

# Housing Needs Assessment for Communities Near the Portsmouth Naval Shipyard



## Overview:

- A Joint Land Use Study (JLUS) was completed in 2019 for the Portsmouth Naval Shipyard (PNS) and the surrounding communities.
- The Final Report documents that the **lack of affordable housing options** available close to the Shipyard for PNS workers is a major challenge.
- Not only do workers have a difficult time finding housing, but they often must live far from work and endure long commutes.

Therefore, one major JLUS recommendation was to **assess the need for housing** in the area, specifically regarding PNS workers and their families. This summary provides an overview of:

- The Housing Needs Assessment that was created
- The area that was studied
- The challenges identified
- What can be done to meet the need for housing both for PNS workers and the others

## Joint Land Use Study

A Joint Land Use Study or JLUS is a collaborative effort that helps communities and adjacent military installations to plan for compatible development and identify and address issues that are problematic for one or both parties.

## What is "housing affordability?"

To be considered affordable, housing must cost no more than 30% of a household's annual income.

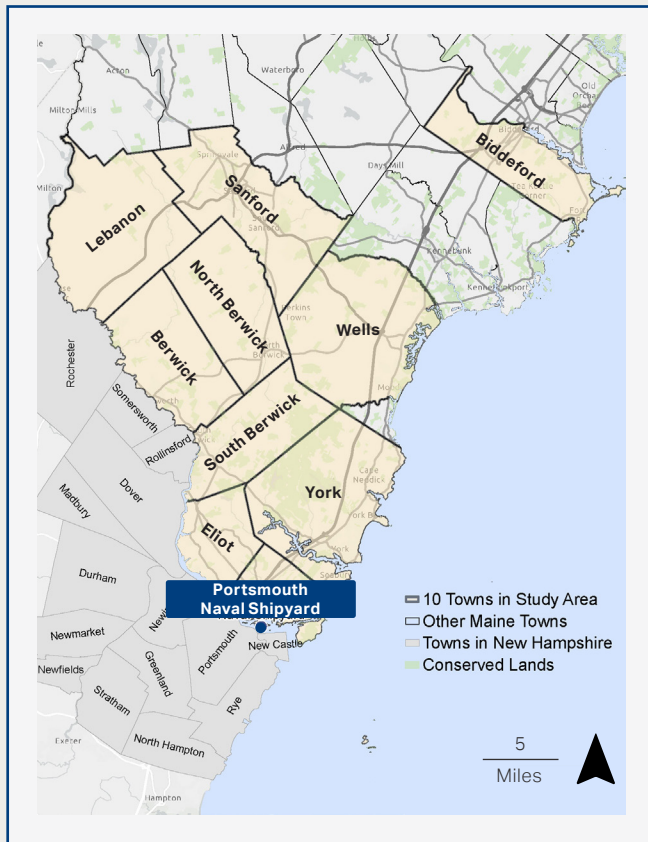
## Who's Involved

- Portsmouth Naval Shipyard
- Southern Maine Planning & Development Commission
- Town of Kittery
- City of Sanford
- Town of Berwick
- Town of Eliot
- Town of York
- Maine Housing
- Rockingham Regional Planning Commission
- Strafford Regional Planning Commission



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The Study Area (see map), is made up of the 10 communities in Maine that house the most PNS workers.<sup>1</sup>



### Study Area Households

46,750

Households in the Study Area

2.4 People

Average Household Size



High construction costs



Lack of suitable land



Regulatory limits



Regulatory uncertainty

### What does the Housing Needs Assessment tell us?

- There is a shortage of housing in the Study Area leading to affordability challenges for PNS worker households and others.
- Communities should make it easier to build housing and should encourage housing production in other ways.
- Allow more multi-family housing in more zones and reduce dimensional requirements on lot sizes.
- Allow accessory dwelling units in all zones that allow residential development without the burden of additional dimensional requirements, or other requirements relating to occupancy and size.
- Municipalities, regional agencies, PNS, and the state should work together to create new ways to directly promote new housing production.



<sup>1</sup>Since JLUS funding was received by organizations and local governments in Maine, the study area for the Housing Needs Assessment is exclusively made up of towns in Maine. It is made up the 10 Maine towns with the highest PNS worker populations. In total, there are nearly 2,900 PNS workers who live in Study Area communities.