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

*August 25th, 3:30 pm, Waypoint Center*

**3:30 pm Introductions**

**3:40 pm Guest Presentation**

**4:00 pm Recurring Update Items**

* Neighborhood Development Area

**4:00 pm Review Tasks from July 28 meeting**

Zoning and Land Use

· Public comment on updated chapters

* GARY to report on process of providing comments

·Existing Property Owner Outreach

List of Resources for Property Owners:

* Sarah to get list from Bruce/Paul

Rental Ordinance (Chuck and Shaun) seem to be doing similar things

* + PAT to reach out to Chuck and Shaun about this process

Landlord Groups:

* + - * **Springfield Landlord League**: first Thursday/mo, from 10-11am virtually and they email wcyssnide@tds.net to get on the list
      * **Housing Coalition of Southeastern Vermont**: second Tuesday of the month from 3:00-4:30 email [Sue.Graff@vermont.gov](mailto:Sue.Graff@vermont.gov) to get on list

Website updates with IncDev content (Town and BFDDA websites)-

* + Both websites have IncDev content on it
  + PAT to link to Town’s page on BFDDA page
  + Link Duane’s Summary to all websites

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

* JEFF: continue carriage house inventory
* JEFF: attend VLCT ADU presentation
* Sarah: connect with Tyler Maas, VT State Housing Authority

Target Market Analysis (Residential and Commercial)

· Sharing TMA Documents

* GARY to share TMA with businesses etc, including Duane’s summary

Knowledge Sharing

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

* DUANE to create summary
* Share summary far and wide: Ideas on how/where to share this?
* Press release?

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

* Does it Pencil? How to do a Pro Forma
* Scheduled: Sept 14, 12-1:30pm
* Register here: <https://brattleborodevelopment.com/public-events/does-it-pencil-intro-to-the-real-estate-pro-forma-workshop/>
* Cap 15 people, will do follow up classes on more complex issues

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

* SCHEDULED! January 2022, more info to come

Other Training Ideas:

* ~~Presentation on Neighborhood Development Area~~
* VHIP presentation
* BAAH ADU conversion presentation/training
  + - * + <https://baahvermont.org/our-programs/apartments-in-homes/>
        + Sarah to reach out
* Condo Conversion—Need Lawyer
  + Putney (Yellow building across from P.O.) as an example? SARAH to look into
  + SARAH AND BONNIE to connect over this topic
* Pre-purchase training/coaching with WWHT

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

* SKYE to send Sarah her notes to share with the group
* Sustainable Rockingham Group has created “neighborhood clusters” that could be a good framework to work off of if a program like this takes off
* Learn more about ORA [HERE](https://brattleborodevelopment.com/knowledge-bites/#1582743928596-2a8564f1-5858)

**4:45 pm Brainstorm on presentations for RIDWG**

Who or what do you want to hear more about? Who can we bring to present to this group?

(Parking Space for Topics on next page)

**4:50 pm Parking Space**

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?