**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
  + Went through application
  + Tasks to review about changes to make to qualify
  + Follow up meeting scheduled with Jacob next week

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

Zoning and Land Use

Public comment on updated chapters

* Zoning Bylaws--Topic by topic basis (eg ADUs), RIDWG present to planning commission on topic, then PC will put together draft and then we’re able to comment and PC bring to SB to get approved
* Town Plan—we’ll participate on their schedule

Existing Property Owner Outreach

List of Resources for Property Owners:

* + Received from Paul, listed on BDCC IncDev/Rock webpage
  + Please share widely: <https://docs.google.com/document/d/e/2PACX-1vQgKT0xoRMKr0NvZznAM8qF4uuRem5lVwaTH1LNteEjrulcEXJHkjGsA51311ZMow/pub>

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

* + Rental Ordinance with SB
  + Rental Housing check list: <https://app.box.com/s/vvgg6uq4n43rvegbicg1oo510r7czhfp>

Landlord Groups:

* + - * **Springfield Landlord League**: first Thursday/mo, from 10-11am virtually and they email [wcyssnide@tds.net](mailto: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
      * **Sarah to add to website**

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

* + Both websites have IncDev content on it
  + Link Duane’s Summary to all websites

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

* One or two case studies to encourage, instead of focusing on an exhaustive inventory
* Bonnie and Jeff have tour of large house and carriage house that has stood out as an opportunity—case study for condos?
* Keene as a good example of ADUs with not a lot of oversight (Ret Lam, planner)
* DUANE: attend VLCT ADU presentation
* What about a packet that teaches people about ADUs, its benefits etc.? —Knowledge Sharing
* Balance of lower income rentals and shared ownership of the larger properties
* Do we create a subgroup to work on this? Subgroup to educate, be a resource?-- RESOURCE
* BAAH?

Target Market Analysis (Residential and Commercial)

Sharing TMA Documents

* Gary working on cover letter for this document to share with businesses
  + If people have any thing to share as “Why someone would be interested in the TMA?”
  + How do we use the TMA (Gary asked SeVEDS for advice) …
* Listers pulling out statistics around the pandemic: who is moving here, why are you moving here and statistics on the property specifically

Knowledge Sharing

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

* Share summary far and wide: Ideas on how/where to share this?
* BETSY and EMMETT to write 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 15-20 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 (Salmon and Nostrin on main st) – Samantha Snow
  + Putney (Yellow building across from P.O.) as an example? SARAH to look into—Jay Jenkins… owner
  + Diane and Andy Robinson used to live or live currently in Yellow house
* Pre-purchase training/coaching with WWHT

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

* Notes sent to 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)

34 Old Terrace—house torn down but someone building two small houses—a good connection… a guy that is DOING this work

Chris Proctor

* ROBERT to reach out to connect

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)

* List of resources, summary, PR
* JEFF to reach out to Scott about how to do this

“Ad” at the movie theater (soliciting info or sharing info)

Info at Town Meeting

**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?

* USDA Rural Development
* 4% tax to use as incentive (Gary)
* Paradigm of zoning shifting (DHCD?)
* Invite someone from a major city to remind us that what we need to do is just one small block (Emmett)
* Historic preservation—form of incentive
* Existing infrastructure (How much sewage, water—capacity; is it expandable)

**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?