way of the Greater Seacoast  
 Regional Economic Development Center

## Corporate Membership

### Community Builder \$1,000 21-30 employees \$400

Pierce Atwood LLP  
 Donahue Tucker & Ciandella  
 Town of Kennebunkport, ME  
 GL Rogers & Company Inc  
 Kennebunk Savings  
 Optima Bank & Trust  
 Eastern Bank  
 Frisbie Memorial Hospital  
 Katz Group Properties  
 Peoples United Bank  
 York County Realtors  
 Chinburg Properties

Portsmouth Housing Authority

### 11-20 employees \$300

DeStefano Architects  
 Ambit Engineering  
 York Housing  
 Great Oak Tile

### 1-10 employees \$200

York Housing  
 Housing Partnership  
 Credere  
 S.A. Ciborowski Nominee Trust

### 31+ employees \$500 Owner Operated \$150

D.F. Richard  
 Anagnost  
 RMC Research  
 Profile Bank  
 Northland Forest Products

Castagna Consulting Group  
 THA Architects  
 Mettee Planning Consultants  
 TMS Architects  
 Schoomaker Architects

# Board of Directors



**Kim Rogers, President**  
 President  
 G.L. Rogers and  
 Company Inc.



**Ralph Pope**  
 Sales Associate  
 Coldwell Banker  
 Residential Brokerage



**Thomas House, A.I.A.,  
 Vice President**  
 Principal  
 T.H.A. Architects L.L.C.



**Gayle Sanders**  
 Owner  
 Gayle Sanders Home  
 Design L.L.C.



**Michael Castagna,  
 Treasurer**  
 Principal  
 Castagna Consulting  
 Group



**Cliff Sinnott**  
 Executive Director  
 Rockingham Planning  
 Commission



**Justin Passay,  
 Secretary**  
 Associate  
 Donahue, Tucker &  
 Ciandella



**Amy Sharp**  
 Vice President  
 Commercial Lending  
 TD Bank



**Sarah Hourihane**  
 Design & Project  
 Manager  
 Lassel Architects



**Robin Comstock**  
 Executive Director  
 Workforce Housing  
 Coalition

# About Your Coalition

## Vision

We envision an adequate supply of desirable, attainable, and quality housing options throughout the region that provide opportunities for the workforce, so that diverse communities are created and sustained that are rich in social, cultural, political, and economic opportunities that benefit our businesses, the workforce, and our families for the present and the future.

## Mission

To be a catalyst through a united coalition of business, government, and community groups for the development of a range of housing options for the diverse workforce of the greater seacoast of New Hampshire and Maine.

## Strategy

Through a united coalition of strategic alliances the Workforce Housing Coalition will serve the communities of the seacoast region by acting as an educator, advocate, and catalyst for sound policy and best practices that support the goal of having desirable, accessible, and available housing choices in the seacoast communities that lead to a strong economy.

## Tactics

We will accomplish our goals as a non-profit using a membership, sponsor, and donor system, that brings partners and stakeholders together to collectively come to consensus, as to what specific methods and strategies best serve communities working to support existing workforce housing options, while creating new models for the needs of the 21st century businesses and workforce. Currently these tactics will be accomplished through the committee structure which includes the Advisory Board, Community Liaison Committee, Development Committee, Education and Outreach Committee, the Portsmouth and Rochester Housing Huddles, and the Events Committee.



# Gosling Meadows Charrette



STORAGE POSSIBLE SHED OPTION  
1/4" = 1'-0" +/-

The Charrette took place on October 20th & 21st, 2016. Gosling Meadows is owned and operated by the Portsmouth Housing Authority. After a well attended community input session, the design team went to work creating a three phase concept for the community.

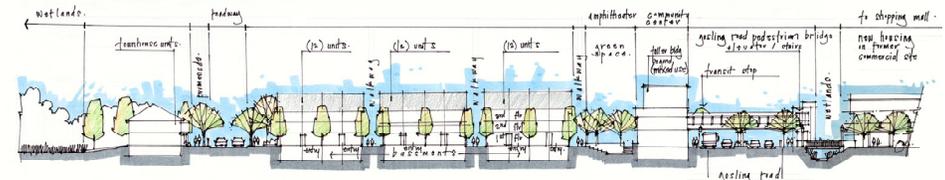
**Phase 1** works to advance immediate needs of residents by making various improvements like provide washers/dryers in community center, cleaning up the playground, installing recycling containers, and reorganize parking and walkways.

**Phase 2** would include building a new community center, better circulation design for the site, community green space for larger events, and transition from larger to smaller buildings, starting from Gosling Road.



**Phase 3** begins the building of new mixed use development in front can add a lot more residential units. It will screen the entire site, and develop an interface with Gosling Road because of the mix of commercial and residential uses. Retail on first floor, facing out. Residential on upper floors facing in.

The full report can be read on [SeacoastWHC.org](http://SeacoastWHC.org)



## Charrette Sponsors:



The Kennebunk Savings Kennebunkport Charrette took place on September 27th & 29th, 2016. An enthusiastic crowd of approximately 100 people turned out for the public listening session. They provided input to the charrette team on what they liked, did not like, and other thoughtful considerations when developing workforce housing design concepts.



The design team went to work and created two concepts, one urban and one rural. The concepts were developed under existing zoning conditions and under assumptions of altered zoning. An architectural team was also formed to develop specific concepts for single, duplex and multiplex housing options to include within each of the site layouts.



The Rural Site Concept consisted of 20 acres with 1,000ft of new roadway. The site would hold a community well and septic system to feed the 16 lots. Each lot would comprise of a 1,800sq.ft. duplex. However, the costs do not fall into the affordable range for the area, even with a density bonus.

The Urban Site Concept consisted of 10 acres with 750ft of new roadway. Under present zoning, 8 duplexed could be build. Each duplex would be 1,500sq.ft. If a density bonus was introduced the site would be below the affordable threshold.

**The full report can be read on [SeacoastWHC.org](http://SeacoastWHC.org)**



## Engage. Educate. Advocate.

We are the Workforce Housing Coalition of the Greater Seacoast of New Hampshire and Maine. Our mission is ensuring “the development of a range of housing options for the diverse workforce of the greater seacoast region of New Hampshire and Maine”. Our strategy is to be a catalyst through creating sustaining and nurturing a united coalition of business, government, and community groups to accomplish our goals.

We educate, advocate, and engage the communities we serve on the importance of diversified, accessible and quality housing for professionals to insure a vibrant community.

Our current annual program of work includes, but is not limited to:

- ✓ Educate and Advocate - Meetings, conversations, and issues advocacy
- ✓ Video Modules - Four module informational video series
- ✓ The Housing Resource Guide - An informational tool on seacoast housing
- ✓ Annual Celebration - A networking and social event
- ✓ Housing Summit - A regional conversation about housing
- ✓ Community Liaison - To act as a bridge between the communities we serve
- ✓ 2 Charrettes each year - One in New Hampshire and one in Maine, to cooperatively discuss creative solutions for workforce housing issues for specific communities, so that an innovative and meaningful conversation will occur, while producing tangible concepts that include quality workforce housing.

Charrette Sponsors:



# Who We Serve

We serve 54 communities in the greater seacoast region of New Hampshire and Maine. We serve community at all levels by being a proactive voice and catalyst to bring parties together to ensure the professional workforce is able to live in the community in which they work. We serve as a voice to planning, economic and community development on behalf of the social, cultural, and economic value of having diversified housing options that serve young professionals to empty-nester professionals. We are the voice of the employer and employees, civic, social, government, business leaders, as well as the professional workforce of a community to creatively approach housing interests, to ensure quality housing exists in community at all phases of a professional resident's life.

# Major Funders

We are sincerely grateful to our major funder's without whom our existence would not be possible. Our funders make it possible for us to fulfill our mission through our program of work and the subsequent results we produce as our reality. Because of our funders we have real and tangible impact on the issue of available and accessible workforce Housing in the Seacoast of New Hampshire and Maine. Our funders fall into the broad areas of grants, members, sponsors and donors. We are profoundly grateful to all who make our very existence possible, so that there is voice and action in the broad area of workforce housing in the seacoast. Our major 2016 funders are: The United Way, The New Hampshire Housing Finance Authority and the Regional Economic Development Center.

**Thank you for your generous support!**



# Community Builders

Our Community Builders are an elite group of contributors who join the Workforce Housing Coalition at a renewable membership level that provides the WHC stability while giving those members unique benefits of membership that provide brand recognition, and marketing opportunities among colleagues, peers, and competitors too as an advocate for workforce housing in the seacoast. We greatly appreciate and value our Community Builders and would like to publically thank each for their support of our mission and program of work.

**Thank you Community Builders for your generous support!**

