

Housing and Smart Growth

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*Durham Housing Task Force
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OUR MISSION

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 and all families and individuals, to put down roots and create a more diverse and equitable community that benefits us all.

OUR WORK

We work with communities to support diverse housing options attainable to our workforce through community engagement, education, and technical assistance.

Housing Challenges: How Did We Get Here?

→ Economic conditions & influences

- ◆ Supply, demand, interest rates

→ Demographic Shifts

- ◆ Smaller families, increase in single person households
- ◆ Desire to age in place
- ◆ Demand for similar housing options among younger and older generations

→ Local resistance to housing development

→ Some land use regulations that are overly restrictive and exclusive

Five L's of Housing Development



LUMBER
Development costs



LABOR
Workforce
availability



LAND
Finite, but intensity
of use is variable



**Lending
Financing**



LAWS
Regulatory practices

Housing and Environment

- Not opposing forces
- Share a common enemy (sprawl)
- Planning for housing, without planning for conservation (and vice versa) ensures the two will be in conflict
- The key is be thoughtful about **where**.



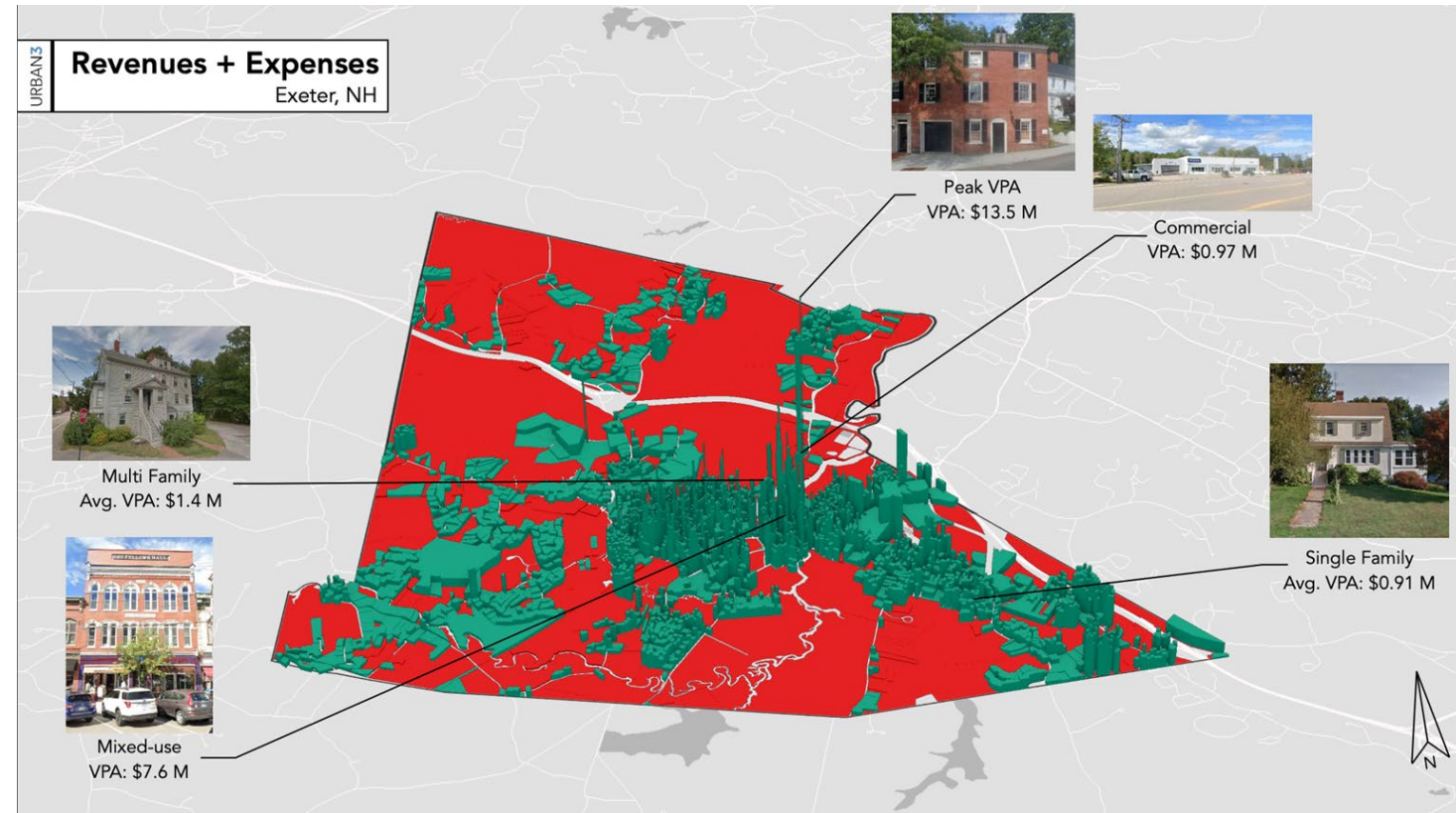
Smart Growth

- Smart Growth America's 10 Principles includes creating a range of housing opportunities and preserving open space.
- RSA 9-B NH legislation addressing smart growth
- Location, location, location



Smart Density: Economic Win-Win

- Sprawl is expensive...roads, water, sewer, services all cost money
- Mixed-use and multi-family development has the highest value per acre
 - ◆ Single family has the lowest
- Most communities generate revenue from downtown



Source: Urban3 Land Value Analysis for New Hampshire Housing

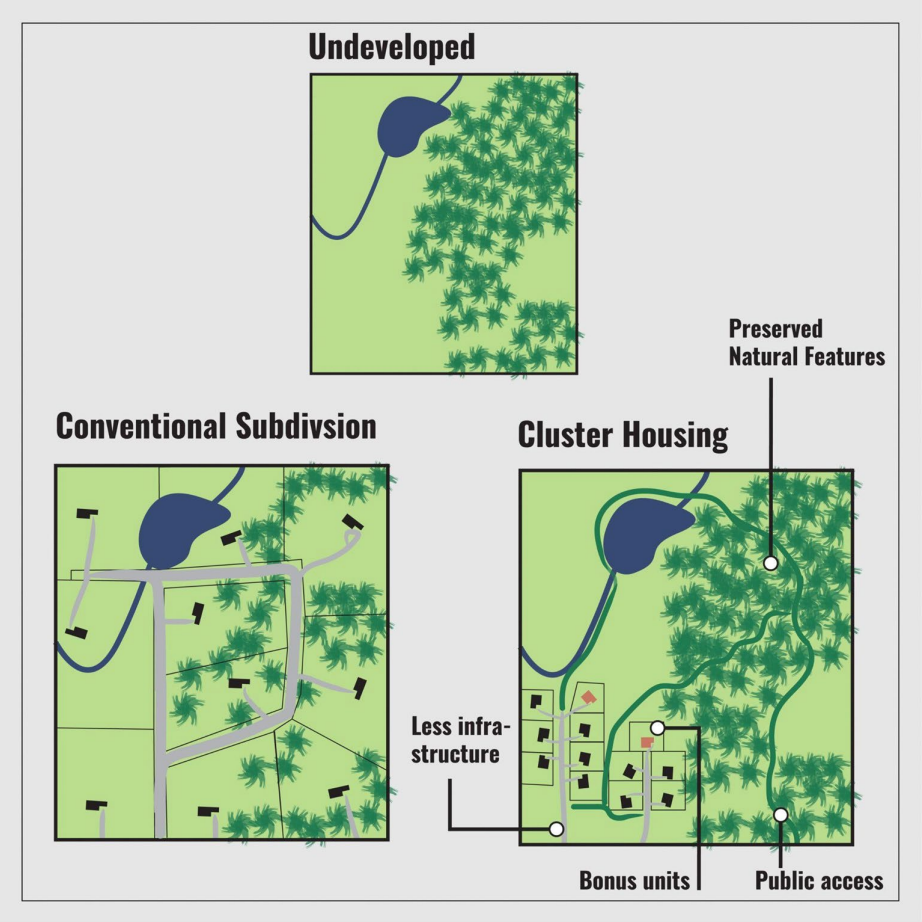
Housing and Conservation: Policy Examples

- Conservation Subdivision
- Compact design
- Infill development
- Accessory dwelling units
- Adaptive reuse

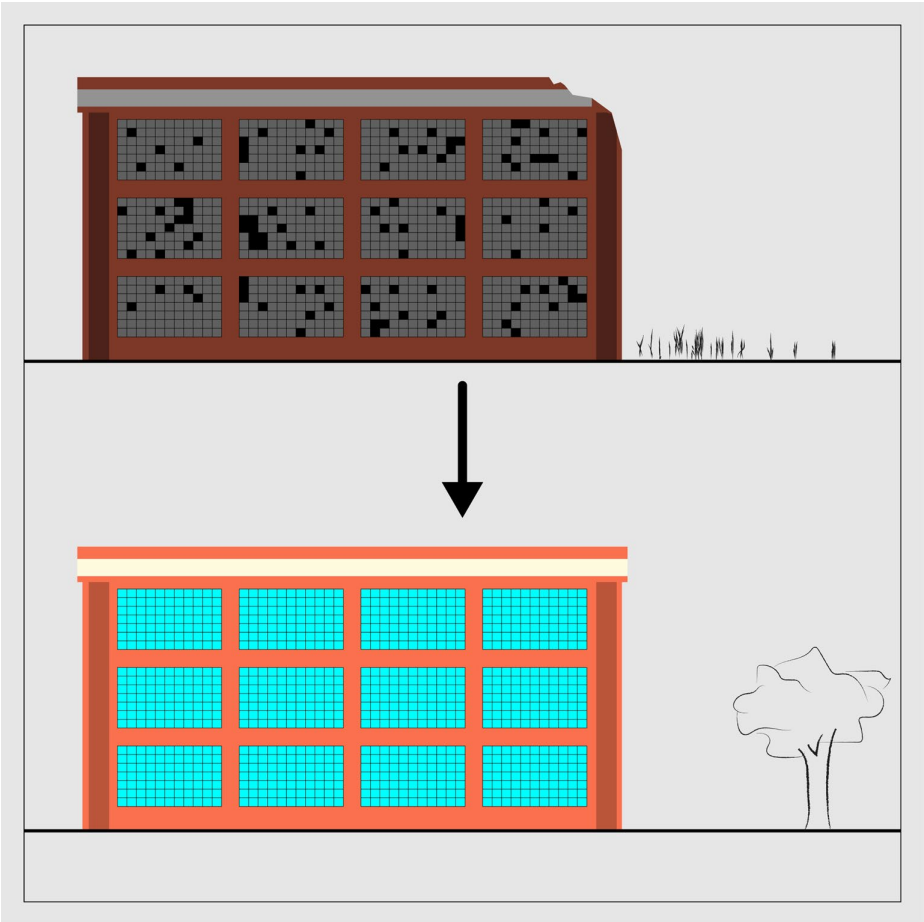
- **Density is good for the environment**
 - ◆ Fewer cars, more open space, AND more affordable!



New Hampshire Housing Toolbox: Sustainable Housing



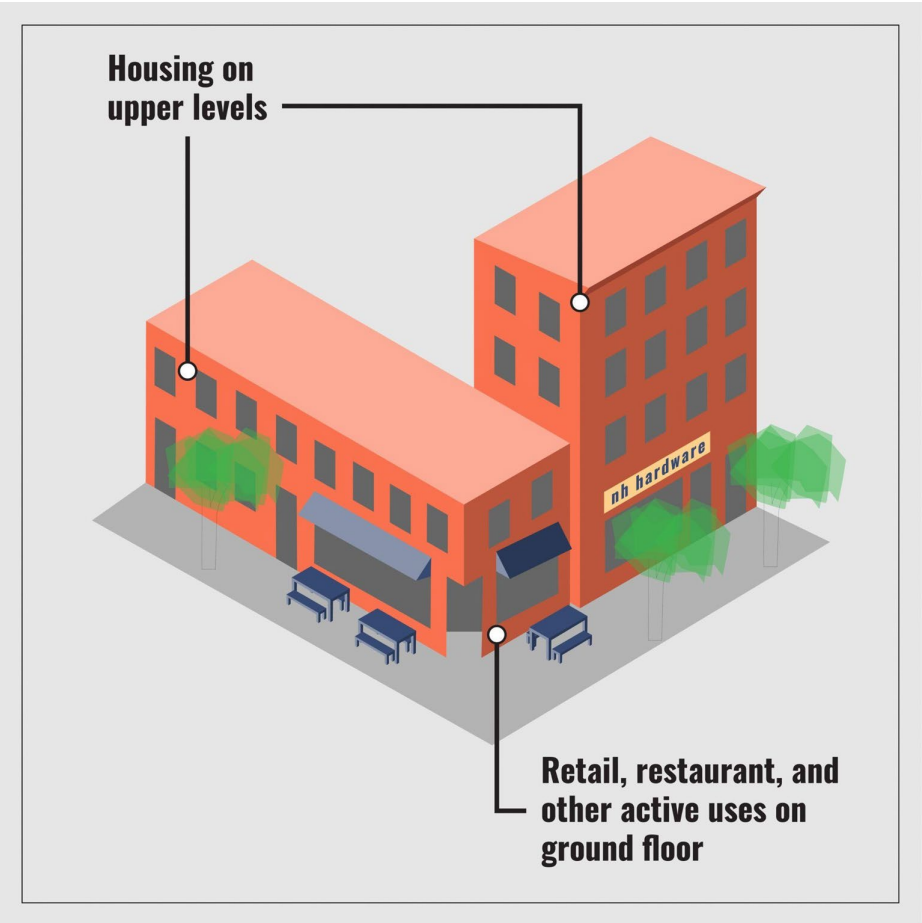
Cluster Housing



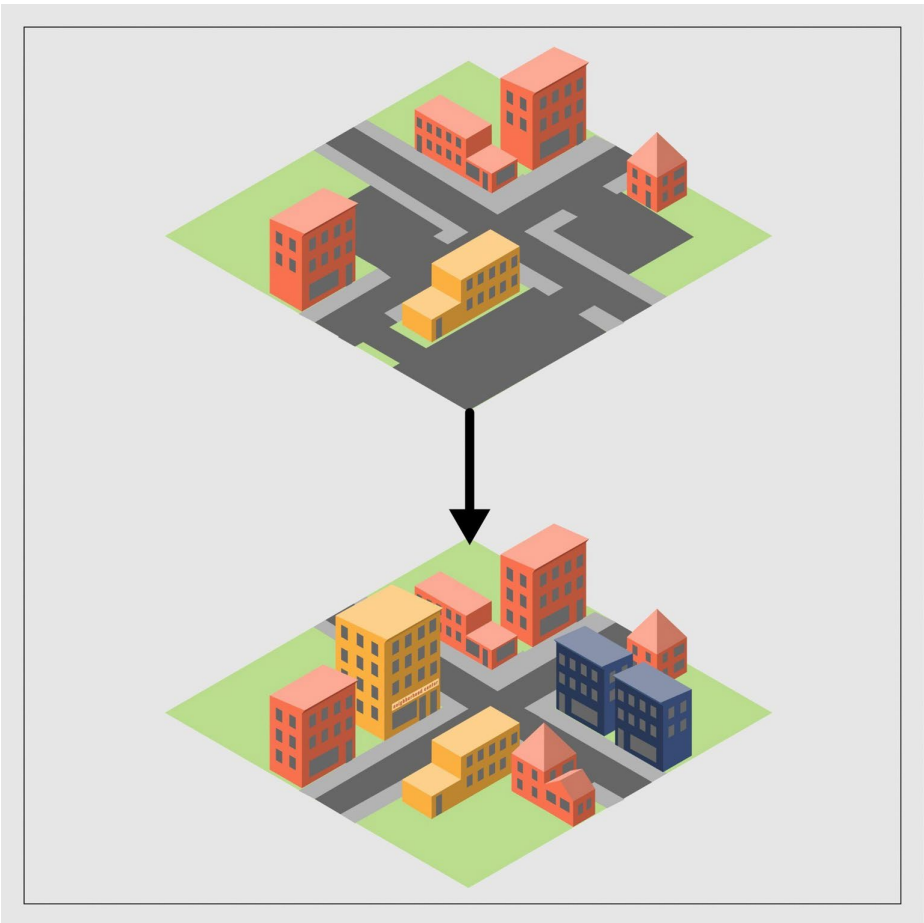
Adaptive Reuse

Source: New Hampshire Office of Planning and Development Housing Toolbox

New Hampshire Housing Toolbox: Sustainable Housing



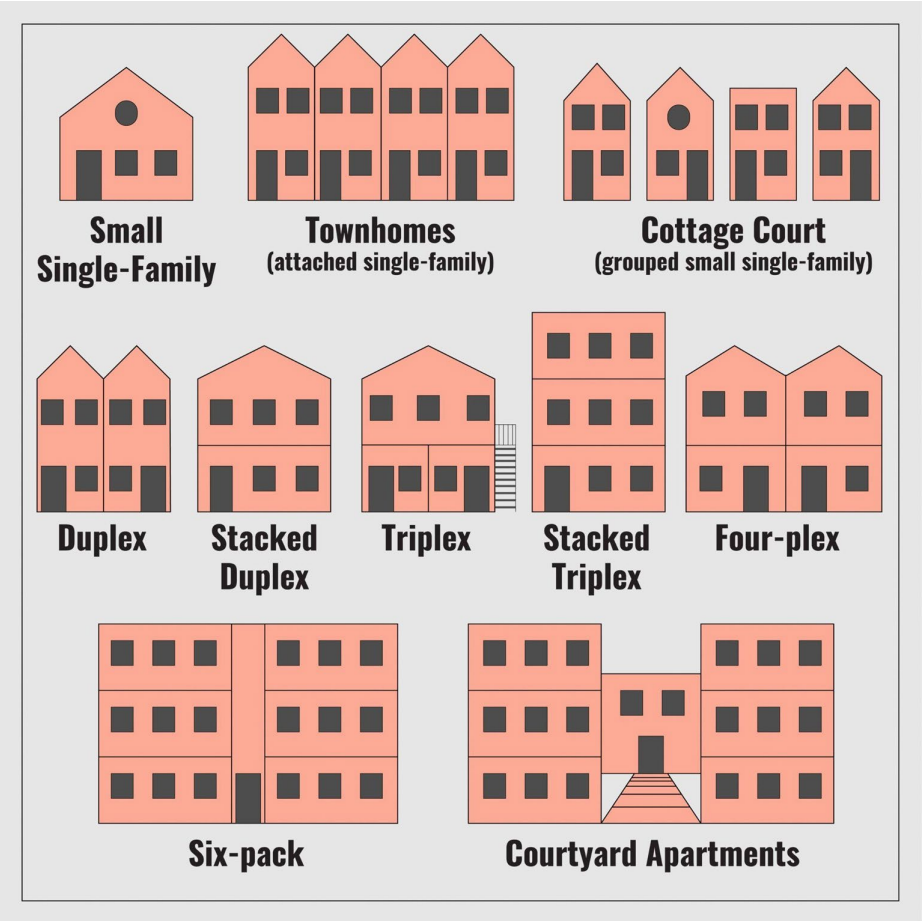
Mixed Use Development



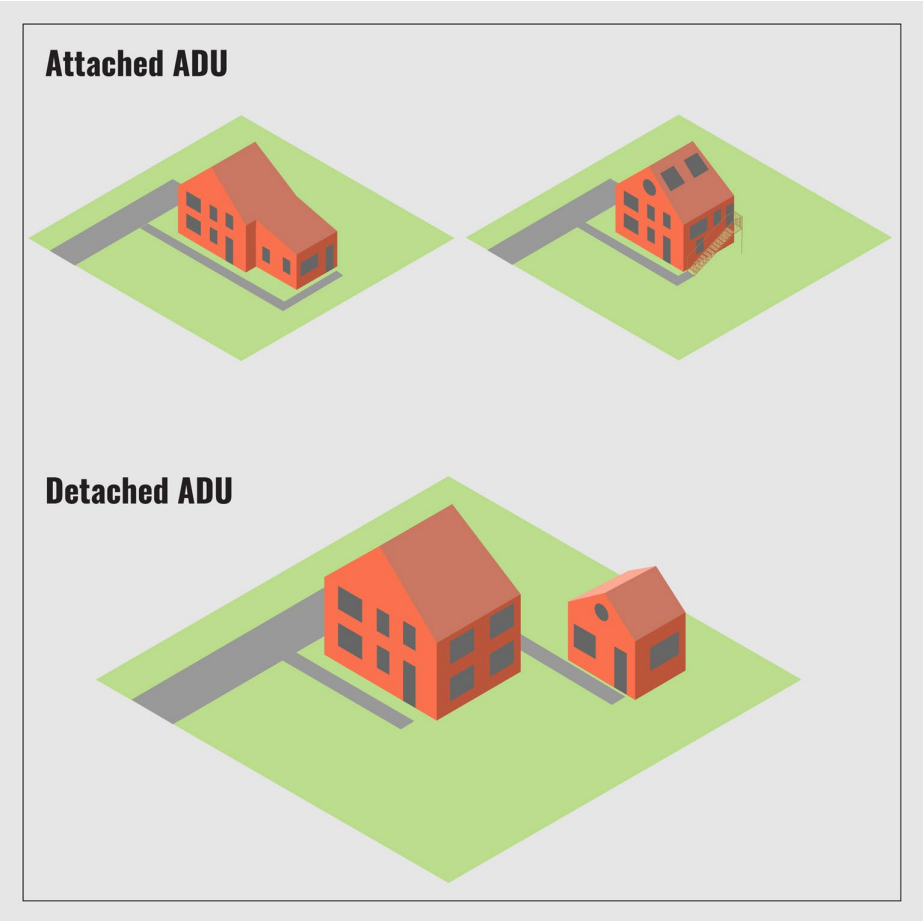
Infill Development

Source: New Hampshire Office of Planning and Development Housing Toolbox

New Hampshire Housing Toolbox: Sustainable Housing



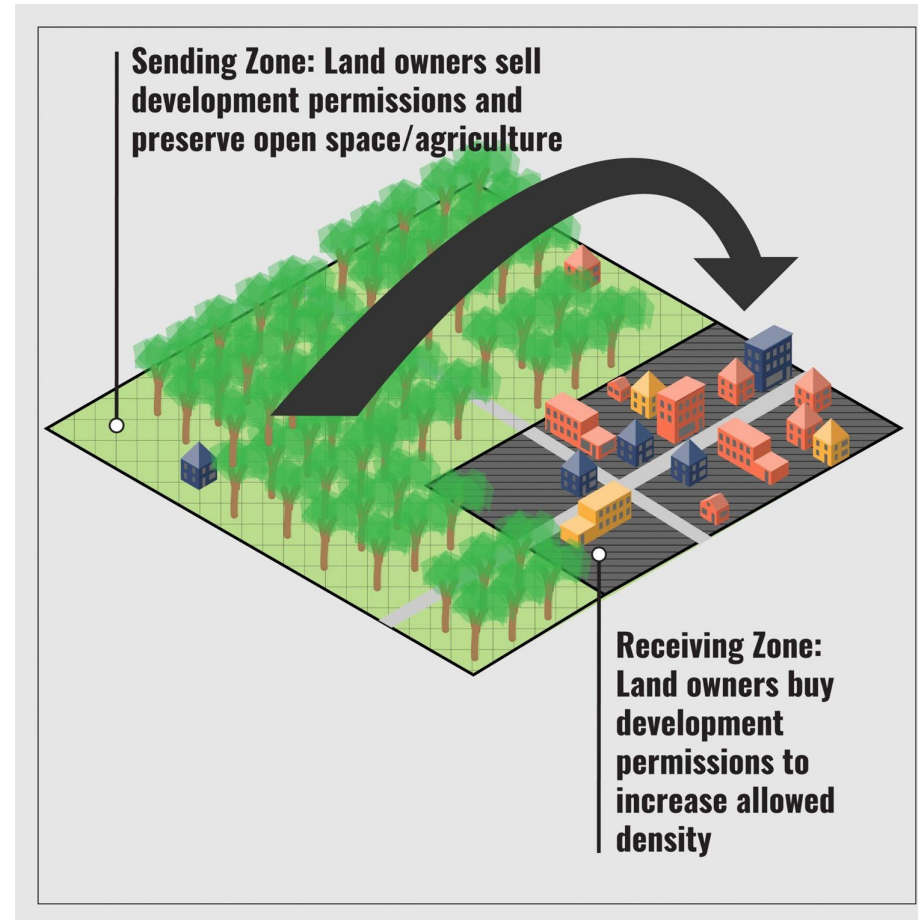
Missing Middle Housing Types



Accessory Dwelling Units

Source: New Hampshire Office of Planning and Development Housing Toolbox

New Hampshire Housing Toolbox: Sustainable Housing



Transfer of Development Rights

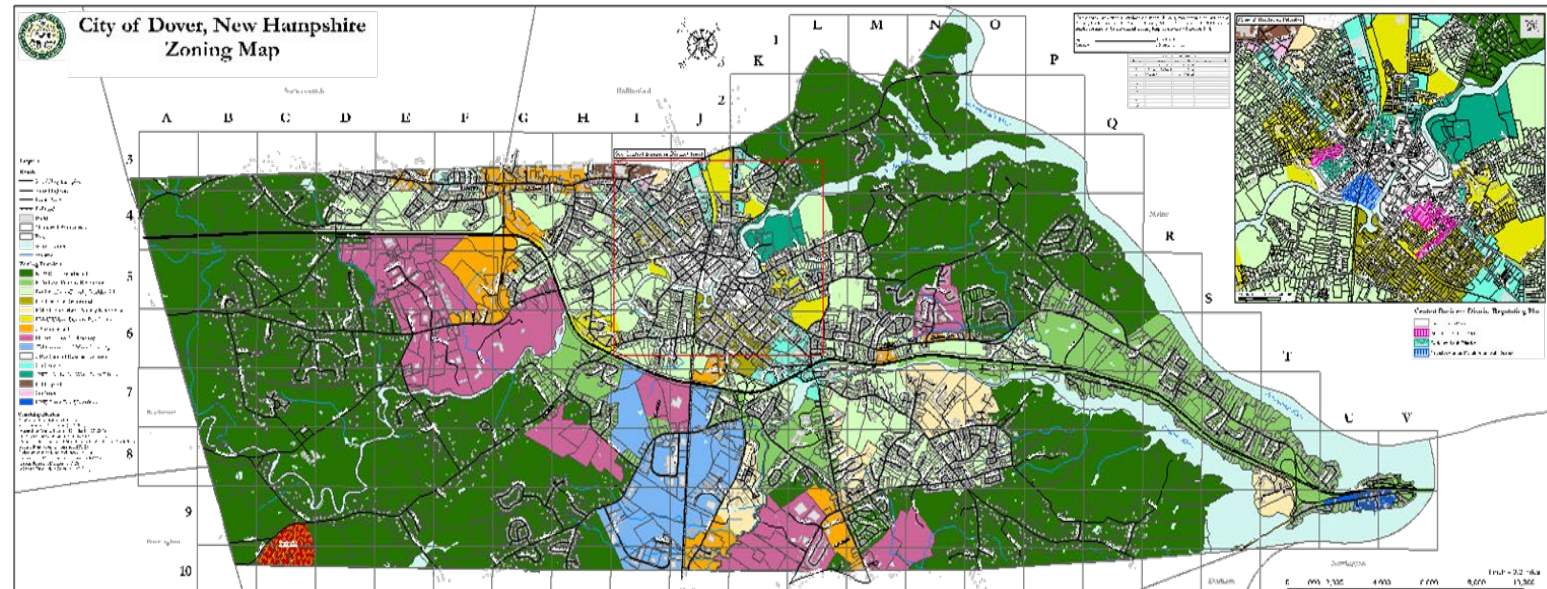
Source: New Hampshire Office of Planning and Development Housing Toolbox

Zone For Density, Not Sprawl

→What type of growth do you want to see? Now zone for it.

→Local Examples:

- ◆ Two Accessory Dwelling Units (Dover)
- ◆ Incentivize Downtown Density (Exeter)
- ◆ Infill "By-Right" in Growth Zones (Maine)



Easterseals & Forest Society Partnership

Champlin Place & Champlin Forest, Rochester

- Property is between the original Easterseals property and the adjoining Forest Society holding
- Easterseals sold 120 acres to Forest Society, retaining 21 acres needed to support Easterseals the existing and new Champlin Place.
- Champlin Place is new construction of a 65-unit age-restricted project with supportive services
- Easterseals applied the sale proceeds to the cost of building Champlin Place
- Forest Society celebrates the expansion of the William Champlin Forest



Thank You!

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