Housing Strategies for Communities

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Brief Introduction

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2018- Present, Director of Planning and Economic Development, City of Corning

2012-2018, Director of Community Development, City of Elmira

Today's Topics

1) Why is Housing So Important?
2) Local Data
3) Strategies for Communities
4) Local Examples and Resources

Why is Housing So Important?

1. The basis of stability and security for an individual or family
2. Health outcomes have been linked to housing
3. Forms the basis of our communities and impacts neighborhoods
4. Important for economic development

Local Data

County	Chemung	Schuyler	Steuben
Total Population (2020)	84,148	17,898	93,584
Total Number of Housing Units	38,985	9,621	47,327
Total Occupied Housing Units	35,242	7,699	39,737
Percent Vacant *	9.6%	20%	21.5%
Source: United States Census Bureau			

* A housing unit is vacant if no one is living in it at the time of the Census interview, unless its occupants are only temporarily absent. A vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere.

Four Strategies for Communities

1. Develop A Local Housing Strategy
2. Engage the Community
3. Involve Local Code Enforcement
4. Utilize Public- Private Partnerships

Strategy #1: Develop A Local Housing Strategy

1. Analyze the community's housing needs and problems (Use Data!)
2. Define what goals you would like to achieve
3. Develop an approach to meet your goals
4. Identify resources and funding sources
5. Develop an implementation plan
6. Establish goals to track and monitor progress

Strategy #1: Housing Strategy Continued

1. Incorporate into Comprehensive Plan
2. Consistent with Smart Growth principles
   - A Range of Housing Opportunities and Choices
   - Development and Redevelopment in Existing Communities
   - Distinctive, Attractive Communities with a Strong Sense of Place
3. Local communities understand local needs
4. Enables and prepares communities to respond to statewide policies and opportunities
5. Prepares communities for development opportunities

Strategy #2: Engage the Community

1. Listen to the community's perspectives, concerns, or recommendations
2. Gather ideas and feedback from the community directly impacted
3. Builds trust to create buy-in and reach consensus
4. An opportunity to educate

Strategy #3: Involve Local Code Enforcement

1. Code Enforcement is an important tool
2. Code Officers have valuable knowledge from the field
3. Important part of any Housing Strategy
4. Enforces the Uniform Fire Prevention and Building Code and Energy Code for:
   a) New construction and rehabilitation
   b) Identifies property violations

Strategy #4: Utilize Public-Private Partnerships

- Local governments **cannot** solve all their housing needs by themselves.
- Partnerships add both capacity and access to funding resources.
- Potential Partners:
  - County Land Banks (Chemung and Steuben)
  - Economic Development Partners (For example, local Industrial Development Agencies).
  - Housing Organizations (Habitat for Humanity, Arbor Housing and Development, Community Progress)
  - Private or nonprofit developers

Resources for Information

1. United States Census Bureau: https://www.census.gov/
2. County Planning Departments
3. Southern Tier Central (STC)- Regional Resilience and Recovery Plan- Housing Analysis (https://www.stcplanning.org/documents/)
4. New York State Homes and Community Renewal: https://hcr.ny.gov/

Potential Funding Resources

1. A Variety of State and Federal Programs
   - Community Development Block Grant (CDBG) funds: Housing rehabilitation, homebuyer downpayment assistance, private water/wastewater system
   - New York State Affordable Housing Corporation (AHC) funds: New housing or rehabilitation of existing housing
   - New York Main Street funds: Upper-floor housing
   - Restore NY funding: Vacant, distressed properties
   - State and Federal Historic Tax Credits -Historic Homeownership Rehabilitation and Tax Credit for Income Producing Properties
   - Low Income Housing Tax Credit Program
2. Local Tax Incentive Programs
   - Industrial Development Agencies
   - Local Tax Exemptions: Historic Properties Tax Exemption, Exemption for Capital Improvements to Residential Buildings (need to be established)

Local Examples: Corning Housing Partnership

Formalized public-private partnership focused on neighborhood revitalization. Established in 2016 after the City of Corning completed a Housing Strategy. The partnership includes the City of Corning, Three Rivers Development, and Arbor Housing and Development. The City provides funding for Arbor Housing and Development to administer the program and private funds are used for matching grants to improve housing. This has resulted in both owner-occupied single-family properties and rental properties being assisted.

Before

After

Before

After

Local Examples: Steuben County Land Bank

Overview: The Steuben County Land Bank Corporation is a non-profit corporation, operating as a NYS authority, to assist communities within Steuben County in addressing the issues of blight caused by vacant, condemned, and foreclosed properties.

City of Corning

Village of Riverside

Village of Riverside

Local Examples: Adaptive Reuse for Housing

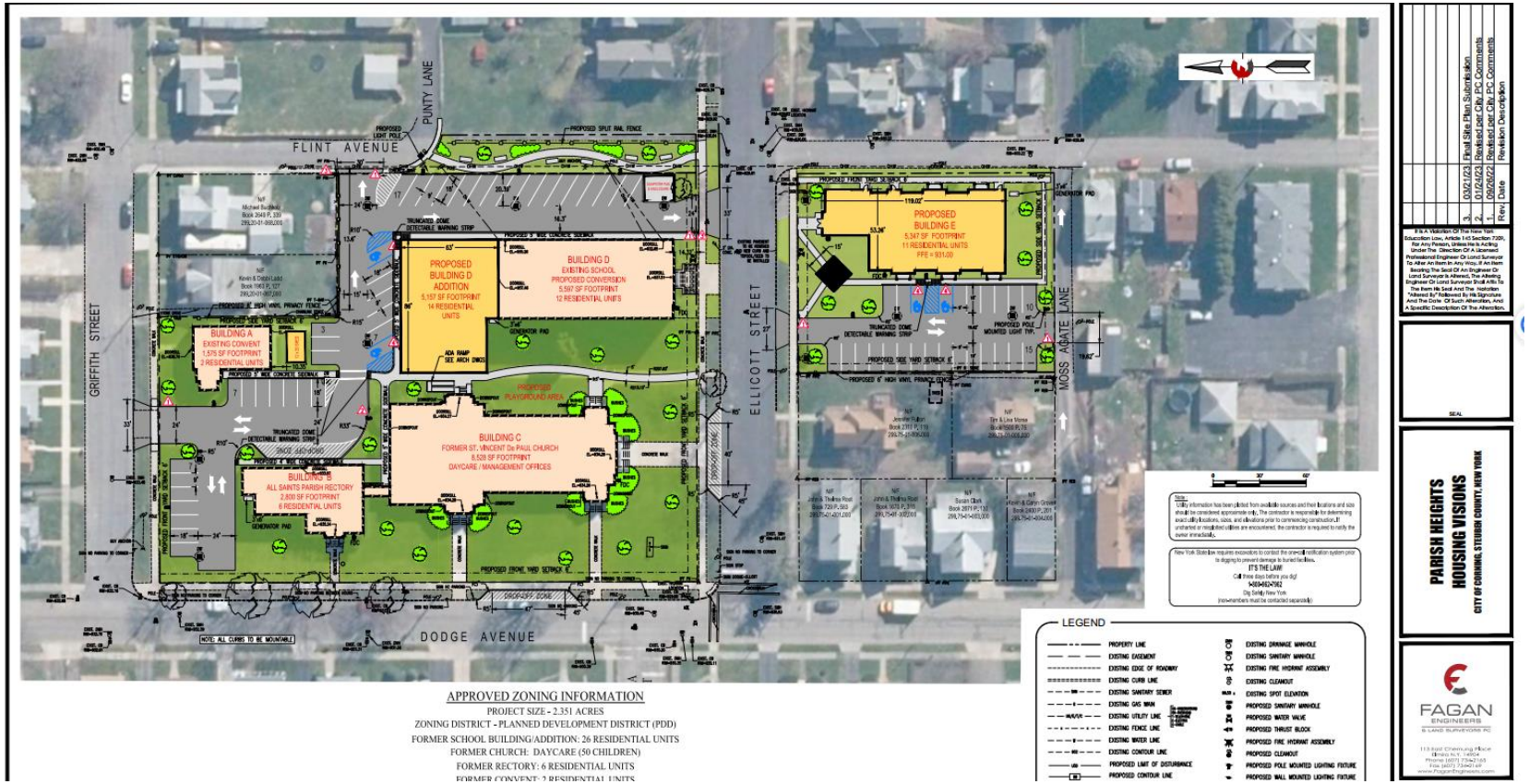
Academy Place Apartments
City of Corning

22 West Third Street
City of Corning

Local Example- New Rental Housing

Northside Place

Local Example: Proposed Parish Heights Project



- Proposed Housing Development Based on Market Study Data
- Addresses Community Needs
- Plan Includes Adaptive Reuse and New Construction
- Historic Rehabilitation
- Public-Private Partnership
- Engaging the Community

Questions?

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