



WORKFORCE
HOUSING COALITION
— OF THE GREATER SEACOAST —



2024 Annual Report

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Welcome Letter

Dear Friends and Supporters,

As we look back at a fantastic 2024, we are so grateful to all of you who have been supporters, collaborators, and companions in the work of advancing housing options throughout the Seacoast and beyond. This has been a big year for the Workforce Housing Coalition of the Greater Seacoast; we increased our staff, hosted multiple community events, and brought back our charrette program after a few years away.

We were happy to host a variety of community events this past year. In June, we partnered with New Hampshire Housing and the New Hampshire Coastal Adaptation Workgroup to host a policy summit on the relationship between coastal resilience and housing. Closely following this, we worked with Service Credit Union to host a community design charrette at their corporate headquarters in Portsmouth. This was our first charrette since 2019, and it was a wonderful reintroduction to this type of community work! We wound down the early summer with a networking event at The Brook, and were happy to see many of you there. To finish out the summer, we continued our Where We Live tour series with a visit to Rob Baldwin's development at Sophie and Banner Drive in Dover.

In early fall, we hosted our second charrette of the year, this time discussing a property in the Town of Kittery, Maine. In October, we joined folks in Newmarket for another Where We Live tour, discussing the town's use of RSA 79-E to revitalize older mill buildings in their downtown. We also held our 9th annual Greater Seacoast Housing Summit in partnership with the Dover Chamber of Commerce focused on architecture and design in affordable and workforce housing. To close out the year, we were excited to host our annual Awards Night and Celebration, a night to celebrate community and say "thank-you" to housing leaders across the Seacoast.

As we transition from 2024 into 2025, the Coalition is also facing some internal transitions. Our Executive Director, Nick Taylor, is moving into a new role as the Executive Director of Housing Action New Hampshire. The Coalition has been deeply fortunate to have benefitted from his leadership these past few years, and we are excited to continue working with him in his new role. We are also excited to be welcoming a new Executive Director in early 2025, and look forward to continued partnership with all of you.

Thank you for a wonderful 2024 and for all of your continued support!

The Workforce Housing Coalition of the Greater Seacoast



Nick Taylor
Executive Director



Taylor Cray
Housing Navigator

Meet Our 2024 Board

Lindsay Sonnett

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

Michael Castagna

Co-Chair
President, Castagna Consulting
Group

Ryan Pope

Vice-Chair
Community Housing Navigator,
City of Dover (NH)

Carrie DiGeorge

Treasurer
Director of Housing and
Development, Community Action
Partnership of Strafford County

Michael Behrendt

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Town Planner, Town of Durham
(NH)

Bart McDonough

Member
Director of Planning and
Community Development, Town of
Newmarket (NH)

Jennifer Kimball

Member
CEDS Coordinator, Regional
Economic Development Center

Adam Causey

Member
Long-Range Planning Director,
Town of Falmouth (ME)

Sarah Tatarzcuk

Member
Development Officer, Portland
Housing Authority

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 work alongside communities across the Seacoast to advance smart housing policy. We are fortunate to be part of a network of organizations providing grassroots assistance to community leaders and regional nonprofits throughout the region as they seek to address housing needs in communities throughout the Seacoast and across New Hampshire.

We work with local advocates to identify solutions that fit community needs. The Coalition serves as an advisory member of the Exeter Housing Advisory Committee, Durham Housing Task Force, and Somersworth Mayor's Housing Task Force. We are grateful to be invited into these communities to share resources and learn more about their work.

On The Road

The best parts of our work happen out and about in communities across the Seacoast. This year we participated in community meetings, focus groups, presentations, panel discussions, and visioning sessions throughout the region. We were grateful to join many community discussions and events throughout 2024. Keep reading to learn more about the work that we did this year!



Community Solutions

Where We Live Tour Series

Far too often workforce housing opportunities and zoning changes designed to increase diverse housing options are met with resistance spurred by misperceptions. In our Where We Live Series, we are working to change that. 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 Dover and Newmarket to explore different elements of housing in both communities. In Dover, we visited a development at Sophie and Banner Drive that mixes for-sale homes with rental units to create affordable options for a variety of income levels. In Newmarket, we hosted a walking tour highlighting the community's use of RSA 79-E to incentivize development and revitalize aging mill buildings.



Thanks to our co-hosts and partners:



Coastal Resilience

As communities across the state face challenges due to rising water levels and flooding, it becomes even more important to balance addressing a growing housing shortage with the need to respond to increased flooding and coastal displacement

In June, we partnered with New Hampshire Housing and New Hampshire Coastal Adaptation Workgroup (CAW) to gather regional and local leaders for a discussion on the policies that the City of Portland (ME) adopted and what's being done right here in our communities.

For more information about flood resilience and community response in New Hampshire's coastal waterways, visit CAW's website: <https://www.nhcaw.org/>.

Design Charrettes

Our Workforce Housing Design Charrettes harness the talents of architects, bankers, developers, contractors, engineers, landscapers, planners, and others in the housing industry. After a few years away from charrette work, we were excited to return with two charrettes in 2024.

Service Credit Union - Portsmouth, NH

Service Credit Union approached the Coalition with the goal of working through a charrette that prioritized the creation of affordable housing on a large parcel of land on their corporate headquarters.

We approached this project with the knowledge that it provides a unique opportunity to increase housing supply in an already developed commercial corridor in Portsmouth. Service Credit Union did great work on this project before the charrette even began. Their engagement with the City of Portsmouth resulted in a zoning change around their property (and a few other areas in the City) to allow for the construction of housing.

We brought together a team of volunteers and were able to produce two potential designs that met the criteria outlined by Service Credit Union. We aimed for designs that prioritized density and affordability while also focusing on creating community spaces and accessibility.



Business Park Zone - Kittery, ME

Our second design charrette of 2024 took place in Kittery, Maine at the end of September. This charrette was focused on a property that we referred to as the Business Park Zone. While not the only area in Kittery zoned in this way, it is the largest area of Business Park Zoning in Kittery, and the area that has been central to the conversation around Business Park Zoning and its impact on housing in Kittery.

The property itself is around 90 acres of land, with significant wetlands. During the community listening session, community members emphasized that protection of these wetlands and the natural environment was very important to them.

Our volunteer design team worked to create two designs that allowed for higher-density buildings without encroaching too much on the surrounding natural environment or overwhelming abutting communities.

Greater Seacoast Housing Summit

Architecture in Affordable Housing

In early November, we hosted our 9th 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 the relationship between architecture and attainable housing.

Joel VanderWeele, an architect with Union Studio Architecture and Community Design, served as our keynote speaker. Our panel discussion included Rob Baldwin, Realtor and Developer with Central Falls Realty, Ivy Vann, Town Planner with Ivy Vann Town Planning, and Sara Holland, Relator and Chair of the NH Association of Realtors Public Policy Committee. We were fortunate to have Sarah Wrightsman of New Hampshire Housing as our panel moderator.



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. This year was no exception, with housing leaders and community members joining us for an evening of community and celebration. While there is always more work to be done, we are grateful for the opportunity to pause and recognize some of the individuals and organizations who work tirelessly to increase housing access in New Hampshire.

Service Credit Union won our Business Leadership Award for their work, both through their charrette and other local advocacy, to advance affordable housing options in Portsmouth. The City of Somersworth won our Municipal Leadership Award for their work to update the Housing Chapter of their Master Plan, and for the ongoing work of the Mayor’s Housing Task Force. Elissa Margolin was the recipient of this year’s Visionary Leadership Award for her many years of service at Housing Action New Hampshire and her dedication to housing access for all individuals. Rob Baldwin and his team received the Project of the Year Award for their creativity and collaboration on the development at Sophie and Banner Drive. Finally, the Housing Opportunity Program Grants and Housing Academy won our Community Impact Award as a showing of appreciation for all of the resources and connections that these programs have brought to our communities.

Congratulations to our 2024 Award Winners!



Community Impact Award
HOP Grants and Housing Academy

Project of the Year
Sophie and Banner Drive

Business Leadership Award
Service Credit Union

Municipal Leadership Award
City of Somersworth

Visionary Leadership Award
Elissa Margolin



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:

Partner



GL ROGERS & COMPANY

Matthew Burke



Bill Bowen



PORTSMOUTH HOUSING

**Adams Family
Foundation**

**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 Volunteers

THANK YOU!

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

Adams Family Foundation
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August Consulting
Avesta Housing
Castagna Consulting Group
CJ Architects
Clean Energy NH
COAST
Coastal Architects
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Dover Housing Authority
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Habitat for Humanity
Harmony Homes
Home For All Coalition
JSA Inc
Kennebunk Savings
Kittery Maine
KMA Architects
McClure Engineering
NH Association of Realtors
NH Charitable Foundation
New Hampshire Housing
Portsmouth Chamber Collaborative
Portsmouth Housing Authority
Regional Economic Development Center
RHL Strategies
Robert White Landscape Architects
Rockingham Planning Commission
Seacoast Women's Giving Circle
Service Credit Union
Southern Maine PDC
Stateside Construction Group
Strafford Community Action Partnership

Strafford Regional Planning Commission
StudioB-E Architecture
Tide Water Civil
The Brook
The Falls Chamber of Commerce
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Michael Castagna
Michael Mulhern
Nancy Belanger
Nicholas Isaak
Rob Dapice
Robbi Woodburn
Robin LeBlanc
Ryan Pope
Sarah Tatarzcuk
Sarah Wrightsman



**Thank YOU for an
amazing 2024!**

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