**Rockingham Incremental Development Working Group (RIDWG)**

*July 28th, 3:30 pm, Waypoint Center*

**3:30 pm Introductions**

**3:40 pm Guest Presentations**

* Jacob Hemmerick, VT DHCD: [Neighborhood Development Areas](https://accd.vermont.gov/community-development/designation-programs/neighborhood-development-areas)
* Sue Westa, WRC: regional perspective on zoning and land use updates

**4:00 pm Review Tasks from June 30th meeting**

Zoning and Land Use

· Town Plan Land Use chapter and Zoning Bylaw updates: Put together a small group to review updates and to provide comments, based on what has been learned during the IncDev process, during the public comment period.

* JOHN D. to find out timeframe.

·Existing Property Owner Outreach

· Building Inventory/Property Owner List

* BFDDA property list (printed out)

· Landlord Group: Gary sent out recording and notes from first meeting held by the Housing Coalition of Southeastern Vermont.

* What are the next steps for those who have joined this group?

· Website updates with IncDev content (Town and BFDDA websites)- [www.brattleborodevelopment.com/incdev-rockingham/](http://www.brattleborodevelopment.com/incdev-rockingham/)

* What is the status of this?

· Opportunity: Carriage Houses into ADUs (existing structures easier to modify and less costly than building new, generally)

* BETSY and JEFF: Identify all the carriage houses and their owners.

Target Market Analysis (Residential and Commercial)

· Summary of TMAs: Placed on town and BFDDA website to be more accessible: [Intro to TMA Presentation](https://brattleborodevelopment.com/incdev-rockingham/#1609426265440-66298ee2-e920), [Review of Rockingham TMA](https://brattleborodevelopment.com/incdev-rockingham/#1616779752943-832ac2e1-3282)

* What is the status of this?

· Sharing TMA Documents

O Sam (J+H)

Knowledge Sharing

· Sharing the general IncDev information with a wide audience of people and organizations

o Create a summary of the process and press release.

* DUANE and BETSY to work on these.
* Share to GARY and SARAH for edits.

· Topics and Teachings that local small developers should learn about/want to learn about:

* Does it Pencil? How to do a Pro Forma
* SARAH update on training opportunity

· First Time MFH Homebuyers series (geared towards Gen Z, Millennials)

* SARAH to have conversation with WWHT

**4:45 pm New Topics/Topic Areas Not Addressed Yet**

Items That Need Attention

· Attend a Planning Commission meeting

* To present? To learn? To connect?

· Sharing TMA Documents

* Listers, bankers, employers, business owners, Selectboard, trustees

· Beautification Matching Grant (like [Oswego Renaissance Association](https://www.oswegonyonline.com/))

* Could some ARPA $$ be used to fund this?
* Learn more [HERE](https://brattleborodevelopment.com/knowledge-bites/#1582743928596-2a8564f1-5858)

· Sharing Knowledge:

* Put summary in the Tax (7/8) or Water (Fall ’21) bill, something everyone has to at least open (whether or not they pay it)
* Share findings with employers, from Town of Rockingham
* Send letter to large employers giving an overview of the IncDev process, the outcomes/findings, and signal that a lot of this work connects to their workforce’s needs. (Gary?)

· Topics and Teachings that local small developers should learn about/want to learn about:

o Condo Conversion

o Ownership vs Management

· Downtown’s Upper Stories:

· Help “ready to rent” units get tenants.

o How do we find those units?

o Where do we help promote them?

· Lessons learned from Howard Block and Exner Block

o Presentation? Conversation?

· How do we utilize all these flat roofs?