

Northeast Housing Summit Schedule at a Glance | September 22, 2026

(subject to change)

10:00 – 10:15 a.m. | opening/intro

10:15 – 11:30 a.m. | Session 1:

Track A: Housing Data, Research & Emerging Trends Moderator: Daniel Eades	Track B: Partnerships, Programs & Community Impact Moderator: John Turack	Track C: Planning, Policy & Housing Innovation Moderator: Sue Cagle & Scott Slattery
10:15 – 10:45: Spatial Analysis for Housing Strategies	10:15 – 10:45: Florida's Land-Grant Universities: Scaling Housing Education and Impact	10:15 – 10:45: Planning for Agriculture & Housing in New Hampshire
10:45 – 11:15: Statewide Zoning Reform and Housing Production: The Initial Impact of Maine's LD 2003	10:45 – 11:15: PVAMU GAP Assistance Initiative: An Inspired Reimagining of Cross-Sector Homeownership Education Through Collaborative Partnerships and Transformative Housing Capacity Building	10:45 – 11:15: Housing Preferences and Affordability Relevant to Tennessee Rural Gentrification: Evidence from a Choice Experiment
11:15 – 11:30 Q&A + transition	11:15 – 11:30 Q&A + transition	11:15 – 11:30 Q&A + transition

11: 30 AM -11:45 AM | Break

11:45 AM – 1:00 PM | Session 2:

Track A: Housing Data, Research & Emerging Trends Moderator: Mariya Shcheglovitova	Track B: Partnerships, Programs & Community Impact Moderator: John Turack	Track C: Planning, Policy & Housing Innovation Moderator: Stephen Alessi
11:45 -12:15: Measuring the Impacts of Short-Term Rentals on Affordable Housing and Community Vitality in Rural Tourism Destinations in the Northeast	11:45 – 12:15: Housing for Efficient, Affordable, Resilient Thriving Communities	11:45-12:15: NH's Housing Opportunity Planning Grant (HOP) Program and NH Housing Academy: Building partnerships for a multi-tiered approach to the housing crisis
12:15-12:45: From Maps to Policy: How the NH Zoning Atlas Catalyzed Statewide Zoning Reform	12:15-12:45: Energy+: A Collaborative Effort to Study and Develop Best Practices for Energy Efficient Retrofits and New Builds in Affordable Housing	12:15-12:45: Housing Opportunity Planning Grant (HOP) Program Case Studies: Successes and Lessons Learned from local community's efforts to implement change
12:45 – 1:00: Q&A + transition	12:45 – 1:00: Q&A + transition	12:45 – 1:00: Q&A + transition

1:00 PM- 1:45 PM [Closing Panel "Housing Across the Northeast: State Priorities and Policies"](#)

1:45 PM – 2:00 PM Closing Remarks

Concurrent Session Abstracts:

[Housing Data, Research, and Emerging Trends Track, Session 1 \(10:15-11:30 AM\)](#)

Spatial Analysis for Housing Strategies

Harry Crissy, Penn State Extension

While housing is becoming an increasingly important issue in both rural and urban settings, few strategies to address the challenges associated with shortages and affordability are available. Largely due to a limited workforce in the building trades, limited available stock, and inappropriate pricing, the current circumstances are not showing signs of improvement. Spatial analyses allow us to assign costs based on the location of housing stock that may be worthy of investment and on the market characteristics associated with it. This approach offers opportunities for rural communities to maintain or slow the decline of their populations, while urban locations are better positioned to identify property development options suited to their desired residential characteristics. By identifying opportunities for retrofitting existing stock (e.g., housing built before 1960, insulated and outfitted with high-efficiency equipment), affordable housing units can be made available to existing or aspirational residents. This presentation will explore available data and how it might be used to develop cost-effective paths forward for those concerned with housing strategies in Pennsylvania.

Statewide Zoning Reform and Housing Production: The Initial Impact of Maine's LD 2003

Kelsi G. Hobbs, Assistant Professor of Economics, University of Maine

Rebecca Bian, Assistant Professor of Civil and Environmental Engineering, University of Maine

Maine, like much of the United States, faces a housing affordability issue. In their 2026 Maine's Housing Outlook report, Maine Housing writes that "housing production is one key" to solving this issue. On April 27, 2022, Maine's Governor Janet Mills signed into law, "An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions" (LD 2003). One of the law's intentions was to remove barriers to housing production in Maine. In this study, we provide initial documentation of the correlation between the law and housing production. We focus on one key section of the legislation, 30-A MRSA §4364-A (Section 5), which requires municipalities to permit between two and four housing units per lot where housing is permitted. Using data from the US Census Bureau Building Permits Survey (BPS) and regression analysis, we study the change in housing production before and after LD 2003. Preliminary results suggest that although there has been no increase in housing production, there has been a shift away from single family housing to multifamily housing. These results suggest that Maine's statewide zoning reform may be shifting housing production preferences. The importance of our study is the examination of the connection between the state's identified need, its policy response, and the resulting outcomes. LD 2003 was enacted to increase housing production, and our study details whether this legislation is leading to the intended outcomes.

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[Partnerships, Programs & Community Impact Track, Session 1 \(10:15-11:30 AM\)](#)

Florida's Land-Grant Universities: Scaling Housing Education and Impact

Lisa Hamilton, UF/IFAS Extension; Carla Adams-Lippett, Florida A&M University; Jenny Rodriguez, UF/IFAS Extension; Melanie Taylor, UF/IFAS Extension; Giovanna Benitez, UF/IFAS Extension; Cyndi Longley, UF/IFAS Extension; Katherine Allen, UF/IFAS Extension; Halie Corbitt, UF/IFAS Extension; Terri Keith, UF/IFAS Extension; Stephanie McMinds, UF/IFAS Extension; Natasha Parks, UF/IFAS Extension; Cindi Hetz, UF/IFAS Extension; Judy Corbus, UF/IFAS Extension; Jill Breslawski, UF/IFAS Extension; Laura Valencia, UF/IFAS Extension; Cheyenne Martin, Florida A&M University; Clair Davis, UF/IFAS Extension; and Kimberly McMahon, UF/IFAS Extension

Affordable housing is a critical and growing challenge in Florida (Shimberg Center for Housing Studies, 2025). Research shows that financial and housing education helps families afford housing by improving budgeting skills, building savings, reducing debt, and raising credit scores (Birkenmair, Maynard, and Kim, 2022). Education also promotes better navigation of mortgage options, reduces eviction rates, and supports sustainable homeownership, particularly when paired with assistance programs (Housing Matters, 2023). Florida is home to two land-grant universities — the University of Florida (UF/IFAS Extension) and Florida A&M University (FAMU Cooperative Extension) — whose partnership uniquely positions them to deliver housing education at scale across the state. By combining their networks, expertise, and geographic reach, the two institutions jointly delivered 12 rental education and 31 homebuyer education classes to 1,589 participants across 41 counties. All instruction utilized HUD-approved curricula covering budgeting, credit, debt-to-income ratios, tenant rights, and steps to homeownership. Across all classes, 97% of participants reported improved knowledge of financial practices and housing procedures. Follow-up surveys found that 30% of homebuyer participants (n=685) subsequently purchased homes, with 26% (n=205) receiving down payment assistance attributed to completing the course. Among rental participants, 81% (n=120) avoided eviction and collectively received over \$77,000 in financial assistance. This session demonstrates that the land-grant partnership model is not just an institutional arrangement — it is a force multiplier for community impact. Attendees will explore how cross-institutional collaboration expands capacity, closes geographic gaps, and delivers measurable housing outcomes for underserved Floridians.

PVAMU GAP Assistance Initiative: An Inspired Reimagining of Cross-Sector Homeownership Education Through Collaborative Partnerships and Transformative Housing Capacity Building

Shanta Harrison, Ph.D., Prairie View A&M University

The Community and Economic Development Department (CED) at Prairie View A&M University (PVAMU) Extension has deliberately filled a needs gap for the United States Department of Agriculture (USDA) Rural Development State Office Housing Programs in Texas. By leveraging a strategic partnership CED has reimagined traditional homeownership programming, resulting in increased capacity to serve current and potential homeowners. County agents are doing some great things with USDA and a series of intake events called “Application Days.” Application Days are designed to increase access to USDA services. The day is set aside, typically with the assistance of a nonprofit partner. Often applicants experience confusion or lack of understanding of the complex program applications and process. PVAMU CED Extension covers 34 out of 254 Texas counties, employing County agents to help reduce barriers to applying. Additionally, Application Days offer face-to-face technical assistance, improving approval rates and application accuracy. At the onset of congressional budget cuts, the USDA agency experienced a series of funding reductions and loss of workforce. CED is actively providing packaging assistance to homeowners and future homebuyers statewide, offering Cross-Sector Homeownership Education by filling the needs gap resulting from USDA staff capacity limitations. The USDA partnership creates a new model for homeownership education that leverages housing counseling and financial education to expand community capacity, strengthen pathways to homeownership, and create transformative opportunities for communities of need.

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[Planning, Policy & Housing Innovation Track, Session 1 \(10:15-11:30 AM\)](#)

Planning for Agriculture & Housing in New Hampshire

Noah Hodgetts, Principal Planner, NH Department of Business and Economic Affairs;

Sarah Wrightsman, Manager of Community Engagement and Education, New Hampshire Housing;

Jamie Pottern, Senior New England Program Manager, American Farmland Trust

Across New Hampshire, communities face dual pressures: the urgent need for affordable and workforce housing, and the rapid loss and fragmentation of productive agricultural land. As a result, housing development and farmland conservation have long been viewed as competing priorities, often placing housing advocates and conservation leaders on opposite sides of difficult community decisions. The Housing & Farmland Protection Workgroup, formed in October 2025, convened in service of the New Hampshire Food and Agriculture Strategic Plan and coordinated by the NH Food Alliance, brings together housing professionals, planners, farmland conservation leaders, developers, and policy advocates to address the intersection of housing development and agricultural land protection in New Hampshire. The Housing & Farmland Protection Workgroup recently received funding to develop a Planning for Agriculture & Housing in New Hampshire Toolkit over the next year with the goal of developing a practical, user-centered toolkit to support “win-win” solutions at the intersection of housing development and farmland protection in New Hampshire. The toolkit will include case studies and model approaches from New Hampshire including the Tinker Brook project in Berlin NH, Nubanusit Neighborhood & Farm in Peterborough, NH, and the Kawasiwajo Community Land Trust in Warner, NH as well as national models such as the Hudson Valley Alliance for Housing and Conservation. The Toolkit will also include implementation guidance to help municipalities, land trusts, housing developers, planners, and state agencies advance integrated solutions that both protect farmland and create housing opportunities.

Housing Preferences and Affordability Relevant to Tennessee Rural Gentrification: Evidence from a Choice Experiment

Sreedhar Upendram, University of Tennessee; James Mingie, University of Tennessee; Serkan Varol, University of Tennessee-Chattanooga; Charlie Mix, University of Tennessee-Chattanooga; and Serkan Catma, University of South Carolina-Beaufort

Housing affordability, residential preferences, and rural gentrification are increasingly interconnected as households seeking rural and exurban lifestyles reshape housing demand, land use, and community composition in nonmetropolitan areas. This study examines how respondents trade off housing composition, neighborhood, natural amenities, community, and housing costs, with attention to rural gentrification pressures in Tennessee. Data was collected from a stated-choice experiment administered in Tennessee through Qualtrics, in which 1,535 respondents completed one of three survey blocks, each containing five choice sets with two neighborhood alternatives. The analysis is motivated by spatial evidence showing that rural gentrification susceptibility in Tennessee is concentrated in counties experiencing metropolitan spillovers and conversion of agricultural and forest land to developed uses. Preliminary conditional logit results reveal several consistent patterns. In the pooled homeowner/renter model, respondents generally preferred neighborhoods characterized by single-family housing configurations relative to a baseline mixed-housing setting, with the strongest positive effects associated with lower-density single-family options. Respondents also exhibited significant aversion to neighborhoods where amenities were located more than 10 miles away. In addition, neighborhoods characterized by a mix of long-term residents, newcomers, and seasonal residents or tourists were viewed less favorably than neighborhoods composed primarily of year-round long-term residents. These findings suggest that rural gentrification may be shaped not only by spatial spillovers and land conversion, but also by preference-driven demand for low-density residential environments with access to services, with implications for housing affordability, land-use planning, and displacement risk.

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Housing Data, Research, and Emerging Trends, Session 2 (11:45 AM – 1:00 PM)

Measuring the Impacts of Short-Term Rentals on Affordable Housing and Community Vitality in Rural Tourism Destinations in the Northeast

Doug Arbogast and Daniel Eades, West Virginia University (WVU) Extension; Daniel Centuriao, Northeast Regional Center for Rural Development; David Nason and Heather Stephens, Regional Research Institute, WVU; Jacquelyn Strager, Natural Resource Analysis Center and Davis College of Agriculture and Natural Resources, WVU

Communities across the Northeast are increasingly grappling with the housing implications of expanding short-term rental (STR) markets. While STRs provide income opportunities for property owners and support tourism economies, growing concentrations of vacation rentals and second homes may reduce the supply of housing available to residents and essential workers, particularly in rural recreation and tourism destinations with limited housing inventories. Communities experiencing high levels of STR activity often report population changes, workforce shortages, longer commutes, rising housing costs, and changes to community character. However, it remains unclear whether STRs are driving these trends or simply reflect broader market pressures in high-demand amenity destinations. This presentation shares preliminary findings from an exploratory, multi-state study examining the relationship between STR concentration, housing market conditions, and tourism assets across the Northeast. Using AirDNA data we identify communities with high concentrations of STRs and compare them with indicators including population change, housing price trends, fair market rents, and local tourism and recreation amenities. Regional case studies provide a deeper examination of how STR activity aligns with local housing conditions and economic development patterns. Our research identifies emerging patterns in STR markets that can inform future investigation and local decision making. The presentation will discuss how Extension professionals, planners, and community leaders can use readily available data to better understand STR activity within their communities, identify areas where housing pressures may be emerging, and prioritize future research, planning, and policy discussions.

From Maps to Policy: How the NH Zoning Atlas Catalyzed Statewide Zoning Reform

Elissa Margolin, Director, Initiative for Housing Policy and Practice; Noah Hodgetts, Principal Planner, Office of Planning and Development, NH Department of Business and Economic; Nick Taylor, Executive Director, Housing Action NH; and Rick Lederer-Barnes, Principal, Upstate GIS

New Hampshire has enacted one of the nation's most significant packages of statewide zoning reforms in recent years. A critical contributor to this progress has been the NH Zoning Atlas, an interactive statewide database documenting local land use regulations and water-sewer infrastructure across 269 jurisdictions. This session examines how the NH Zoning Atlas evolved from a research initiative into a practical tool that informs policymaking, strengthens cross-sector collaboration, and improves public understanding of housing challenges. Rather than relying on anecdotes, policymakers and community leaders gained access to a comprehensive statewide dataset that illuminated how local zoning regulations often constrained housing development despite broad recognition of the state's housing shortage. The Atlas identified patterns of large-lot zoning, limitations on housing choice, and barriers to multifamily development. The addition of statewide water and sewer infrastructure data further demonstrated where communities had the capacity to accommodate additional housing density, informing discussions about lot-size reform, growth planning, and housing policy. Presenters will describe the partnership among Saint Anselm College's Initiative for Housing Policy and Practice, the New Hampshire Department of Business and Economic Affairs, and NH Housing that created the Atlas and continues to expand its applications. The session will highlight how Atlas data supported legislative testimony, media coverage, statewide education efforts, and policy analysis that contributed to reforms involving accessory dwelling units, parking requirements, multifamily housing, and other land use policies. The presentation will conclude with practical lessons for other states seeking to connect research, technology, and cross-sector partnerships to support evidence-based housing policy. Participants will leave with strategies for developing similar data resources, building broad coalitions around shared information, and translating technical mapping tools into meaningful policy change. [Return to Schedule.](#)

[Partnerships, Programs & Community Impact Track, Session 2 \(11:45 AM – 1:00 PM\)](#)**Housing for Efficient, Affordable, Resilient Thriving Communities**

Linda Shi (presenting), Christa Daniels, Sharon Klein, Susanne Moser, Erich Osterberg

Practitioners and policymakers across the Northeast recognize that preparing housing for growing natural hazard risks is a policy imperative, both for existing residents and those who may migrate here in the future due in part to disasters elsewhere. This presentation shares research developed by the Northeast Safe and Thriving for All (NEST) team as part of a planning grant funded by the National Oceanographic and Atmospheric Administration (NOAA) to explore whether and how the Northeast can become a climate refuge for the country. We found that increasingly frequent and extreme disasters exacerbate ongoing housing crises by damaging what is already America's oldest housing stock; requiring the retrofitting and relocation of housing; increasing energy costs; and increasing housing costs due to competition or gentrification. The Northeast's governance context constrains efficient and effective state and local governance responses to these challenges: rural and small towns have limited capacity; the lack of counties in many New England states inhibits regional collaboration; shrinking and aging towns face severe fiscal stress and difficulties prioritizing investments; and the proliferation of energy, housing, and resilience networks mean that limited resources often don't work towards shared agendas. Transformative climate action must address systemic governance challenges by building human agency and capacity from existing bases of strength, bridging silos, fostering collaboration, and centering the prosperity of groups with varying economic capabilities. In this presentation, we share the outlines of research needs, policy alignments and opportunities, shared needs across the region, and a proposal that responds to these expressed needs through a multi-state partnership to support Housing for Efficient, Affordable, Resilient THriving communities regionwide (HEARTH).

Energy+: A Collaborative Effort to Study and Develop Best Practices for Energy Efficient Retrofits and New Builds in Affordable Housing

Morgan Wasikonis, The HOME Foundation Colleen Ritter, State College Community Land Trust;

Lisa Iulo, Hamer Center for Community Design, Penn State; Rachel Fawcett, Pennsylvania Housing Research Center

The Energy+ program, established in State College, Pennsylvania in 2017, emerged as a direct outgrowth of a pilot initiative: the construction of a net-zero energy duplex undertaken by the State College Community Land Trust (SCCLT). This singular development served as a catalyst, evolving into a sustained, multi-sector collaboration comprised of local community-based organizations, municipal governance bodies, and Penn State researchers from the Hamer Center for Community Design and the Pennsylvania Housing Research Center. These stakeholders have united around the premise that energy efficient housing is not a luxury or an afterthought, it's a necessity, especially for the low- to moderate-income households who stand to benefit most, through meaningful cost savings and tangible improvements to health and quality of life. This guiding principle has been operationalized in practice. Both SCCLT and The HOME Foundation have systematically integrated research and data-driven evidence into their organizational decision-making, prioritizing enhanced energy systems across their rehabilitation efforts within First Time Homebuyer Programs and in construction initiatives[ILD1.1]. Their most recent joint undertaking exemplifies this commitment: a highly energy efficient duplex incorporating an ADA-B accessible one-bedroom unit on the ground floor, complemented by a second, standard one-bedroom unit on the upper level. The Energy+ team continues to look forward. Members continue to engage in ongoing evaluation of programmatic outcomes while cultivating organizational capacity, with the objective of expanding the initiative's scope and deepening its long-term impact within the broader regional housing landscape.

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Planning, Policy & Housing Innovation Track, Session 2 (11:45 AM – 1:00 PM)**NH's Housing Opportunity Planning Grant (HOP) Program and NH Housing Academy: Building partnerships for a multi-tiered approach to the housing crisis**

George Reagan, Director, Community Engagement, NH Housing; Sarah Wrightsman, Manager, Community Engagement and Education, NH Housing; Sue Cagle, Community & Economic Development Field Specialist, UNH Extension; and Scott Slattery, Community & Economic Development Field Specialist, UNH Extension

In August 2022, New Hampshire Housing, in partnership with Plan NH and UNH Cooperative Extension, launched the Community Housing Navigator and Housing Opportunity Planning (HOP) Grants programs. HOP provided funding to municipalities to study zoning or other regulatory barriers to affordable housing, identify potential changes to local land use regulations, and update those regulations based on their findings. Recognizing the critical role of community engagement in successful community action, UNH Cooperative Extension created Housing Academy, a training program for grantees that explored community engagement tools and best practices as well as connecting community leaders with each other and regional supports. This session will focus on the development and implementation of the program as well as Impacts to date and lessons learned from more than three years of implementation.

Housing Opportunity Planning Grant (HOP) Program Case Studies: Successes and Lessons Learned from local community's efforts to implement change

George Reagan, Director, Community Engagement, NH Housing; Sarah Wrightsman, Manager, Community Engagement and Education, NH Housing; Sue Cagle, Community & Economic Development Field Specialist, UNH Extension; Scott Slattery, Community & Economic Development Field Specialist, UNH Extension; and John Christ, Community & Economic Development Field Specialist, UNH Extension

The HOP Program provided local communities with access to education, technical assistance, and consultant support as they assessed local housing needs, engaged community members and identified solutions that would meet the needs of and be supported locally. This session will dive deeply into two communities experiences with the program, highlighting: Strategies for engaging community members, potential strategies for increasing housing identified, Prioritization and action, zoning and regulatory changes implemented and local impact to date. These case studies offer actionable insights for policymakers, planners, and local officials working to address housing shortages in their own communities including lessons learned and best practices for implementing similar initiatives.

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[Closing Panel Discussion \(1:00 – 1:45 PM\)](#)

Housing Across the Northeast: State Priorities and Policies

Panelists:

- Zachary Adams, Center for Rural Pennsylvania
- Jessica Greathouse, West Virginia Housing Development Fund
- Nick Taylor, Executive Director, Housing Action NH

Our panelists will share key housing-related priorities and issues in their states, particularly in rural communities, and the role their organization has taken or may take in addressing them. They will talk about programs and strategies they have found to be most successful; the role of partnerships and collaborations in their states; and key takeaways and lessons learned in addressing rural housing needs.

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