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

*October 27th, 3:30 pm, Zoom*

[*https://us02web.zoom.us/j/87995446460?pwd=bTJEVklWd252RE50dWxaMXpleURNUT09*](https://us02web.zoom.us/j/87995446460?pwd=bTJEVklWd252RE50dWxaMXpleURNUT09)

*Meeting ID: 879 9544 6460*

*Passcode: 563344*

**3:30 pm Introductions**

**3:40 pm Guest Presentation**

* Skye Morse, M&S Development- 4% LIHTC
  + Chroma Expansion, NMTC
  + GS Precision, NMTC
  + Brooks House, Downtown Brattleboro
  + Putnam Block in Bennington
  + Catalytic projects that jumpstarted a community, with smaller, incremental development projects to follow
  + LIHTC Program- provides a subsidy to projects for low-income housing, affordable to 60% of the MHI
    - Nicer, more comfortable, safer
    - 9% gives 70% of your construction costs (new units only), $7-10 million project
    - 4% gives 30% of your construction costs
  + 4% LIHTC on Sanell Block, one of 15 sources of funding for the project
  + What are the eligibility requirements for the 4% LIHTC? Anyone, no minimum dollar size. Once awarded TC, you need to sell them to someone (usually a bank)
  + An overarching corp that can bring in the $$ and shell out to the smaller developers/property. Housing Foundation Inc. (scattered site development)—Maybe a solution for BF?
  + Can any of this apply to condos? There are programs for homeownership (WWHT…) but not really construction
* Paul Noble- Results of survey of real estate purchasers in Rockingham
  + See Residential Housing Report for information
  + How does the decline in population impact the incremental development group?
  + Are we loosing households and people or just people?- Chris Procter
  + 5 new houses being built currently
  + 2020 Census out of date? (Duane) also sort of aligns with some of the questions that came up with then

**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

* Zoning Bylaws- The Planning Office and the Development Office in Rockingham are applying for a **Bylaw Modernization Grant.** Give the effort to coordinate IncDev and RIDWG’s work with the Planning Commission’s work on updating the Zoning Bylaws, we would like to invite a few members of RIDWG to spearhead the engagement with the group, representing the group’s efforts and interests in developing the application, leading to participation with the Town and the Consultants in the modernization work.
* Team: Bonnie North, Christopher Procter, Deborah Wright, Duane Case, Scott Pickup
* Update: Looking for one or more people to present 2 pager at PC meeting tomorrow, Thursday 10/28
* Duane, Rick, and Pat to attend PC meeting to provide support and comment

Existing Property Owner Outreach

Rental Ordinance (Chuck and Shaun) with Town

* + Rental Housing check list: <https://app.box.com/s/vvgg6uq4n43rvegbicg1oo510r7czhfp>
  + Final draft of check list on RockBF.org
  + Village Trustees will be voting on finalizing the checklist in November.
  + Any last-minute changes need to get in NOW
  + Email Jeff Dunbar and Chuck Wise with comments
  + <https://www.rockinghamvt.org/bf-rental-housing>

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

* + Suggestion to do some social media ads/blasts to lead people to websites (SARAH)

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

* Contacted Rhett Lamb at City of Keene to hear more about their ADU process (SARAH)
* BAAH partnering with Town on a matching ADU grant?

Target Market Analysis (Residential and Commercial)

Sharing TMA Documents

* Gary working on cover letter for this document to share with businesses (GARY)

Knowledge Sharing/Learning Opportunities

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

* Ad for movie intro at Opera House- Sarah to work on this
* Water Bill Insert Update: Going in Oct billing
  + Gary- Update: Did not get into the water bill, what is the alternative?
  + Opportunity to expand or fine tune who we send this to
  + Town will pay for this to be sent out individually
  + Property owners would typically receive this
  + Place print out at library, realtors, other areas
  + Online too
* Other suggestions: FACT TV, WOOL Radio, The Feed, Info at Town Meeting

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

* Does it Pencil? How to do a Pro Forma- Recap
  + Suggestion to do another training but smaller scale, maybe using something currently on the market—Sarah to follow up with Gabby
* First Time MFH Homebuyers series (geared towards Gen Z, Millennials) January 2022
  + Webinar Teaser on November 16th: <https://brattleborodevelopment.com/public-events/knowledge-bites-webinar-multifamily-homebuyer-teaser/>
* Housing Webinar Series, hosted by WRC and WWHT (email [swesta@windhamregional.org](mailto:swesta@windhamregional.org) for more info)
  + How to Address Housing Needs in Your Town, October 27, 5:30-7:00 PM
  + Village Center Housing and Infrastructure, November 10, 5:30 – 7:00 PM
  + Zoning for Great Neighborhoods, December 1, 5:30-7:00 PM

Projects and Case Studies:

* Chris Procter, Architect, built houses in Newfane and Brattleboro
* Looking to build on town lots, walkable neighborhoods
* Its expensive to build!! Need land costs to be low and connection to water/sewer
* Building as small as possible
* 2 lots in BF: Two houses, three bedrooms
* Must consider noise and privacy in a dense area
* Cost and workforce is a huge problem
* Doing with friends and looking to get the tax credits from solar
* Doing LLC so investors can come and go

Other Training Ideas:

* VHIP presentation
* BAAH ADU conversion presentation/training
  + <https://baahvermont.org/our-programs/apartments-in-homes/>
* Condo Conversion—
  + Suggested Lawyer (Salmon and Nostrand in BF) – Samantha Snow, also Jean Giddings (Fitz Olson and Giddings)
  + Sarah connected with owner of Yellow Condo in Putney
  + [Notes on conversation with owner](https://docs.google.com/document/d/1zQaRBx_FG-mrWK3Gw4yAm4sytXLmxOJ_3bK_X_4UanM/edit?usp=sharing)
* Pre-purchase training/coaching with WWHT

**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?

* 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, Preservation Trust Vermont
* Existing infrastructure (How much sewage, water—capacity; is it expandable)
* Vermont Housing Finance Agency (VHFA)- weatherization program
* Efficiency Vermont
* Hetty Green Motel (case study)

**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)
* Sustainable Rockingham Group has created “neighborhood clusters” that could be a good framework to work off of if a program like this takes off

Sharing Knowledge:

* 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:

* Ownership vs Management

Downtown’s Upper Stories:

* Help “ready to rent” units get tenants.
  + - How do we find those units?
    - Where do we help promote them?
* Lessons learned from Howard Block and Exner Block
  + - Presentation? Conversation?
* How do we utilize all these flat roofs?