

Upper Valley Lake Sunapee
Regional Planning Commission

March 1, 2023

Nancy Rollins Chair
Town of New London
375 Main Street
New London, NH 03257

Dear Nancy ,

We are all hard at work to address the current housing crisis. The Upper Valley Lake Sunapee Regional Planning Commission has focused much of our effort on advancing a Homeowner Developer Utility, a part of the Keys to the Valley Initiative, and in partnership with Vital Communities. Since your municipality is a primary stakeholder in this effort, we would like to share the details and ask for your support.

An integral part of meeting our housing needs is for current homeowners to adapt their home(s) for additional units across the greater Upper Valley region. This housing niche is filled with a variety of housing types, such as smaller, secondary units; conversions to duplexes of formerly single-family homes; tiny homes; cottage courts; and other similar housing types (i.e., small, accessible, safe, affordable) that are within reach of a Homeowner Developer. We have named these types of homes ADU+, which offer potential to both rural and urban areas, mostly as infill.

Despite the existing need and interest to scale ADU+ production, barriers abound to achieve goals. A Homeowner Developer Utility (Utility) would seek to address a number of these barriers by making that production more attainable through professional and affordable assistance to homeowners in design and permitting, financing, construction management, legal aid, and/or rental management. Similar types of organizations exist in other parts of the country and have been summarized in a report by the Two Rivers-Ottawaquechee Regional Commission (available upon request).

To further this Utility concept, UVLSRPC, and partners, are taking responsibility. This means advancing a program that includes multiple phases and several additional local and regional partners, which we look forward to expanding upon. This program includes the following:

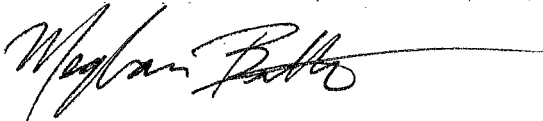
1. Home Creators Expo (May 6th): a public event to begin outreach and connect homeowners and developers with relevant folks in permitting and the ADU+ industry;
2. Website: a website that embodies and continues the Expo event into a home production assistance tool for residents;

3. Resource Brokers: pilot program to hire one and up to four (budget dependent) individuals for 18 months. Each broker will take up a part of the greater Upper Valley region, as defined by Keys to the Valley, and walk residents through the ADU+ process, including coordination with building contractors and other needed professional services;
4. Utility Business Plan: develop business plan(s) whereby an organization can function successfully in part or all of the region. This Plan will evaluate organizational purpose, structure, market opportunities, programs and services, and financial health.

The ideal timeline for this program is to be completed by the end of 2024. The estimated budget with one resource broker is \$225,000, and four resource brokers are \$600,000. To date, the program has received funding and support from Vital Communities, the Town of Hartford, Dartmouth Health, Two Rivers-Ottawaquechee Regional Foundation, Mount Ascutney Regional Commission, and UVLSRPC.

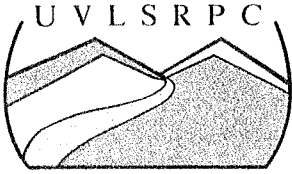
Further fundraising is underway, and **we ask for your municipality's support through a letter and financial contribution.** A template letter of support has been included in this mailing for your convenience. Financial contributions are requested in the range of \$500 to \$5,000, if possible. Your questions and comments can be directed to UVLSRPC Executive Director Meghan Butts and/or Housing Lead Olivia Uyizeye.

Sincerely,



Meghan Butts

Executive Director, Upper Valley Lake Sunapee Regional Planning Commission



Upper Valley Lake Sunapee
Regional Planning Commission

_____, 2023

Meghan Butts
Upper Valley Lake Sunapee Regional Planning Commission
10 Water Street, Suite 225
Lebanon, NH 03766

RE: Letter of Support for Homeowner Developer Utility

Dear Meghan,

We are writing to support the Upper Valley Lake Sunapee Regional Planning Commission's effort to advance and fundraise for a Homeowner Developer Utility that would assist our municipality and the region in providing critically needed homes. We support your program's focus on assistance for infill development that provides relatively small, affordable, and accessible homes that are net revenue for the municipality. Our municipality will participate through:

- Local promotion of the **Home Creators Expo** to connect homeowners and developers with relevant folks in permitting and the ADUs industry.
- Local promotion and comment on resources contained on the **Website** that would provide a home production assistance tool for property owners.
- Local promotion of services provided by a **Resource Broker(s)**, and available resource to any participating Homeowner located within our municipality.
- Direct review of outcomes of the **Utility Business Plan**, including next steps to implement a sustainable utility (or utilities) in our municipality and the region.
- Direct financial support of \$_____ has been approved by the _____ to the Upper Valley Lake Sunapee Regional Planning Foundation.

As a municipality, we have benefited from your past work in housing, and we look forward to working with you in the next few years on this program.

Sincerely,

Name/Title _____
Municipality _____