



WORKFORCE
HOUSING COALITION
— OF THE GREATER SEACOAST —



2022

ANNUAL REPORT

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



www.seacoastwhc.org



57 Main St, Raymond, NH 03077



603-505-8029



director@seacoastwhc.org

Dear Friends and Supporters:

What a year!

Thank you to all of our supporters, volunteers, and housing advocates who dedicated countless hours to addressing New Hampshire's housing shortage in 2022. We still have lots of work ahead of us, but it feels like there is real momentum toward finding solutions that work for our communities.

This year included exciting new initiatives, a return of many of the pre-pandemic events that drive housing conversations in the region, and countless behind-the-scenes coffees, phone calls, and conversations – the tough but valuable work of community engagement. Most importantly, this year included progress. Multiple communities in the region established housing committees and task forces, housing rose to the top of bipartisan discussion at the State House, and resources are heading to our communities

As we look ahead to 2023, we see incredible potential. There are unprecedented resources that will be available to communities and advocates over the next year including the Regional Housing Needs Assessments completed by the Regional Planning Commissions, the New Hampshire Zoning Atlas from the Center for Ethics and Society at Saint Anselm College, and the Housing Opportunity Planning Grants currently being administered by New Hampshire Housing. All these tools and resources will help us make informed decisions and provide financial opportunities for communities to be part of the solution.

I also want to take a moment to personally thank everyone who shared their knowledge and their time with me as I started as Executive Director of the Workforce Housing Coalition of the Greater Seacoast back in January of 2022. You welcomed me with open arms and success is always a true team effort.

Let's be the change we want to see.

Onward!

Nick Taylor
Executive Director
Workforce Housing Coalition of the Greater Seacoast



Meet Our 2022 Board

Lindsay Sonnett

Co-Chair

Development Committee Chair

Bart McDonough

Vice-Chair

Communications Committee Chair

Michael Behrendt

Secretary

Programming Committee Chair

Carrie DiGeorge

Member

Sarah Tatarczuk

RPC Representative

Michael Castagna

Co-Chair

Jill Peter

Treasurer

Ryan Pope

Member

Adam Causey

Member

Jen Kimball

REDC Representative

James Burdin

SRPC Representative

Mission Statement

Our mission is to educate and engage communities and municipalities to advance diverse housing options. 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 policy makers, 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 in order to create a future where there is widespread appreciation of the importance of affordable housing.

In June, we launched our Where We Live Series.

This new initiative seeks 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. We were excited to partner with incredible organizations and municipalities to make these events possible.

We are excited to continue our Where We Live series with more on-site visits in 2023 as we work to increase awareness of diverse housing options one visit at a time!

Resident Owned Manufactured Housing Community Bus Tour

In June, we partnered with the New Hampshire Community Loan Fund for a bus tour of resident-owned manufactured home communities in Dover and Newmarket. Attendees learned about the history and economics behind resident-owned manufactured home communities. We also heard from residents about how this housing option works for them and received a tour of a manufactured home.



In resident-owned communities, the residents form a cooperative with help from the New Hampshire Community Loan Fund to jointly purchase the land beneath the manufactured homes. In non-cooperative owned communities residents own their homes, but an outside company owns the land and charges rent, which puts the homeowners at risk for sudden, unexpected rent increases. Manufactured homes are a key part of the attainable housing solution — where else in New Hampshire can you access home ownership for \$75,000?



Ruth Lewin Griffin Place



In September, we hosted two Where We Live events. First, we partnered with the Portsmouth Housing Authority for a tour and discussion about the funding mechanisms behind their 100 percent workforce housing Ruth Lewin Griffin Place in downtown Portsmouth. At this event, titled “Making The Math Work”, we were joined by representatives from New Hampshire Housing to discuss the Low-Income Housing Tax Credit and other programs that help affordable housing developers afford to build below-market rate units.

Ruth Lewin Griffin Place set a new standard for workforce housing developments in New Hampshire, but the need is bigger than any one project. Portsmouth Housing Authority Executive Director Craig Welch shared that within the first few weeks, they had over 350 applications for 64 units.

Downtown Exeter Walking Tour

In our second September Where We Live event, we partnered with the Town of Exeter, the New Hampshire Planners Association, and the Rockingham Planning Commission to host a walking tour of diverse housing options in downtown Exeter. This mile-long walking tour highlighted the attainable housing options hiding in plain sight and how these housing options fit in perfectly with the character of the community.

We often hear that workforce housing and increased density will change the character of a community, but this tour demonstrated that the downtown communities we love are also the ones populated with diverse housing options. As local officials think about their communities, they would be well served to look at how Exeter uses an innovative value-per-acre lens when looking at the economic productivity of their downtown. Increased density in certain zones allows for increased conservation in their rural zones, which limits sprawl while providing much-needed housing.





7th Annual Greater Seacoast Housing Summit

In November, we held our 7th annual Greater Seacoast Housing Summit in partnership with the Seacoast Chamber Alliance at the Governor's Inn in Rochester, NH. Well over 100 attendees heard from keynote speaker Michael Skelton, President and CEO of the Business and Industry Association of New Hampshire, about the need to be intentional about how we talk about housing and the impact it has.

We also had an incredible line-up of panelists to continue the discussion including Rochester Mayor Paul Callaghan, Portsmouth Assistant Mayor Joanna Kelley, and The Housing Partnership Executive Director Marty Chapman. The discussion was moderated by New Hampshire Housing's Community Engagement Coordinator Sarah Wrightsman.

We all have a role to play in addressing the housing shortage. As trusted leaders and valuable employers, our business community is instrumental in helping move the conversation forward. We are grateful for the continued partnership with the Seacoast Chamber Alliance, which includes the Greater Dover Chamber of Commerce, the Chamber Collaborative of Greater Portsmouth, the Greater Rochester Chamber of Commerce, the Exeter Area Chamber of Commerce, the Hampton Area Chamber of Commerce, and the Falls Chamber of Commerce.



2022 Annual Celebration and Awards Night

On December 1st, we gathered with friends and supporters for our 2022 Annual Celebration and Awards Night. We were so excited to be back in person for the first time since 2019 to recognize housing leaders who made a difference in their communities. While there is still much work to do, it's important that we lift up and celebrate the wins and leaders in our communities.

Congratulations to our 2022 Award Winners!

Business Leadership Award

Bangor Savings Bank

Housing Leadership Award

Community Action Partnership
of Strafford County

Municipal Leadership Award

Town of Exeter

Visionary Leadership Award

Portsmouth Housing Authority

Volunteer of the Year

Jay Childs

We were also thrilled to have a chance to acknowledge our former Executive Director, Sarah Wrightsman, with an award recognizing her commitment and dedication to addressing the housing crisis in New Hampshire!

THANK YOU!

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

Major Funders and Partners



Champions



New Hampshire Charitable Foundation's Geoffrey E. Clark and Martha Fuller Clark Fund

THANK YOU!

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

Leaders



Partners



THANK YOU!

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

Advocates



Individual Members

Alexa Carpenter
Barbara Holstein
Bart McDonough
Carrie DiGeorge
Christine Dwyer
David Choate
David Watters
James Prieto
Jill Peter

Kim Rogers
Lisa Henderson
Matt Burke
Michael Behrendt
Michael Castagna
Michael Donahue
Ryan Pope
Thomas Prieto
Tom Monahan

THANK YOU!

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

Corporate, Nonprofit, and Foundation Members

Adams Family Foundation
Altus Engineering
Arrow 5054 Properties
Bangor Savings Bank
Cambridge Trust Charitable Foundation
Castagna Consulting Group
CAP Strafford County
Credere Associates
DeStefano and Associates
Donahue, Tucker, Ciandella PLLC
Eastern Bank
Eckman Construction
Fulcrum Associates
GL Rogers and Company
Great Oak Title Services LLC

JCM Management Co.
Kennebunk Savings
New Hampshire Housing
NH Association of Realtors
NH Charitable Foundation
NH Community Loan Fund
NHCF Geoffrey E Clark and Martha Fuller Clark Fund
Northeast Credit Union
Partners Bank
Piscataqua Savings Bank
Portsmouth Housing Authority
Rockingham Planning Commission
Stateside Construction Group
The Housing Partnership
York Housing Authority

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





WORKFORCE
HOUSING COALITION
— OF THE GREATER SEACOAST —

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



www.seacoastwhc.org



603-505-8029



director@seacoastwhc.org



57 Main St, Raymond, NH 03077