

# 2022 Smart Growth Grant - Level 1 Application

**Status:** Completed

**Date Submitted:** 2022-06-30 18:14:02

**Submitted By:** denice.oneil@rcar.net

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**Does the proposed activity adhere to the stated requirement?** Yes

**First Name:** Denice

**Last Name:** O'Neil

**Contact Title:** Association Executive

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**Association:** ROBERTSON COUNTY ASSOCIATION OF REALTORS® INC

**Association ID:** 7780

**Address 1:** 2215 Memorial Blvd.

**Address 2:**

**City:** Springfield

**State:** TN

**Zip:** 37172

**Association Executive First Name (if different from above):**

**Association Executive Last Name (if different from above):**

**Association Executive Contact Email (if different from above):**

**1. Type of event:** NAR's Smart Growth for the 21st Century course

**2. Amount Requested (Max \$1,500):** \$1,500

**3. What is the event's total budget and how will gap funding (difference between grant amount approved and total project budget) be provided for (list all revenue sources)?:** What Who When Amount Misc. Request Smart Growth Grant Denice P. O'Neil June - July \$1,500 Partnership Contributions Denice P. O'Neil August \$2,075 Partnership with The White House Chamber of Commerce and 2 additional businesses Association Investment Denice P. O'Neil October \$676 Smart Growth Instructor Charge John Rosshirt October -\$1,000 Air Fare To & From Austin John Rosshirt October -\$511 Hotel - 1 night John Rosshirt October -\$150 Denice P. O'Neil to book Meals For Instructor John Rosshirt October -\$100 Facility Denice P. O'Neil August -\$200 White House Chamber to Book Lunch Denice P. O'Neil October -\$1,875 Copies of Handouts Denice P. O'Neil October -\$415 84 Pages per attendee x 125 attendees = \$3.32 per person or \$415.00 total Final Total \$0

## Attach a Copy of the Budget

- [Budget for Smart Growth Class.pdf](#)

**4. Date of event:** 2022-10-18

**5. Who will be teaching the class/training or what is the name of the speaker? :** John Rosshirt

**6. What are the goals or outcomes of this event/training, especially as they relate to the [10 Smart Growth Principals](#)?** : Our county boarders Davidson County (Nashville). Middle Tennessee has experienced years of growth and expansion. Our county, Robertson, is one of the last that has a lot of open land and space. The goals are: 1. To bring all the stakeholders to the table (REALTORS, Builders, Developers, Elected Officials, City Officials and Businesses) to have meaningful education and conversations about what constitutes smart growth and how we can embrace this concept for collaborative efforts as we move forward. Smart Growth Principal: 10 2. To educate about mix land uses as there is some backlash and negativity about this concept in the community and how to speak, from a knowledge base, when discussing the impact of this type of development on our community. Smart Growth Principals: 1, 2, 5. 3. Our communities are divided between two beliefs. The first is to preserve the farm land and wide-open spaces. The second is for higher density. It is because of these two opposing beliefs, that

there are many stalemates and progress forward is minimal. Smart Growth Principals: 1, 3, 4, 5, 6. 4. Previous to this month, Springfield did not have an impact fee. Unfortunately, the City of Springfield just imposed an impact fee of \$9,968. 50% to begin September 1, 2022 and 100% starting January 1, 2022. Many of the builders have stated that they will finish up what they are working on but will be going elsewhere to build. The city does not see that this impact fee is going to cause growth to slow, nor the fact that they are increasing the attainability of housing for many people. The city has stated that they included the builder's feedback on this. While there were some builders that were invited, not all were and other stakeholders were not invited to participate. Many builders stated that they understand the need for an impact fee and are willing to pay their part. Their part being \$2000 - \$3000 per unit. They did not imagine that it would be almost \$10,00 per house. The builders and REALTORS reached out once the amount was disclosed. However, the city was unwilling to change or even discussing the possibility of changing the amount. The goal would be for the municipalities within Robertson County to work collaboratively with stakeholders in developments and to discuss and education on what is predictable, fair and cost effective for everyone as we move forward. Smart Growth Principals: 9, 10.

**7. How will your Association, leadership and members be engaged in this event:** Our association and leadership will be engaged several ways. The first as being one of the presenting companies of this class. The other being the White House Chamber of Commerce. The second is that all of the members will be invited to attend this class. The third is to involve the leadership of the association through personal follow up with invitees to encourage them to attend. The fourth is our President will have an opportunity to address the attendees. The final is that the association will handle the logistics of this entire class which we will turn into an event and announce our partnership with the White House Chamber of Commerce coming in Spring of 2023: The North Nashville Economic and Housing Summit.

**8. How will this initiative impact or support your Association's advocacy goals, benefit your members and/or the community?:** This will support the Associations advocacy of attainable housing, the possibility of exploring alternative housing solutions, explore the use of farmland and maintaining open spaces simultaneously. This will provide education to those that are elected that are responsible in passing ordinances that impact the community and the citizens. The hope is that this will open avenues of communication and collaboration. This will benefit the members by having the education to speak to points that they are faced while in the community. An additional benefit for the members would be getting to a place of responsible growth which would increase housing opportunities in a very tight market of availability.

**Will the grant be funding a project in a rural community within your association's jurisdiction? Note that the Rural Housing Service defines "rural" as areas with less than 30,000 population and rural in character.:** No

**If the applicant is a local REALTOR® association, the state association must be notified of your application. Have you contacted your state association?:** Yes

**If this funding request is approved, do you give NAR permission to share your application, and any outcomes? :** Yes