

9. Conclusion

This study analyzed and documented housing challenges experienced across the region and specific challenges with which localities grapple. In particular, the region struggles with rapidly increasing demand and barriers to producing housing for households at all income levels. As discussed in the strategies (separate documents), local and regional governments will be central to addressing these challenges which will intensify without concerted leadership. Local governments must raise and dedicate funds to support low-income households, encourage innovative approaches to density and the development of a variety of housing choices, and work *regionally* to establish *market-wide* housing goals, policies, and programs.

However, local governments cannot resolve housing challenges alone. The strategies recommended in the following sections will require community commitment to inclusivity and support from philanthropists, businesses, and taxpayers. The value of continued development and redevelopment is realized over the long term, so stakeholders such as realtors, developers, and employers must advocate for prospective residents. Furthermore, residents must respond to the needs of workers and neighbors who struggle to get by. Finally, every stakeholder must understand that growing environmental awareness and increasing prices of land, labor, and materials imply that density and innovation are required to offer affordable, appropriate housing to our growing and changing population.

Detailed regional strategies address region-wide issues such as housing education and involve partnerships among jurisdictions and institutions. Local strategies have common themes that allow growth to respond to the history and character of our region, including creative density focused on towns and villages, re-investment in the existing housing stock, and tools to incentivize and preserve housing for low-income households and first-time homebuyers. Local strategies also include specific recommendations tailored to the opportunities and challenges of that jurisdiction within the overall regional market.