

Harriman Hill, Wolfeboro, NH

Phase I - 24 Units of Workforce Housing

Phase II - Additional 24 Workforce Units



How the initiative got started

- The Eastern Lakes Region Housing Coalition grew from a Wolfeboro Planning Board ad hoc committee that was gathered in 2004. Its purpose was to develop a strategy to address a critical shortage of workforce housing as identified for 25 years of Master Plans. The committee recommended extensive community education regarding the need, removing barriers in the zoning ordinance, and bringing resources to address the issue. It also recommended that since non-profit groups provide most services in Wolfeboro, that one be enlisted to carry out the plan, this was how the coalition was formed.

The housing issue was regional since our area towns were one community sharing a school district, health, human service, legal, commercial and transportation systems. The Eastern Lakes Region Housing Coalition board was formed representing major employers and different towns, was incorporated in May of 2005 and received its 501(c)(3) shortly after. Its mission is to encourage a diversity of housing to support the economic and social health of our communities while respecting the rural and village values.



Next steps

- Aggressive community education activities began with community forums, workshops for area planning boards and conservation commissions. The ELRHC continued to work closely with the Wolfeboro Planning Board to develop its first Workforce Housing Ordinance that passed the town vote by a 2-1 margin in March of 2007.
- Power Point presentations at area service clubs and on community TV and feature newspaper articles were provided. The coalition joined and has been an active participant in the NH Workforce Housing Coordinators (now WFH Council) and has worked cooperatively in statewide initiatives. Following the NH legislation passage of the 2008 housing laws, the ELRHC provided support to 15 area towns to assist their compliance with the law.

Continuing education

- Our activities and outreach have helped us gain the respect and support of area media and regional large employers i.e. the towns, regional school district, hospital and Brewster Academy as well as the two area chambers of commerce. We have forged working relationships with state, local and regional groups including the Lakes Region Planning Commission, New Hampshire Housing and Finance Authority, NH Charitable Foundation, NH Workforce Housing Council and other state housing groups. We worked directly in the annual Planning Board ordinance workshops of several area towns, had direct input on the Housing Element committee of the Wolfeboro, Tuftonboro and Brookfield Master Plans, and brought the community boards together in forums and workshops in preparation for the new state housing laws.

Finding the future home of Harriman Hill

- In 2005, the Eastern Lakes Region Housing Coalition identified a parcel of “in village” land in Wolfeboro that would meet the Master Plan goals of village in-fill, access to public utilities, and close to services and employment. The coalition was able to negotiate the purchase of the land and secured feasibility funding from NHHFA. Since our local banks invest in NHHFA we felt bringing those funds back to our community would be appropriate. Shortly after, a local summer resident contacted the chairman regarding his wish to make a donation in memory of his late wife, and the Nancy Clement Beck Memorial Fund was created. This enabling fund, currently valued at just under \$300,000, is owned by the ELRHC and can be borrowed from or against to promote workforce housing in the area. It has its own trustees. It has provided the bulk of the pre-development costs for Harriman Hill. The mortgage for Harriman Hill is now held privately by a local bank.

Phase I begins construction



How it meets town regulations

- The location of the neighborhood is within one of the Wolfeboro Zoning Ordinance Workforce Housing Overlay Districts, meets the financial guidelines and perpetual affordability requirements and meets all of the requirements of the Workforce Housing ordinance.

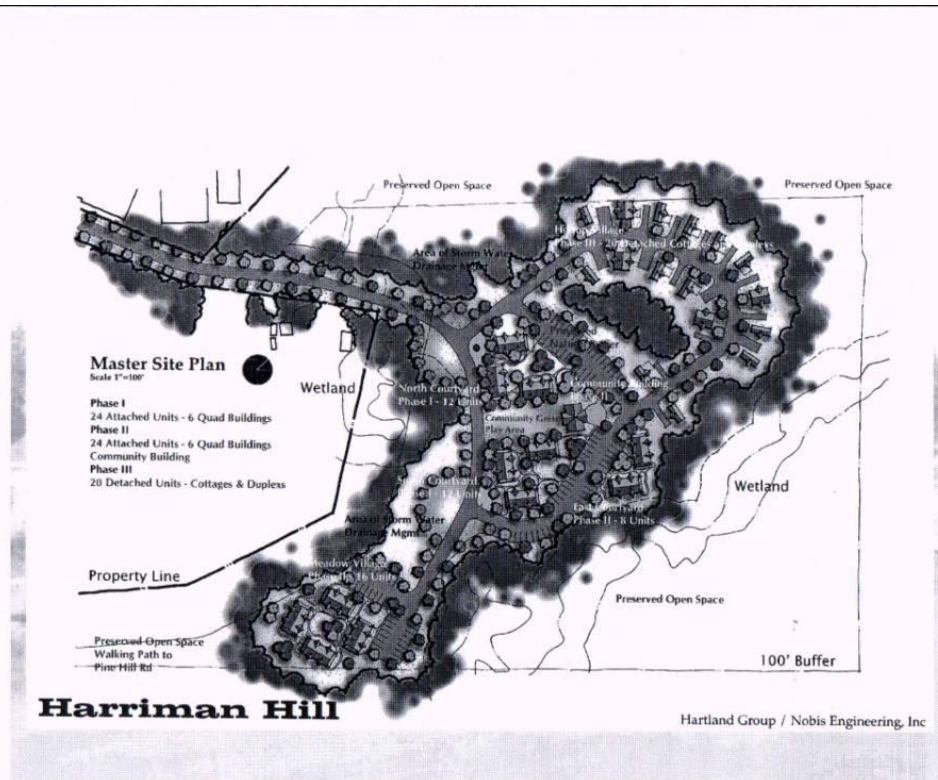
Specifics on the development

- **Harriman Hill Neighborhood:** is a conservation cluster workforce housing neighborhood located on 35+ acres of back land off the Pine Hill Road (109A) behind the former Harriman Construction Company.
- More than half of the land is placed in Conservation Easement with the town of Wolfeboro Conservation Commission.
- Phase I is complete and fully rented up.
- Phase II is currently under construction.
- All apartments will remain affordable.
- Only 10 acres are to be developed – remaining acreage will be kept in conservation land – walking trails and protected wetlands.

Phase I - Buildings at Harriman Hill



Overall look at the property



Phase II

- Phase II is beginning with preparation for the slabs that the 6 new buildings will be built on and some framing has started. The property is managed by The Hodges Companies and has a site manager in Wolfeboro. There is a waiting list for occupancy. Phase II will be an additional 24 units of 1, 2 and 3 bedroom apartments.



P. O. Box 641
7 Center Street
Wolfeboro, NH 03894
www.elrhc.org