

NNECAPA Executive Committee 2024-2025

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2024 Northern New England Planning Conference Update

Northern New England Planning Conference, October 28 – 30, 2024 at Stoweflake Resort in Stowe, Vermont.

We have exciting plans for the return of the Northern New England Planning Conference to Vermont. We received over 60 session proposals and the committee is reviewing each one and tweaking them to fit into our overall agenda. A few will be mobile sessions; most will be interactive and filled with brainstorming ideas.

For the social and fun part – it will be just before Halloween. Ever have cocktails put to the theme? Well, you will when you join us in October! We will have suggestions on visiting the local breweries, bowling center and many bars and restaurants. There are outdoor activities so you might want to consider bringing your bike and comfortable walking shoes.

The Stoweflake Resort is currently going through major renovations and every square inch will be new and fresh. Their restaurant and bar will have a new look, all guest rooms will be designed with Vermont



in mind, new powerful internet connections, and an open and fresh new look. Aren't we lucky with the timing?!

Questions contact:

[Sarah Wraight](#), Conference Chair
[Nancy Kilbride](#), NNECAPA Administrator



Sponsorship Opportunities

Each year the Northern New England Planning Conference provides business and organizations with an opportunity to build on existing relationships with the planning community and establish new ones, reaching out across New England to promote their services. We have three different sponsor levels.

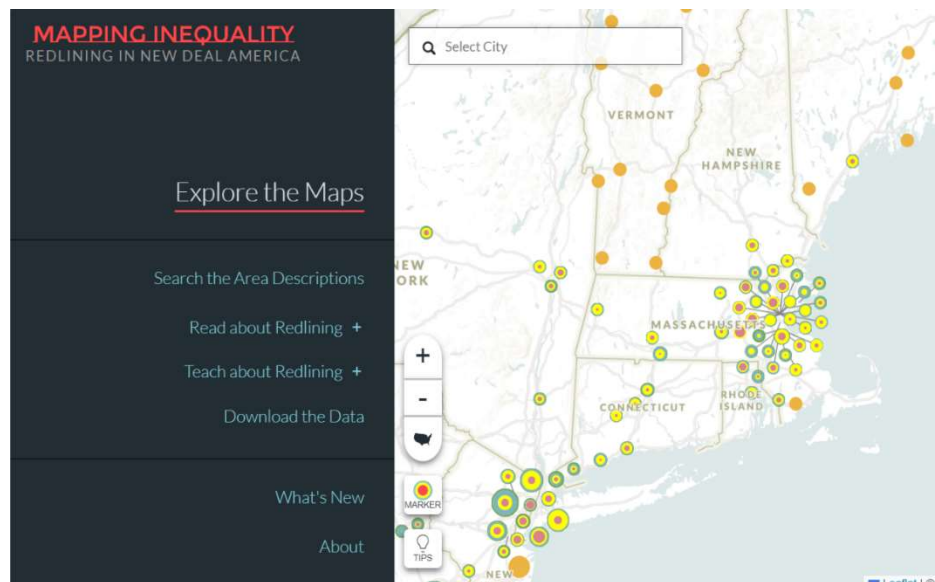
Questions? Reach out to [Nancy Kilbride](#).

*Save the Date: November 3 – 5, 2025,
Holiday Inn by the Bay, Downtown Portland,
Maine*

The Mapping Inequality Project

Contributed by Eli Rubin, South Portland, ME

Planners that are helping communities grapple with the legacy of Redlining and the continued effects on neighborhoods today may find value in a tool that now includes several towns and cities in the NNECAPA region within its database. [The Mapping Inequality Project](#) has been collecting redlining maps along with teaching tools and other historical context to help



The Mapping Inequality Project, Continued...

understand the history and continued effects from this government sponsored practice.

The racial segregation of our neighborhoods has long been viewed as a manifestation of unscrupulous real estate agents, unethical mortgage lenders, and exclusionary covenants working outside the law. This

is what is commonly known as “de facto segregation,” practices that were the outcome of private activity, not law or explicit public policy. Yet private activity could not have imposed segregation without explicit government policies (de jure segregation) designed to ensure the separation of African Americans from whites.

The Home Owners Loan Corporation (HOLC) was a government-sponsored corporation created in 1933.

HOLC staff members, working with local real estate professionals in each city—lenders, developers, and real estate appraisers—assigned grades to residential neighborhoods that reflected their "mortgage security" that would then be visualized on color-coded maps. Neighborhoods receiving the highest grade of "A," colored green on the maps, were deemed minimal risks for banks and other mortgage lenders when they were determining who should receive loans and which areas in the city were safe investments. Those receiving the lowest grade of "D," colored red, were considered "hazardous." Conservative, responsible lenders, in HOLC judgment, would "refuse to make loans in these areas [or] only on a conservative basis." HOLC created area descriptions to help to organize the data they used to assign the grades. Among that information was the neighborhood's quality of housing, the recent history of sale and rent values, and, crucially, the racial and ethnic identity and class of residents.

These grades were a tool for redlining: making it difficult or impossible for people in certain areas to access mortgage financing and thus become homeowners. The majority of areas marked as "hazardous" and colored red on the City Survey maps were white, often ethnic neighborhoods. But the brunt of redlining fell upon neighborhoods of color. African American neighborhoods, in particular, were all but universally categorized as "hazardous" regardless of the income or class of residents.

The maps reinforced and advanced this segregationist, discriminatory mindset where even the presence of a handful of "highly respected" middle-class African American families required an area to be categorized as a hazardous site for the investment of mortgage capital.

We hope you will contribute to this tool!

Got News?



Do you have something to share with your Planning friends and colleagues? An article you've been itching to get out into the planning world? A photo of a great urban or rural community? A poem that Planners need to read? Send it along to Angela Cleveland (aclevelandaicp@gmail.com) for the Summer 2024 Edition of Yankee Planner.



American Planning Association
Northern New England Chapter

Creating Great Communities for All

Become a member of NNECAPA and join your colleagues throughout Northern New England. Membership connects you to planners, provides peer-to-peer networking and support, and includes a reduced registration rate for our annual conference and other events. Check out the membership page on our [website](#). Do you know someone who would benefit from membership? Send this newsletter along to them so they can see for themselves what they are missing!

Individual Membership: \$80.00

Retired/Student Membership: \$25.00

Planning Webcast Series

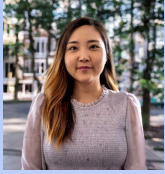
NNECAPA participates in the Planning Webcast Series to offer free Certification Maintenance training to practicing planners. You can earn over 50 AICP CM credits each year online - at no cost because you are a NNECAPA Member. Check back often as we frequently add additional offerings.

Webcasts take place live on Fridays from 1:00 - 2:30 PM ET and are worth 1.5 AICP CM credits (for live viewing only) unless otherwise noted. For more information [visit their website](#).

We are looking for ideas for the Planning Webcast Series in 2024, so if you have ideas, please reach out to the Professional Development Officer, Dayea Shim, AICP: necapa.pdo@gmail.com.



Sponsored by APA Chapters & Divisions



PDO Corner

Congratulations to Our New AICP Certified Planners!

NNECAPA would like to recognize the following individuals who recently received their AICP certification. Please join us in congratulating them!

- ❖ **Anne Marie Skinner, AICP**
- ❖ **DeCarlo Brown, AICP**
- ❖ **Jenn Curtis, AICP**
- ❖ **Patrick O. Murphy, AICP**

Spring 2024 AICP Certification Cycle opens on April 1st!

Are you planning on taking the AICP Exam this spring? Registration will be available starting Monday, April 1, 2024 at 9:00 am CST and will close on Tuesday, April 30, 2024 at 3:00 pm CST. You have the flexibility to select any date for your exam from May 1 through May 31, 2024.

If you are looking to pursue AICP Certification and need resources like a study guide, books, or even a study partner, please contact Dayea Shim, NNECAPA's Professional Development Officer at dshim@growsmartmaine.org or via Instagram @planningfocus.



**American Institute
of Certified Planners**

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CONTINUED GRATITUDE TO OUR ANNUAL SUSTAINING PARTNERS

Platinum



Gold



Creative Housing Solutions: Vermont Homes for All Toolkit Launches

New 'Design & Do' Toolkit for Small-Scale Home Builders, Investors, and Community Leaders

Contributed by Amy Tomasso, Vermont Department of Housing & Community Development

It's no surprise that Vermonters need better housing options and more affordable homes. Meeting that need requires changing the ways homes are built in Vermont, especially the location and types of new homes. The [Homes for All Toolkit](#) is one such solution.

The initiative proposes missing middle homes, or MMH—including home types like accessory dwelling units (ADUs), duplexes, small-scale multi-household buildings, and neighborhood-scale mixed-use/live-work buildings that are rooted in Vermont's traditional development pattern—as a way to deliver diverse and affordable housing choices in convenient, existing walkable neighborhoods and places.

On March 14, the Vermont Department of Housing and Community Development (DHCD) launched the VT Homes for All Toolkit to a maximum capacity crowd at the Toolkit Trainer Summit in Barre.

The half-day event was a spirited occasion for novice and emerging small-scale home builders, community development professionals, and local leaders interested in innovative home-building and home-renovation solutions to connect, network, and learn. The Summit included a VT small-scale developers' panel featuring stories and advice from four current developers, and an interactive activity where attendees were encouraged to "think like a developer" and design a missing middle housing site plan.

The Homes for All Toolkit is full of tips, tools, and resources for would-be developers, and those who support their work to produce more homes, and includes three components:

1. **Builders' Workbook** - A Missing Middle Home builders' how-to workbook that provides a comprehensive roadmap to real estate development for first-timers. This workbook provides guidance on a variety of considerations including regulations and zoning, financing, infrastructure, and design, as well as advice on potential partners that can help beginner developers achieve success.
2. **Missing Middle Homes Design Guide** - A design guide for Missing Middle Homes in a broadly appealing Vermont architectural vernacular.
3. **Vermont Neighborhood Infill Design Case Studies** - A series of five case studies developed in Bellows Falls, Arlington, Rutland City, Vergennes and Middlesex, showing how MMH building designs can be integrated into existing Vermont neighborhoods and communities using illustrated visualizations.

The Homes for All project aims to attract and support a new generation of grassroots investors, local champions, and developers—including first-time, women and BIPOC builders committed to their communities and ready to build walkable neighborhoods. Later this year, the VT DHCD will launch the first round of a live training cohort to walk a group of aspiring developers through the Builders' Workbook with hands-on project support, technical assistance, and networking opportunities.

The Homes for All Toolkit and materials—including dynamic pro formas—are available to view and download for free at: <https://accd.vermont.gov/homesforall>. Future trainings, presentations, and project updates will be posted on this project page – stay tuned!

Please reach out to amy.tomasso@vermont.gov with any questions.



Over 200 people gathered at the Toolkit Trainer Summit at the Barre Elks Lodge on March 14.



Participants working through the “Think Like a Developer” site design activity!

Join us May 3rd for a Session on *Tools to Improve our Communities*

Join us May 3 at 12pm for an interactive session: A New Tool to Improve our Communities: The Community Connections Index (CCI). This one-hour webinar is sponsored by the Telosa Community Foundation. The goal is to learn about and give feedback on a new, easy-to-use tool designed to help local governments, regional agencies, and city residents make better decisions about building connections that will contribute to stronger communities.

On May 3rd, we will discuss:

- Are we asking the right questions as we develop this tool?
- What might have been left out of this assessment tool?
- Is there value for your community to use this tool?
- What other dimensions should be included or considered in the assessment tool?

Speakers include our own [Christa Daniels, Ph.D., AICP](#) and [Jon Mallon](#) from the Telosa Community Foundation. Please register here to participate! <https://lnkd.in/exARCw82>

Grapevine

- ☞ Anne Krieg from Bangor, ME reports: Brian Scannell is our new Planning Analyst. Brian is a recent graduate from Vassar College. Brian will be working on Bangor's historic preservation initiatives as well as supporting Planning Officer Anja Collette's work in the Planning Division. Bangor also hired Kyle Mullin as their Housing Officer. Kyle was working at Eastern Maine Development Corporation in mortgage lending. Kyle is a graduate of USM-Gorham in Business Administration. He will be the mover-shaker needed to increase housing supply in Bangor!
- ☞ Angela Cleveland reports that she is moving from Strafford Regional Planning Commission to the North Country Council. She is also starting a new community café, roastery and coworking space in Bethlehem, NH called [The Place Above the Notch](#). Check it out and plan to visit in the summer of 2024!
- ☞ Kevin Geiger and his team at Two Rivers-Ottawaquechee Regional Commission are using funds from the Vermont Housing and Conservation Board and Vermont Emergency Management to help several towns in the state develop applications for flood damage reduction projects. This project is going under the acronym of RIVER – Resilience Initiative for Vermont Empowerment and Recovery.



They will partner with five other regional planning commissions to hold local meetings as projects are thought up and vetted. We will have a statewide engineering consultant(s) to help develop the applications, which will then seek funding from FEMA through their Hazard Mitigation Grand Program (HMGP). Due to the many floods last year, Vermont expects to have significant amounts of HMGP funding. An RFP is on the streets (due April 3rd): [RFP/RFQ - TRORC](#).

- ✦ Judith East reached out to us to let us know that Joan Walton (see *photo to the right*) started March 17th as Director of the Municipal Planning Assistance Program within the Bureau of Resource Information and Land Use Planning at the Maine Department of Agriculture, Conservation and Forestry. Joan brings 37 years of experience working in Maine as a nationally certified planner. She brings 10 years of experience at the municipal level, 25 years at the regional level, and two years at the state level to this position. Her expertise includes land use, community development, coastal resilience, grant program management, code enforcement, transportation, and civil rights. She is certified by the State of Maine as a CDBG Grant Administrator, Code Enforcement Officer for Land Use Planning and Shoreland Zoning and received the Bicycle Coalition of Maine President's Award in 2008. Watch the NNECAPA job board in the next few weeks for the Senior Coastal Planner position that Joan is vacating to move into the Director position.



- ✦ Christine Grimando is proud to share that the City of Portland just developed and launched a new housing dashboard and it's interactive and fun: <https://www.portlandmaine.gov/1462/Housing-Dashboard>.

City of Portland Housing Data Dashboard

Fostering the creation, affordability, and diversity of Portland's housing supply is a central project of the City of Portland. Portland's Housing Data Dashboard provides visual access to information about housing creation over time, including its location, composition, affordability, and completion status. This dashboard visualizes housing creation from 2010 onward and contains different pages with data to explore - Approved & Completed, Affordability, and Owner & Rental housing.

To move between the pages, click on the buttons or arrows at the bottom of the dashboard. Within each page, clicking on the bar graphs and maps and using the drop-down menus (or slicers) at the top will provide category- & site-specific information. You can display such information as total housing units approved and completed by year, the location of new housing units on a map of the city, and the location of new housing in relation to zoning, Council districts, and historic districts, for example. Dashboard data is updated quarterly.



EDITOR



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