



# Keys to the Valley Newsletter

The last leaves of Fall are giving color to the early days and nourishment to the winter days of Keys to the Valley. This month we have been active at Fall Festivals in Claremont, Windsor and Chesterfield. We heard stories and saw drawings from our old and new residents. We tasted the local flavors and met the local characters that make our communities unique. Over this time, almost 100 visitors have seen the Keys website. We look forward to continuing these efforts of learning and engagement.

We are grateful to have a strong group of technical advisors join the team, including experts in construction, real estate, finance, transportation, natural resources, health, disadvantaged communities and municipal organizations. A survey has been circulated to all Keys Advisors in order to better understand the obstacles and desires for our region's homes. A follow up survey will be sent to all of our municipal leaders and those focused on housing to hear more about the local nuance to these issues and what tools would be useful. Our municipalities will also be contacted to support a regional review of regulations.

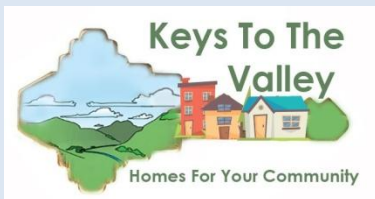
In addition to our outreach efforts, Keys continues work on data collection. Two efforts underway are commuting pattern information from our largest employers and details from transitional housing providers on beds available, waitlist and community served. These datum and more will contribute to evaluating the needs and challenges facing our residents and their homes, both present and future. The method to integrate these data is currently under development.

We are excited to be working with Braxton Freeman of Aerial Design gather pictures of our region's diverse homes from both the sky and ground. We cannot wait to share this bird's eye view with you all!



Keys has also just started to seek proposals for another consultant on the social aspects of our homes. This consultant will seek to understand residents' perspectives and desires on our homes. Their insights will help to create appropriate models and points of conversation.

Please visit us at an upcoming event or on our website. We welcome your feedback and perspectives!



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## HOMES IN FOCUS

### Accessory Dwelling Units

One type of home Keys will be looking at is the accessory dwelling unit (ADUs), sometimes known as a *Granny Flat*. These are residential living units within or attached to a single-unit dwelling or within a completely detached separate building, such as a garage or workshop. ADUs are significantly smaller than the average house. Common motivations for ADUs are rental income potential, and the prospect of a flexible living space for multigenerational households.

Learn more from:

- ✓ [Accessory Dwelling Units: A Flexible, Free-Market Housing Solution by the R Street Institute](#)
- ✓ [Accessory Dwelling Units – Case Study by US Department of Housing and Urban Development](#)
- ✓ [AccessoryDwellings.org](#)



The Fonz lived in an ADU above the Cunningham's garage in the TV show Happy Days.

### Share Your Story!

Do your neighbors create a sense of community for you? Does your house get cold in the winter? Whether good, bad or weird, consider sharing a part of your story of home. Together, we can paint a picture of now and build a picture of tomorrow.

Submissions can be made on our website.



### Join the Conversation

- Fri 11/01 **Vital Communities Housing Breakfast**  
Lebanon, NH
  - Tues 11/12 **Thompson Senior Center**  
Woodstock, VT
  - Tues 12/10 **Chapin Senior Center**  
New London, NH
- See details on the Keys website.*



"Our home is beautiful since the fire in '08. The town was going to raise our taxes a lot because of an area we finished so our girls could have a bedroom. We had to tear it down to afford our taxes. Otherwise it is a great place to live."

- Heidi from Chester, VT