

Task Force Final Report: Part A

Charge / SWOT and Critical Issues

Task Force # 9	Facilitators:	Date:
Housing and Community Diversity	Eleanor Barry, Roberta Lockwood	October 10, 2006 Certified Copy

Members: Steve Barbash, Betty Barry, Eleanor Barry, Betty Butler, Jerry Colyer, Roberta Lockwood, Tim Kinsella, Bob Pippin, Gene Zumbo, Skip Zumbo

Charge: To investigate and analyze affordable housing with various market rates to accommodate a cross section of demographic groups. Investigate creative options for groups including young professionals, families with children, empty nesters and other lifestyles. Additionally, examine our overall strengths and challenges as a diverse group of citizens living together.

SWOT Analysis Summary: Internal (S/W) - External (O/T)

Strengths:

1. Recognition of the current lack of diversity in housing, that zoning restrictions and lack of incentives discourage housing construction to answer the needs of fixed or lower income groups.
2. Strong financial position.
3. Attractiveness of our community.
4. Location near major city with specialized services, e.g., cultural and medical facilities.

Weaknesses:

1. Lack of senior housing, in particular for those who do not meet the financial limitations of existing subsidized housing but cannot afford the high end housing available.
2. Lack of high density housing and local activities to retain and attract young residents and singles.
3. No incentives to build less expensive housing or provide services needed by special needs groups.
4. Limited walkable areas near diverse retail, recreation, housing and government services.
5. Lack of a vital village serving as an attractive, inviting place to live, shop, obtain services.
6. Poor traffic patterns, e.g., narrowing traffic to one lane in the village center.

Opportunities:

1. To attract seniors and young people as residents to create a more diverse environment.
2. To attract residents who will support the school system financially without adding to its population.
3. To promote multi-generational neighborhoods with their inherent opportunities to socialize with dissimilar people.
4. To create a “destination” which welcomes residents, visitors and businesses.

Threats:

1. Public opposition.
2. Possible lack of cooperation between Town and Village governments.
3. Lack of action by local government to achieve a more balanced demographic.
4. Lack of contractors willing to build the needed housing under existing zoning and lack of incentives.
5. Opposition to Town Hall move from Main Street to provide more customer friendly complex e.g., more services in one location, with parking and walking accessibility.

7. Limited alternative public transportation. 8. Limited property available within or near the village zoned for high density housing.	6. Lost opportunities to obtain land appropriate for development to achieve more diverse demographic.
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<i>Our Critical Issues:</i>	
1. How much does it cost to live in Victor over the range of groups?	
2. What price range of housing are we lacking?	
3. How do we zone to attract a diverse balance of housing?	
4. What are the gaps in housing?	
5. What is the current demographic pattern?	
6. What is the desired demographic pattern?	
7. What are the roadblocks to bringing in the desired demographic pattern?	
8. What is the definition of diversity?	
9. Should we target areas for diverse development?	
10. What qualities exist in Victor that would attract the designated demographic pattern?	
11. What are the regional demographics?	
12. Is there a desire to have greater diversity in the community?	
13. How do we encourage “homeowners” to maintain / enhance, beautify older/ historic property?	
14. How do we determine the long term and not immediately seen cost of housing developments? (Effect on taxes, services, etc.).	

<i>Critical Issues Identified by Task Force:</i>	
1. Lack of affordable housing and/or incentives/resources to attract a cross section of demographic groups and income levels, in particular young adults, singles and seniors.	
2. Lack of appropriate zoning and incentives to encourage construction of housing for a more diverse income range and to provide services needed.	
3. Need to clarify the short/long term impact of current building trends, e.g., effect on infrastructure, school system, transportation and traffic.	
4. Lack of walkable areas in/near the village and housing (e.g., appropriate for senior citizens, singles) with nearby easily accessible government services, retail, recreational, entertainment and transportation opportunities to create a welcoming destination for residents and tourists.	
5. Need to identify and overcome obstacles to creating a more diverse community that is a welcoming destination for residents, businesses and visitors.	

<i>Summary of Recommendations/Findings</i>	
Town and Village government officials need to recognize the lack of demographic diversity, its causes (e.g., zoning and lack of incentives for developers) and potential solutions to make Victor more attractive for young singles, empty nesters and seniors. We need to reverse the migration away from Victor of our young adults and seniors because of a lack of suitable housing, attractions and amenities.	

Task Force Final Report: Part B

Strategic Intents/Key Initiatives/Action Plans and Cost Benefit

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Strategic Intent #1 :

By the end of 2007, a detailed plan will be in place as part of the Town Comprehensive Plan and coordinated with the Village, to assure housing, resources and appropriate services are available, affordable and easily accessible to accommodate a cross section of demographic groups and income levels.

Task Force members endorse the concept of diverse housing types in or near the Village, in particular housing appropriate for young adults, singles and seniors. We strongly recommend that it be easily accessible with sidewalks and/or alternate means of transportation and that it surround recreational facilities, retail shops and a government complex which houses all relevant services.

Key Initiative #1: To identify the current and desired demographics and offer recommendations for various affordable housing types with associated required services.

			Action Plan <i>(Indicate Priority (P) with a check. Check Cost / Benefit (C/B) if required)</i>	Who
P	C/B	#		
*	TBD	1	Hire a consultant(s) to determine current and desired demographic, needed services and affordable price ranges for each identified group.	
*	TBD	2	Identify current and ideal locations for various housing types and appropriately related services and resources.	
		3	Compare current and desired demographic and, taking into consideration locations and services/resources.	
		4	Identify the roadblocks (e.g., public opinion, zoning restrictions, lack of incentives to builders/contractors/service providers) which could hinder achieving the goal demographic. Identify the best means to overcome obstacles, e.g., educating the community to advantages of multi-generational neighborhoods, housing that supports the school system without adding to its population, etc.	
		5	Rezone areas identified as ideal locations that are not currently zoned to meet the needs of the projected demographic.	
		6	Create incentives for private contractors to build and provide needed services.	
		7	Initiate an ongoing means to monitor progress in achieving goals and to make any changes necessary to the plan, taking into consideration demographic shifts and patterns. This would include a review of zoning, incentives and services available.	

		8	Create a system to monitor demographic shifts and make changes as needed based on the implications such shifts will have, e.g., “aging population.”	
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Strategic Intent #2: Identify land in or near the Village for a future complex to house government services which would be surrounded by high density housing, recreational and retail facilities.

Key Initiative #2: Due to limited land available in or near the Village, we strongly recommend action be taken in 2007 to purchase or obtain an option on property for the future location of a government complex which would be the core of the proposed housing/retail/recreational area.

Cost/Benefit Analysis

Cost	Benefit
<i>Itemize estimated financial, time, human resource and other associated costs.</i>	<i>Itemize the potential impact/benefits; detail rationale and compelling reason.</i>
SI 1	<ol style="list-style-type: none"> 1. Outside opinion based on expertise and experience. 2. Impartial and objective recommendations. 1. Required to achieve the goal level of diversity which will guarantee our future as a welcoming community.
SI 2	<ol style="list-style-type: none"> 1. Needed to implement the plan. 2. Resolves existing fragmentation of services, e.g., resident wishing to register for Recreation program, pay taxes, pay water and sewer bill and traffic ticket now has to travel to 5 different locations in and outside the Village. 3. Will allow seniors/singles to live within or near the Village. 4. Will allow implementation of the walkable community model by encouraging a mixed use area answering the needs of nearby residents.