

# City of Corning Housing Study

Presentation to the Housing Strategy Committee  
Housing Study Update and Plan

October 22, 2014

# Infrastructure

- Schools
- Hospital
- Downtown
- Parks & recreation
- Highways, streets and utilities

# A formidable civic and private challenge

A formidable civic and  
private challenge

Housing

- Project path

# Path

- The City Manager recommended housing as one of three strategic directions in his State of the Administration speech.
  - Housing
  - Infrastructure financing
  - Economic development strategy

# Path

- The Mayor formed the Housing Strategy Committee and issued the Committee charge.

# Committee Charge

- Review scope of work
- Provide input on current and future housing needs
- Identify stakeholders
- Review the strategy
- Assist in developing metrics
- Prepare recommendations for the City Council

# Path

- The City Manager issued a Request for Proposal for the Housing Study,
- The Committee reviewed the proposals and recommended that the City retain Fairweather Consulting to do the housing study
- Fairweather Consulting retained by the City

# Path

- Staff forwards background documents to consultant

# Path

- Fairweather Consulting visits Corning
  - Stakeholder meetings
  - Focus groups
  - City Council input

# Path

- Study period
- Study period with staff interaction

# Path

- Committee Chairman and City Manager visit Jamestown, NY

And here we are today

Housing Strategy Committee Update

# Externality

- The ability to impact something that another person can't control

# Aging Stock

- **63%** of houses built before 1950
- 80% before 1970

# Market conditions

- Neighborhoods largely intact, but at a tipping point
- Mixed inventory
- Limited expansion opportunities
- **Win in the regional market**

# Demand for housing

- Knowledge workers with families
- Young service workers (families)
- Seniors

# Market forces

- Market driven
- Public/private partnership

# Partnership for housing

- Private/public partnership - housing trust
- Gaffer District model
- Board of directors
- Prime driver for housing (prioritizes and conducts programs)
- Provide resources

# Public partner

- Professional support
- Regulatory influence
- Grant opportunities and program funding
- Tax incentives
- Infrastructure improvements
- Security

# Private partner

- Investment capital
- Market expertise
- Agility and flexibility

# Keys to success

- Adequately funded and staffed
- Broad relationships
- Focused and prioritized

# Failure



# Success



# Failure and Success



# Owner's Equity



# Failure



# Success

proritization of public resources



# Next steps

- **Late Nov**

Receive draft from Consultant

Publish to Committee, City Council, other stakeholders and public

- **Dec 4th Committee Meeting**

Publicly present the study by the consultant

- **Dec 11th Committee Meeting**

Receive and discuss Staff's recommendations

- **Dec 18th Committee Meeting**

Prepare final recommendations and direction for the staff

- **Jan 5th City Council Meeting**

Consider Committee's recommendations , and decide direction

# Wholistic Approach

# City of Corning Housing Study

Questions and Comments

Councilmen Questions and Comments

Visitor Questions and Comments