

From: Nick Taylor <Director@seacoastwhc.org>

Date: Wednesday, November 30, 2022 at 4:22 PM

To: Michael Behrendt <mbehrendt@ci.durham.nh.us>, Todd Selig <tselig@ci.durham.nh.us>

Subject: Re: Housing from WHC

Hi Todd and Michael,

Thank you for passing along those thoughts. I don't believe that's an accurate representation of our perspective. I would be happy to find time to meet to discuss in greater detail, but I wanted to highlight a few key points.

First, we are very appreciative of the work of the Durham Housing Task Force and the entire community of Durham for taking up this important conversation locally because there are so many nuances within given municipalities. The potential solutions for communities even in the same region are very different. It's exactly why we don't take a one-size-fits-all approach. I know the Housing Task Force took this very seriously including the impact of a university town and the desire to maintain open spaces and town character. It's exactly why the Rural District and Residence A continue to have different lot sizes, uses, etc. As a Coalition, we do not advocate for multi-family housing and dense development in every zone throughout the state precisely because we are very aware of infrastructure, quality of life, and conservation concerns.

Second, we are very concerned about climate change and conservation. It's one of the only resources we can never get back. We don't believe that housing and environmental interests are inherently in conflict. Allowing for some increased density in downtown districts is exactly what helps prevent the sprawl that continues to eat away at our natural resources. It also increases walkability and decreases the number of cars on the road. All important elements to combatting climate change at a local level. We are not against people living on multiple acres with farmland – we simply believe that other options should be available and need to be availability in healthy communities.

Our main concern, and something that we believe the data is really clear on, is that our region is facing a housing shortage. Seniors cannot find a place to downsize in their communities. Young families cannot find starter homes. Many people in the workforce including teachers, police officers, firefighters, and those

in the service industry cannot find a place they can afford to live. This is not just a Durham problem. It's across the entire region.

There are a number of different options for how to address this issue, which is exactly why we do believe in strategic, nuanced approaches that lead with conversations, not proscriptive solutions.

We really do appreciate your leadership and the entire community taking up this conversation. It's rarely an easy conversation to have, but it is so important to be thoughtful and collect community input, while addressing the very real challenges we all face.

Best,
Nick

Nick Taylor
Executive Director
Workforce Housing Coalition of the Greater Seacoast
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From: Todd Selig <tselig@ci.durham.nh.us>
Sent: Wednesday, November 30, 2022 2:03 PM
To: Michael Behrendt <mbehrendt@ci.durham.nh.us>
Subject: FW: Get involved. Make a difference! - advocacy from the workforce housing coalition of nh

Dear Michael,

For your general information. The Workforce Housing Coalition's perspective appears to be that more workforce housing is beneficial for all of NH and every community period, regardless of particular nuances within given municipalities, access to jobs/public transportation, the cost (financial, environmental, quality of life, etc.) of extending public utilities/roadways, and without consideration to other factors such as climate change, protecting forests/fields/agriculture land, historic preservation, or general quality of life issues. A more strategic, nuanced approach would likely yield more sustainable results for both individual communities and the state as a whole over the long-term.

As we discuss this timely issue in Durham, we should be sure to be very thoughtful concerning the extent of our actual housing challenges, our local goals, how they might be addressed, and implications for various tradeoffs being weighed within a university town.

Please feel free to share with the Planning Board as you and the board take up the issue of housing in Durham.

Todd

Todd I. Selig, Administrator

Town of Durham, NH

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He/him/his pronouns

From: Nick Taylor, Workforce Housing Coalition of the Greater Seacoast

<director@seacoastwhc.org>

Date: Wednesday, November 30, 2022 at 12:47 PM

To: Todd Selig <tselig@ci.durham.nh.us>

Subject: Get involved. Make a difference!



November 2022 Newsletter

Todd,

As we travel throughout the seacoast, we frequently talk about housing metrics and specific policy solutions, but what makes the biggest impact

is personal experience. The business owners struggling to find workers. The renters desperately looking for any vacancy in their price range. The young families and seniors both searching for a place they can call their own and fits their needs. These stories are powerful, they make a difference, and **we need your help to share them.**

Over the next few months, communities will hold public hearings on potential zoning amendments planned for the 2023 town meeting ballot and state legislators will reconvene in Concord to take up a number of housing related pieces of legislation. This is where those personal stories can have a real impact on whether pro-housing initiatives are successful -- or whether they fail to move forward.

If you are interested in learning more about how to advocate or want to be notified about opportunities to share your story, please let me know by responding to this email. We are always happy to organize trainings or meet individually discuss how to get involved. You can also visit our [Advocacy 101 page](#) on our website to learn more.

Thank you for your ongoing support and advocacy. I hope you had a happy and restful Thanksgiving!

Best,
Nick

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Greater Seacoast Housing Summit

Thank you to everyone who came out to our 7th Annual Greater Seacoast Housing Summit!

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 on our business community. We also had an incredible line-up of panelists to continue the discussion including Rochester Mayor Paul Callaghan, Portsmouth Assistant Mayor Joanna Kelley, The Housing Partnership Executive Director Marty Chapman, and New Hampshire Housing's Sarah Wrightsman.

Let's keep the conversation going!



Annual Celebration and Awards Night

We are just over 24 hours away from our 2022 Annual Celebration and Awards Night! We are so excited to be back in person for the first time since 2019 to recognize housing leaders who are making a difference in their communities.

There are *only a few tickets left* so if you plan to join us for this fun evening with friends and colleagues please [RSVP](#) today! Tickets are \$25 for the general public and free for Workforce Housing Coalition of the Greater Seacoast members.

Date: Thursday, December 1st

Time: 5:30 - 7:00 PM

Location: One Hundred Club, 100 Market St, Portsmouth, NH

RSVP: [Here](#) (General Public: \$25 / Coalition Members: Free)

Earlier this week we announced our award winners! These businesses, nonprofits, municipalities, and individuals are on the ground making a real difference in the region. We hope you can join us to celebrate the successes and acknowledge the significant work we have ahead of us.

Business Leadership: Bangor Savings Bank

Housing Leadership: Community Action Partnership of Strafford County

Municipal Leadership: Town of Exeter

Visionary Leadership: Portsmouth Housing Authority

Volunteer of the Year: Jay Childs

See you Thursday!

Annual Celebration & Awards Night



Join the Workforce Housing Coalition of the Greater Seacoast for a fun evening with friends and colleagues as we recognize housing leaders who are making a difference in our communities. We will present the Municipal Leadership Award, Business Leadership Award, Visionary Leadership Award, Housing Leadership Award, and Volunteer of the Year Award.

The doors open at 5:30 pm with the awards ceremony beginning at 6:00 pm. Refreshments will be available. See you there!

DATE
Thursday,
December 1st

TIME
5:30 - 7:00 PM

LOCATION
One Hundred Club
100 Market St
Portsmouth, NH

TICKETS
WHC Members: Free
General Public: \$25

Thank you to our sponsors!



Space is limited. RSVP at seacoastwhc.org/happenings

Housing Opportunity Planning Grants

As part of the InvestNH \$100 million program, \$5 million was allocated for municipal planning and zoning grants for communities to assess and update their local ordinances. [Applications are open!](#)

All grants must be obligated by the end of 2023 so if your community has had any discussion on updating planning or zoning ordinances in recent years, this is your chance to access these funds with no match required!

We encourage all communities to strongly consider this unique opportunity. As always, please don't hesitate to reach out with any questions. We are happy to work with communities to brainstorm opportunities, assist in community engagement, or do whatever else we can to help communities access these resources.

Interesting Read

The Atlantic

Housing Breaks People's Brains

Supply skepticism and shortage denialism are pushing against the actual solution to the housing crisis: building enough homes.

By Jerusalem Demsas



Did you talk about housing at Thanksgiving? Did you face any skepticism about what can be done? If so, a new study shows you are not alone.

This interesting article from [The Atlantic](#) takes a look at the data behind the disconnect that face many organizations and communities who are trying to address the housing crisis. Despite the

well-documented housing supply shortages there is still significant denial of the issue and significant skepticism that increasing supply will even make a difference.

In The News

[Seacoast Online: Accessory dwelling units in Portsmouth: 'Easiest' housing solution or is it too late?](#): *"ADUs is where a community makes its commitment to affordable housing and the environment, it's the least disruptive way to increase affordable housing infill in areas where we have water and sewer,' he said during a recent City Council discussion about proposed amendments to the city's ADU regulations."*

[New Hampshire Public Radio: With N.H.'s rental market red hot, state gives developers \\$50M to build 'our way out of this crisis'](#): *"Real estate often involves imagination.*

For example, right now, a six-and-a-half-acre lot sitting across from the Sam's Club on Sheep Davis Road in Concord doesn't look like much.

'It's simply a raw piece of land that is heavily wooded,' Thomas Furtado, the CEO of CATCH Neighborhood Housing, a non-profit that develops affordable housing units in Merrimack County, admitted.

But Furtado has vision: In a year and a half from now, he says, this lot will be home to 48 families."

[Seacoast Online: Developing The Brook: Casino CEO gets input on how to develop 75-acre Seabrook site](#): *"The CEO of The Brook gaming venue recently went before the town's Planning Board to see what members would like to see constructed on the company's 75-acre site off Route 107.*

The response was more workforce housing, and not the 332 high-priced apartments that were pitched and rejected twice by the town's Zoning Board of Adjustment, and an overall master plan for the property."

Support Our Work



Workforce Housing Coalition of the Greater Seacoast

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