



# The Mt. Washington Valley Housing Coalition Community Report 2016

## Our 13 Communities

**New Hampshire:** Albany | Bartlett | Chatham  
Conway | Eaton | Freedom | Hart's Location  
Jackson | Madison | Ossipee | Tamworth  
**Maine:** Brownfield | Fryeburg



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Victoria Laracy | Executive Director

# Why Is Our Work So Important? Because Housing Matters!

- Affordable housing attracts and retains employees – a selling point and a competitive advantage for area employers.
- Affordable homes support the local workforce so they can live close to their jobs.
- The construction of affordable homes can also help stimulate economic growth.

**We Need Your Help! Talk with friends and business leaders. Advocate for housing opportunities. And please donate today to the MWV Housing Coalition!**

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Photo: Deni and Evan Shangraw outside their home built by Habitat for Humanity volunteers and themselves in Tamworth.

## What is affordable?

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more are considered cost burdened and may have difficulty affording necessities, such as food, clothing, medical care, and transportation. In 2013, the American Community Survey estimated that 49% of Carroll County renter households and 36.9% of Carroll County owner households pay more than 30% for housing costs.

## What are we doing about it?

The MWVHC conducts and hosts a number of activities throughout the year to advocate for affordable housing.

- We gather and analyze relevant community data on a regular basis to prove need, inform decision-making, and measure progress.
- Survey business leaders and citizens to inform about the economic and social challenges that come with limited access to affordable, quality housing.
- Host hypothetical exercises to demonstrate the impact of affordable housing on the natural and built environment.
- Offer technical resources to support local planning boards engaged in making productive revisions to their zoning ordinance.
- Collaborate with partners to improve the overall vitality of the region.

## What can you do?

- If you are a business leader, communicate with local policy makers about the need for affordable housing. Explain the impact that housing is having on your ability to recruit and/or retain a workforce.
- If you are a local official, review your town's zoning ordinance to make sure that regulations encourage the development of affordable housing. Often times large lot minimum and frontage requirements direct development toward upscale primary and second homes.
- If you live or work in Mt. Washington Valley, **get involved**.

# Program Accomplishments

With support from MWV community, business sponsors and major funders, the MWVHC has made significant, publically recognized accomplishments in recent years.

**Housing Matters:** Is a critically needed survey and assessment of workforce in the MWV. This booklet has served as the MWV's affordable housing reference guide, outlining the problems, challenges and potential solutions to the MWV's affordable housing shortage. It has provided community and business leaders with the structure, resources, and support to inform and shape public policy.

**Conway Pines:** The MWVHC successfully advocated for funding and permitting for the Conway Pines Senior Living Center, a 62-and-older rental complex with 30 quality, affordable senior apartments, which opened for occupancy in August 2016. Built and managed by Great Bridge Properties, this complex benefits seniors in the Valley by improving housing opportunities as does the earlier, family focused Conway Pines Apartments built in 2012 with support from MWVHC.

*"I recently moved into a brand new apartment community for persons over 62. It is located in Conway, New Hampshire and is appropriately called "Conway Pines". The building is situated in the midst of towering pine trees, has spacious apartments all with private balconies and the mountains can be seen from the front lawns.*

*I am delighted with my new home. The rent is affordable, my new neighbors are friendly and I am surrounded by Mother Nature."*

*– Camille*



**WFHC/Legislative Action:** The landmark law of 2008 required every city and town in New Hampshire to allow for reasonable and realistic opportunities for the development of workforce housing. When appropriate, the New Hampshire Workforce Housing Council (WHC), a statewide affordable housing advocacy organization to which the MWVHC belongs, researches methods for increasing and diversifying the supply of housing in New Hampshire and advocates for legislation to increase the state's stock of workforce housing.

In 2015 the MWVHC worked with WHC, contacting state legislators to support a bill to establish state requirements for local regulation of accessory dwelling units (ADUs). ADUs represent a low cost, long-term way to help stem the rising tide of New Hampshire's inadequate supply of affordable dwellings and workforce housing. This legislation will go into effect in June of 2017.

To learn more about ADU's, visit the MWVHC's website to read an article and see an informative video.

**MWV Regional Collaborative:** In conjunction with the MWV Chamber of Commerce and the MWV Economic Council, the MWVHC helped establish the MWV Regional Collaborative (MWVRC) to develop a regional perspective and vision for improving economic opportunity, sustainable development, and quality of life in MWV communities. MWVRC quickly recruited citizens to a regional roundtable with representation across jurisdictions and sectors. Termed the MWVRC Regional Roundtable Advisory Council (RRAC), these individuals meet regularly to address issues that need a regional response. In the Fall of 2015, the RRAC approved a report published by Planned Decisions, Inc. (PDI) which provided an analysis of land use practices and regulations Valley-wide and included recommendations to improve housing and economic conditions.

Along with the MWV Economic Council, MWVHC is presenting the PDI report to community and municipal leaders, and will follow up with community forums to discuss best practices for expanding the stock of housing and the regional economy.



## 2013 Charrette

With the support and backing of sponsors, the MWVHC collaborated with the White Mountain Board of Realtors to produce a Charrette – a gathering of interested citizens, planners, structural architects, landscape architects and engineers to examine possibilities of land development for workforce housing in several towns in Mount Washington Valley. This all encompassing project allowed community members to collaborate on a vision for the Valley's future. In addition to providing a forum for housing ideas, the projects offered the unique advantage of giving immediate feedback to those involved in the design process. More importantly, it allowed everyone who participated to be engaged in the development of the plans.



*Two designs generated by our 2016 (L) and 2013 (R) Charrettes*



## 2016 Charrette

Our 2016 Charrette drew community interest on design day, October 27, 2016. Prior to design day, teams of planners, engineers, Realtors, landscapers, interested citizens, and town officials gathered to examine properties in Conway and Bartlett, NH. Each site was selected based on its merit to demonstrate how town and even state regulations might be adapted to encourage market-driven construction of workforce housing units throughout the Valley. Please visit our website [www.mwvhc.org](http://www.mwvhc.org) for our post-Charrette review.

### 2016 CHARRETTE TEAM

Brendan Battenfelder | Betsey Harding  
Sam Johnson | Kerry MacDougall  
Lindsay Maihos | Jim Pitman  
Robert Seaman | Lorraine Seibel  
Evelyn Whelton

## Dear Friends of the MWVHC

How I love the Mount Washington Valley! Growing up here and attending local schools prior to going off to college, I feel lucky to find myself back at home in this wonderful community raising my family. While nature abounds, living and working in the MWV can present challenges to young families with regard to quality, affordable housing and well-paying jobs.

These same challenges affect MWV residents of all ages: New Hampshire's population is quickly aging and Carroll County is aging even faster than the rest of the state. Many of our elder citizens wish to age in place, but may struggle to afford maintain their homes. If financial realities force Valley seniors to sell, who can afford to buy?

Homes serve as the hub of a very important wheel in our economy. Job satisfaction, education, health & community services, all work in support of a satisfying home life. Six decades ago, the psychologist Abraham Maslow argued that life satisfaction depended on meeting specific needs; housing had a prominent place in Maslow's theory, being essential to meeting primary physiological needs for warmth and rest. But housing also meets the needs for safety, self-esteem, self-actualization and aesthetics.

Civic organizations like the MWV Economic Council, The MWV Chamber of Commerce, the White Mountain Board of Realtors and the MWVHC work independently and cooperatively to help insure the Valley's future is as bright as possible. Affordable housing is recognized as a priority by each of these organizations, and the MWVHC focuses on expanding awareness of both the need and possibilities for market-force creation of workforce housing. Please join us in support of these efforts. Our increasing success depends on the backing we receive from the citizens we serve; we can't do it without you!

Sincerely,

*Victoria*

Victoria Laracy,  
Executive  
Director



# Thank you to all our members and sponsors who have supported us throughout the years!

*The Mount Washington Valley Housing Coalition (MWVHC) is pleased to bring you this Community Report.*

*Thanks to our community's support, we are making a difference!*

## AHEAD

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Visit [www.MWVHC.org](http://www.MWVHC.org) for more information