



**FROM PLANS
TO PROJECTS:**
Why Some Ideas Get Built

November 6, 2026
8:30 AM - 12:00 PM
Peterborough

Instructor:
IVY VANN

Presented by:  

**FROM PLANS TO PROJECTS:
WHY SOME IDEAS GET BUILT**
Friday, November 6th
8:30 AM – 12 PM
Peterborough Town Library
2 Concord Street, Peterborough, NH
(This is not a Peterborough Town Library
sponsored event)

Presented by **New Hampshire
Housing** and the **Monadnock
Housing Collaborative**.

Planners - whether serving on a local board or working as professionals - often adopt regulations to expand housing choices, enliven downtowns, and strengthen municipal finances. Yet when those results don't appear, the missing link is often the economics behind development decisions. This interactive workshop will demystify "development math", showing how financial feasibility drives what actually gets built. Participants will explore:

- How development math works within local regulations
- The connection between development patterns and municipal finances
- How small regulatory changes can unlock better housing, downtown vitality, and stronger community outcomes

Designed for both citizen planners and professional staff, this session will give participants the tools to better align planning goals with financial feasibility—bridging the gap between regulation and reality

- Class size is limited to 35 participants
- Cost: \$25 (includes light refreshments)

Individuals from Housing Opportunity Planning (HOP) grant and Housing Champion communities are welcome to attend for free.

- *Please reach out to Sarah Wrightsman at swrightsm@nhhousing.org for a coupon code.*



REGISTRATION REQUIRED

Meet the Instructor: IVY VANN of Ivy Vann Town Planning and Urban Design

Ivy Vann is a certified planner with the American Planning Association, the Congress for New Urbanism, and the Form-Based Code Institute of Smart Growth America. A 42-year New Hampshire resident and longtime planning board member, she has extensive experience in charrettes, code review, master planning, and public engagement. Vann enjoys helping communities articulate their vision and has personal experience as a small developer, transforming her own property into multifamily housing and recently obtained town approval for a 14-unit project. She also serves on the faculty of the Incremental Development Alliance, which trains people to improve their communities one building or lot at a time.