Meeting #6: Where we are today in the process

1. ESTABLISHING GOALS to guide where we want to go

   DRAFT GOALS → GOALS → STRATEGIES

2. FRAME STRATEGIES for action

3. IDENTIFY ACTIONS and who will act

4. CONSTRUCT INDICATORS to measure progress

In this meeting we’ll review key points from the Strategy Theme Discussions

Determine Action Steps, Project Leads and Participants

PRELIMINARY STRATEGIES → ACTIONS → INDICATORS
# Housing and Neighborhoods Update

The Housing and Neighborhoods working team is looking for ways to:

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<tr>
<th>1. Provide resources for informed decision-making including</th>
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<td>a) Assessing and addressing supply against demand by housing type and neighborhood,</td>
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<td>b) Developing a Regional Property Information System including open source data on neighborhoods and municipalities, and</td>
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<td>c) Developing a toolbox for municipalities, developers, non-profits and residents to effectively design and produce sustainable housing types and neighborhoods.</td>
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<th>2. Anticipate, accommodate and mobilize strategic skills by</th>
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<td>a) Diversifying housing types (townhouses, lofts, and “mingles”) and forms of tenure (condos, co-ops, co-housing, rentals) in mixed use neighborhoods at a variety of price points</td>
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<td>b) Developing and deploying housing models to accommodate people with special needs (and an aging population) by coordinating design, neighborhood context, supportive services, and other programming</td>
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<td>c) Identifying and recruiting demographic groups that might provide impetus for focused neighborhood revitalization</td>
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<th>3. Target neighborhoods based on their strategic assets by</th>
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<td>a) Emphasizing community based planning with residents and stakeholders to maximize participation, leverage diffuse resources, and focus on quality of life improvements;</td>
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<td>b) Focusing public investments in neighborhoods with existing infrastructure, community anchors, viable fabric, and active capacity to spur private investment;</td>
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<td>c) Designing “better not bigger” strategies for neighborhoods where strategic assets are missing and normal property markets have ceased to function, and;</td>
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<td>d) Connecting public policy and investment priorities to community goals to create “complete communities” with a range of accessible services and amenities.</td>
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<th>4. Improve the housing support and delivery system by</th>
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<td>a) Reconsidering the scope and scale of the housing support and delivery system, to increase community wide capacity while remaining responsive to community context</td>
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<td>b) Developing better opportunities/ supports/ protection for renters and home buyers - particularly from traditionally vulnerable groups</td>
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<td>c) Cultivating a positive image and understanding of housing assistance programs to increase individual participation and community support</td>
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<td>d) Leveraging and enhancing the code enforcement system, connecting it to existing educational and support programs.</td>
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### Key Points from WT Discussions

- The preference is for a data system that can be continually refreshed rather than a one-off analysis, which also implies a preference for a local host.
- A data system should have breadth and depth. It must provide neighborhood level indicators of assets and needs, but also information at the parcel level.
- Though most information would be open to the public, some information may be behind a log-in to protect individual confidentiality.
- The tool-kit could be tied to the data system, but can’t simply be an on-line repository. There needs to be direct technical assistance available as well.

### Need to Identify

- A local organization or institution to lead the creation and maintenance of a database
- Dedicated resources to ensure longevity
- A technical assistance provider to facilitate understanding and use of the system

- Local government or a resident-driven organization is needed to seed diversity in the housing stock.
- Zoning codes need to be amended in many cases to allow greater flexibility of unit types.
- A market analysis of units-types not currently in production
- A technical assistance provider to help communities assess, interpret and plan for changing populations

- Greater analysis and understanding of the regional and hyper-local markets are needed (see strategy set 1).
- True community based planning requires resources dedicated to the process, and a support system needs to be in place to build this capacity across the region.
- All residents, and particularly those in neighborhoods that are not the target of conventional revitalization efforts, need to have options and feel empowered to make decisions that are best for them and their families.
- New and innovative ways to revitalize communities (crowdsourced from the communities themselves) need to be piloted.
- Planning needs to be tied to implementation, ideally through participatory budgeting, with flexible funding for early action steps.
- Municipal and County capital budgets, ideally tied to state and federal investments, need to be aligned to create high impact investments.
- A market analysis for individual neighborhoods
- A support system for community based planning efforts
- An advocacy and education lead for participatory planning and budgeting
- Ongoing training for local planning community (staff and boards)

- There needs to be regional expertise and efficiency in delivering housing services. Small, neighborhood based organizations should be able to be a conduit for these services for their communities.
- There are lots of best practices nationally, but getting to a local solution will require a big table and will be time and resource intensive.
- A major funder (or a collaborations of funders) needs to be the driving agent, making organizations that have been discussing this for decades get to a point of decision.
- There needs to be a collective effort to rebrand or reeducate the region on housing that is affordable. This should involve an intensive outreach effort to identify key roadblocks, influencers and officials to develop a marketing and advocacy plan.
- Leverage emerging technology to bring local knowledge to bear on problem properties.
- New policies and tools are needed to address slumlords and vacant properties, but people in need of assistance should be able to access it through the enforcement system.

- A trusted institutional funder to take the lead system reform
- A convener and the resources to develop and deploy a region-wide marketing and education strategy for quality housing
- A champion for distressed property reform
Overarching Housing and Neighborhoods Action Items:

Action Steps:

Centralized Support Activities for a Cycle of Neighborhood Development:

1. Gather, organize and present data
2. Interpret data with and for regional stakeholders and neighborhoods
3. Facilitate neighborhood driven, integrated and inclusive planning efforts, connected to government and private resources
4. Help neighborhoods, developers, and government devise and implement specific projects based on these plans

Region Wide Systems Change to Support Distributed Implementation:

5. Enhance the capacity of the community development system
6. Reform local zoning regulations
7. Address the regional challenges of distressed and vacant property

To follow up about the materials from the Working Team Meetings, please visit us at https://oneregionforward.teamworkpm.net

If you have any questions, please feel free to contact:

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