towards a more sustainable Buffalo Niagara

Housing & Neighborhoods Working Team

Mike Clarke, Co-Chair (Buffalo LISC)
Mike Riegel, Co-Chair (Belmont Housing)
Anthony Armstrong, Facilitator
Agenda

 Welcomes, introductions and review

Group Discussions:

Strategy Theme A:
Provide Resources for Informed Decision Making & Action

Strategy Theme B:
Anticipate, Accommodate and Embrace Demographic Shifts

Preview of Strategy Themes C & D

Next steps
Working Team Process and Timeline

6 Meetings/4 Tasks

1. Establishing Goals
2. Frame Strategies
3. Identify Actions
4. Construct Indicators

+2 Additional Meetings

Sept

Nov 2013 Community Congress Workshops

Winter 2014 Review & Refine

At two more meetings in 2014 the working teams will consider feedback from the fall Council and Community Congress sessions.

2014

Draft Plan Spring 2014
Housing and Neighborhoods Working Team

Help us get the word out!
Tell us who to contact from your organization

1RF would like to utilize existing communication networks as we prepare for our next Community Congress this November.
Organize Preliminary Strategies to address Final Goals
Strategy Themes from Previous Meeting

Provide Resources for Informed Decision Making & Action
-- supply data and tools for cross sector partners

Anticipate, Accommodate and Embrace Demographic Shifts
-- focus on retaining and attracting residents

Target Neighborhoods Based on Their Strategic Assets
-- one size does not fit all

Improve the Housing Support and Delivery System
-- enhance capacity and program effectiveness
Refining Strategies: Housing and Neighborhoods

Theme A: Provide Resources for Informed Decision Making & Action
-- supply data and tools for cross sector partners

Assess and address supply against demand by housing type and neighborhood.

Develop a Regional Property Information System including open source data on neighborhoods & municipalities.

Develop a tool box for municipalities, developers, non-profits, and residents to effectively design, produce and preserve sustainable housing types and neighborhoods.
Theme B: Anticipate, Accommodate and Embrace Demographic Shifts
-- focus on retaining and attracting residents

Diversify housing types (townhouses, lofts, "mingles") and forms of tenure (condos/ coops/ cohousing, rentals) in mixed use neighborhoods – at a variety of price points.

Develop and deploy housing models to accommodate people with special needs by coordinating design, neighborhood context, supportive services, and other programming.

Identify and recruit demographic groups that might provide impetus for focused neighborhood revitalization.
Refining Strategies: Housing and Neighborhoods

**Theme C:**
**Target Neighborhoods Based on Their Strategic Assets**

-- one size does not fit all

Emphasize community based planning with residents and stakeholders to maximize participation, leverage diffuse resources, and focus on quality of life improvements.

Focus public investments in neighborhoods with existing infrastructure, community anchors, viable fabric, and active capacity to spur private investment.

Design ameliorative interim “better, not bigger” strategies for neighborhoods where strategic assets are missing and normal property markets have ceased to function.

Connect public policy and investment priorities to community goals to create "complete communities" with a range of accessible services and amenities.
Refining Strategies: Housing and Neighborhoods

Theme D: Improve the Housing Support and Delivery System
-- enhance capacity and program effectiveness

Create flexible and accessible assistance to remove stigma and reluctance to participate in housing programs.

Develop better opportunities/ supports/ protection for renters and home buyers - particularly from traditionally vulnerable groups.

Reconsider the scope and scale of the housing support and delivery system, to increase region wide capacity while remaining responsive to community context.

Enhance the code enforcement system and connect it to existing education and support programs.
Continue to develop strategies in order to address all goals

What does implementation look like??

Given the goals we set, how are these strategic initiatives crafted to achieve all goals?

Who is involved? Currently? Going forward?
What do they do?
What are the benchmarks to success?
What are the resource needs to get there? Where do they come from?
Continue to develop strategies in order to address all goals

What haven’t we discussed??

Are there specific considerations that need to be woven through these strategies or proposed programs to achieve the vision?

Focusing on subsidized housing?
Role of local, state, federal policy and programs?
Guiding the private market?
Homeless and supportive housing?
Housing (and Transportation) burden?
Transit connections?

Rehab vs. New Build?
Mixed Use?
Infill housing/ Municipal Centers?
Demolition?
Energy Production?
Accessing resources?
Employment centers?
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-- supply data and tools for cross sector partners

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Refining Strategies: Housing and Neighborhoods

Theme A: Provide Resources for Informed Decision Making & Action
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1. Assess and address supply against demand by housing type and neighborhood.

Local Precedent:

City of Buffalo

Neighborhood Classifications

Rankings based on:
1. Poverty Level
2. Housing Cost Burden
3. Unemployment Rate
4. Single-Headed Household with Dependent
5. Renter Occupancy Rate
6. Residential Vacancy Rate
7. Residential Sale Price
Refining Strategies: Housing and Neighborhoods

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Best Practice: The Reinvestment Fund - Market Value Analysis
Results: Identify strategic locations to invest scare resources
Key Attributes: block group level analysis
stats checked against ‘real world’ conditions
cluster analysis leads to market typologies
target project analysis then views property level investment through this lens
Refining Strategies: Housing and Neighborhoods

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Refining Strategies: Housing and Neighborhoods

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1. Assess and address supply against demand by housing type and neighborhood.

Draft Action Steps:

Potential Actors:

Vision of Success:

Resource Needs and Sources:
Refining Strategies: Housing and Neighborhoods

Theme A: Provide Resources for Informed Decision Making & Action
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2. Develop a Regional Property Information System including open source data on neighborhoods & municipalities.

Local Precedent:

UBRI / LISC Buffalo Niagara Property Intelligence Network Proposal

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How would BNPIN help?

1. Bring together dispersed property information
2. Fill critical knowledge gaps
3. Serve as a foundation for developing and monitoring effective, coordinated strategies
Refining Strategies: Housing and Neighborhoods

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2. Develop a Regional Property Information System including open source data on neighborhoods & municipalities.

Best Practices - Data Systems: NEOCANDO; Philadelphia NIS
Result: Provide ongoing, up-to-date data to track changes and guide actions in a proactive manner

Key Attributes:  data from multiple cross-sector partners
relevant to the parcel level
accessible to the public
Refining Strategies: Housing and Neighborhoods

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Best Practices - Open Data: DC stat data catalogue
PDX open Data Initiative

Results: foster civic engagement and tech innovation

Key Attributes: available for download in raw format for external evaluation, presentation and applications
single point of decision making on privacy concerns
Refining Strategies: Housing and Neighborhoods

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Draft Action Steps:

Potential Actors:

Vision of Success:

Resource Needs and Sources:

What are the next steps?

1. Secure financial support
2. Make arrangements with holders of existing data
3. Hire project/data manager
4. Finalize and implement property survey strategy in pilot neighborhoods
5. Develop and implement action plan for expanding beyond pilot areas
Refining Strategies: Housing and Neighborhoods

Theme A: Provide Resources for Informed Decision Making & Action
--- supply data and tools for cross sector partners

3. Develop a tool box for municipalities, developers, non-profits, and residents to effectively design, produce and preserve sustainable housing types and neighborhoods

Local Precedent:

Framework for Regional Growth GIS site
Partnership for Public Good Citizen Tool Kit
Refining Strategies: Housing and Neighborhoods

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Best Practices: Minnesota Center for Housing Policy and the Urban Land Institute Center for Housing Policy

University of Kansas Community Tool Box

Results: On-line guide for housing policy and strategy for local capacity building.

Key Attributes: Build on national sources with local information; however these models do not seem to be connected to in-person technical assistance or design review
Refining Strategies: Housing and Neighborhoods

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Draft Action Steps:

Potential Actors:

Vision of Success:

Resource Needs and Sources:
Preliminary Strategies: Housing and Neighborhoods

Theme B: Anticipate, Accommodate and Embrace Demographic Shifts -- focus on retaining and attracting residents

Diversify housing types (townhouses, lofts, "mingles") and forms of tenure (condos/ coops/ cohousing, rentals) in mixed use neighborhoods – at a variety of price points.

Develop and deploy housing models to accommodate people with special needs by coordinating design, neighborhood context, supportive services, and other programming.

Identify and recruit demographic groups that might provide impetus for focused neighborhood revitalization.
Refining Strategies: Housing and Neighborhoods

Theme B: Anticipate, Accommodate and Embrace Demographic Shifts
-- focus on retaining and attracting residents

Erie and Niagara County Population Change 2000-2010

<table>
<thead>
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<th>Category</th>
<th>Change</th>
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<tr>
<td>Total</td>
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<td>Outside of Core Areas</td>
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<td>+2%</td>
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</table>
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Erie and Niagara County Population Change 2000-2010

<table>
<thead>
<tr>
<th></th>
<th># gaining pop.</th>
<th># losing pop.</th>
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<tr>
<td>Cities</td>
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<tr>
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<tr>
<td>Towns</td>
<td>21</td>
<td>17</td>
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</tbody>
</table>
Refining Strategies: Housing and Neighborhoods

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1. Diversify housing types (townhouses, lofts, "mingles") and forms of tenure (condos/ coops/ cohousing, rentals) in mixed use neighborhoods – at a variety of price points.

   Infill, rehabs and conversions fill emerging market demand, provide active and accessible amenities benefitting new and existing residents and provide opportunities for aging in place.
Refining Strategies: Housing and Neighborhoods

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Ellen Dunham-Jones: Retrofitting Suburbia

“We all tend to think of suburbia as a very family focused place, but that’s really not the case any more...”

- Since 2000: 2/3 of houses in suburbia did not have kids in them.
- Through 2025: 75-85% of new households will not have kids in them.
- Increasing demand for urban lifestyles within suburbia.
Population Change, 1970 - 2010

TOTAL POPULATION
-16%

POPULATION UNDER 18
-27%

POPULATION 65 AND OVER
-47%

Amherst
Buffalo Niagara

30%
60%
33%
Population Change, 1970 - 2010

Social Explorer Tables (SE), Census 1970, Census 2010, Census Bureau; Social Explorer

WHAT THE DATA TELLS US

Wheatfield
Buffalo Niagara

TOTAL POPULATION

-16%

POPULATION UNDER 18

-30% -47%

POPULATION 65 AND OVER

251%

33%
Population Change, 1970 - 2010

WHAT THE DATA TELLS US

Alden
Buffalo Niagara

TOTAL POPULATION
11%
-16%

POPULATION UNDER 18
-48% -47%

POPULATION 65 AND OVER
34% 33%

Social Explorer Tables (SE), Census 1970, Census 2010, Census Bureau; Social Explorer

#oneregionfwd
Population Change, 1970 - 2010

Social Explorer Tables (SE), Census 1970, Census 2010, Census Bureau; Social Explorer

#oneregionfwd
Housing Types and Changing Demographics

Amherst
- 59% of building permits issued from 2000-2010 were for single-family homes
- 27% of single-family homes are occupied by families with children

Buffalo Niagara
- 75% of building permits issued from 2000-2010 were for single-family homes
- 28% of single-family homes are occupied by families with children

Housing Types and Changing Demographics

**Wheatfield**
- 74% of building permits issued from 2000-2010 were for single-family homes
- 30% of single-family homes are occupied by families with children

**Buffalo Niagara**
- 75% of building permits issued from 2000-2010 were for single-family homes
- 28% of single-family homes are occupied by families with children

Social Explorer Tables (SE), Census 2010, Census Bureau; Social Explorer
Refining Strategies: Housing and Neighborhoods

Theme B: Anticipate, Accommodate and Embrace Demographic Shifts
-- focus on retaining and attracting residents

1. Diversify housing types (townhouses, lofts, "mingles") and forms of tenure (condos/ coops/ cohousing, rentals) in mixed use neighborhoods – at a variety of price points.

Best Practices (place/ project based):
   Mosaic District, Merrifield, VA
   Mizner Park, Boca Raton, FL
   The Crossings, Mountain View, CA

Results: new mixed-use neighborhood largely demonstrated high demand and increase in property values

Key Attributes: zoning must allow or be changed
   works best when paired with transit accessibility, integrated into existing community fabric
Refining Strategies: Housing and Neighborhoods

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1. Diversify housing types (townhouses, lofts, "mingles") and forms of tenure (condos/ coops/ cohousing, rentals) in mixed use neighborhoods – at a variety of price points.

Systemic Barriers:

   regulatory (state approvals)
   zoning
   financing
Refining Strategies: Housing and Neighborhoods

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Draft Action Steps:

Potential Actors:

Vision of Success:

Resource Needs and Sources:
Refining Strategies: Housing and Neighborhoods

Theme B: Anticipate, Accommodate and Embrace Demographic Shifts
-- focus on retaining and attracting residents

2. Develop and deploy housing models to accommodate people with special needs by coordinating design, neighborhood context, supportive services, and other programming.

Creating complete communities -- housing, services and facilities -- is important for regional sustainability and to meet changing demand, but even more so for those with disabilities and/or limited means. Physical accessibility across the spectrum of public to private space is an additional factor that needs to be considered.
Refining Strategies: Housing and Neighborhoods

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2. Develop and deploy housing models to accommodate people with special needs by coordinating design, neighborhood context, supportive services, and other programming.

Best Practice: The BLVD, Lancaster, CA
Results: an influx of new businesses and an increase in property values
Key Attributes: mixed-income and mixed-ability housing
changes in the public and private realm (zoning and complete streets infrastructure)
public and private engagement and investment
Refining Strategies: Housing and Neighborhoods

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2. Develop and deploy housing models to accommodate people with special needs by coordinating design, neighborhood context, supportive services, and other programming.

Local Barriers:
   zoning
   financing
   NIMBY
Refining Strategies: Housing and Neighborhoods

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2. Develop and deploy housing models to accommodate people with special needs by coordinating design, neighborhood context, supportive services, and other programming.

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Vision of Success:

Resource Needs and Sources:
3. Identify and recruit demographic groups that might provide impetus for focused neighborhood revitalization.

New Americans have historically provided a large portion of the population growth in US cities. In a growing national trend, immigrant groups are not just moving into urban areas, but are also locating directly in suburbs. Other groups, such as artists, have often paved the way for neighborhood revitalization by bringing new energy and character to communities in transition.
Refining Strategies: Housing and Neighborhoods

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Percent Foreign Born, 1980 to 2006-2010

Chart Prepared by: USC PERE
Source: IPMUS
Refining Strategies: Housing and Neighborhoods

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3. Identify and recruit demographic groups that might provide impetus for focused neighborhood revitalization.

Net Decadal Population Change by Race/Ethnicity, 1980 to 2010
Buffalo Region

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<td>Black</td>
<td>1,217</td>
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</tr>
<tr>
<td>White</td>
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Share of Net Increase Attributable to:

Source: US Census
Charts Prepared by: USC PERE
Source: IPMUS; US Census
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Best Practice: Utica - The Mohawk Valley Resource Center for Refugees

Results: Utica experienced population growth from 2000-2010 - the first time in six decades; one in six people in Utica is foreign born

Key Attributes: support services in housing, employment, cultural orientation, education and health care
understanding of the refugee or immigrant experience by many in the community
housing affordability
employment opportunities in the form of “low-paying entry level jobs”
Refining Strategies: Housing and Neighborhoods

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Best Practice - project based: Project Row Houses, Houston, TX
ArtSpace, MPLS & other cities

Results: each project expanded beyond the original footprint to complete additional development and saw private related investment

Key Attributes: examples provide project specific strategies
blend of art and culture with community development
spin off development requires the right surrounding neighborhood conditions, investments and partners
Refining Strategies: Housing and Neighborhoods

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Best Practice - district based: SALT District, Syracuse
LowerTown, Paducah, KY

Results: new resident attraction, rising property values, national press and recognition

Key Attributes: built on existing, historic fabric
institutional support
incentives for artist live/work space
inclusion of public art
district branding and promotion
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If you have any questions, please feel free to contact us

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