

**Bi-State Economic Summit
November 29th Roundtables
Housing**

First and foremost

We want to leverage/support the efforts of the Workforce Housing Coalition that already is operating throughout the region, not create any new groups or initiatives

Also want to ensure that housing solutions that are focused on the 25-34 year old age cohort are specifically considered, since this is the age group where the region is losing population

Action Steps Identified

Develop a Marketing/Education package for delivery to communities

- Clarify the definition of “Workforce”
 - “Housing for Everyone”
 - Family Friendly
- May have to tailor packages to address different audiences
 - General public
 - Local officials
 - State officials – roundtables re: legislation for conservation and planning
 - Different dynamics in each statehouse
- Address zoning changes needed to encourage infill/brownfields/density issues
 - Identify and share success stories
- Educate re: costs of “driving to qualify”
 - i.e., moving further and further from work in order to qualify for buying a home
 - quantify the cost of the drive so it can be considered as part of the total cost of the home that is distant from work
 - real costs, gas, tolls, wear and tear on car
 - community costs – commute time replaces community (e.g., volunteer) time
 - social

Identify sources of “non-market rate” land and develop an RFP process to obtain it

- Municipal owned land
 - “Community Trust”-style land conservation for housing
- State owned land
- Federally owned land
- Churches

Determine a quantifiable goal, i.e., a specific number of units for the region and by community that would

- Fill the current deficit and
- Provide for future growth
- Planning commissions will update this target number

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- It then can be applied community by community
- For example, a goal of 3,500 units for the region would convert into x units per 1000 of population. This would be used to calculate the goal by community based on each communities population

Develop an asset map for the region

Other Notes Captured at the Roundtable

More Rules = Less Attractive to Developers

Involve developers early in the process

Develop a climate where it is understood that jobs = housing

Tie into Business Community

Role for CAP agencies?

Solutions should focus on both own and rent options

Seasonal rentals offer a special challenge in this region

Research on why the 25-34 age cohort is leaving

- Is it more than just housing? Lifestyle? Jobs?

Kittery and Portsmouth should be viewed as one community in many ways

Employer owned housing?

Top down change (from the statehouse) vs. bottom-up (from the local communities)

Fighting the fear of the unknown, i.e., the impact of any policy changes

Fear of impact of zoning changes on current property values

Having children is the trigger to moving, i.e., needing a larger house