

# *A Residential Housing Improvement & Expansion Strategy*

*for*

*Corning, NY*



# *A Residential Housing Improvement & Expansion Strategy*

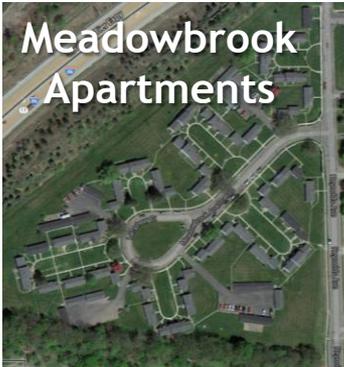
## **Agenda:**

- The Issue
- Scope of Work & Schedule
- Preliminary Findings
- Discussion
- Next Steps



# THE ISSUE:

## Proactively Balancing Diverse Demands for Housing amid and Equally Diverse Supply



- Corning's Workforce (both current & prospective)
- Seniors/Retirees
- Young families
- Municipal Workers, etc.

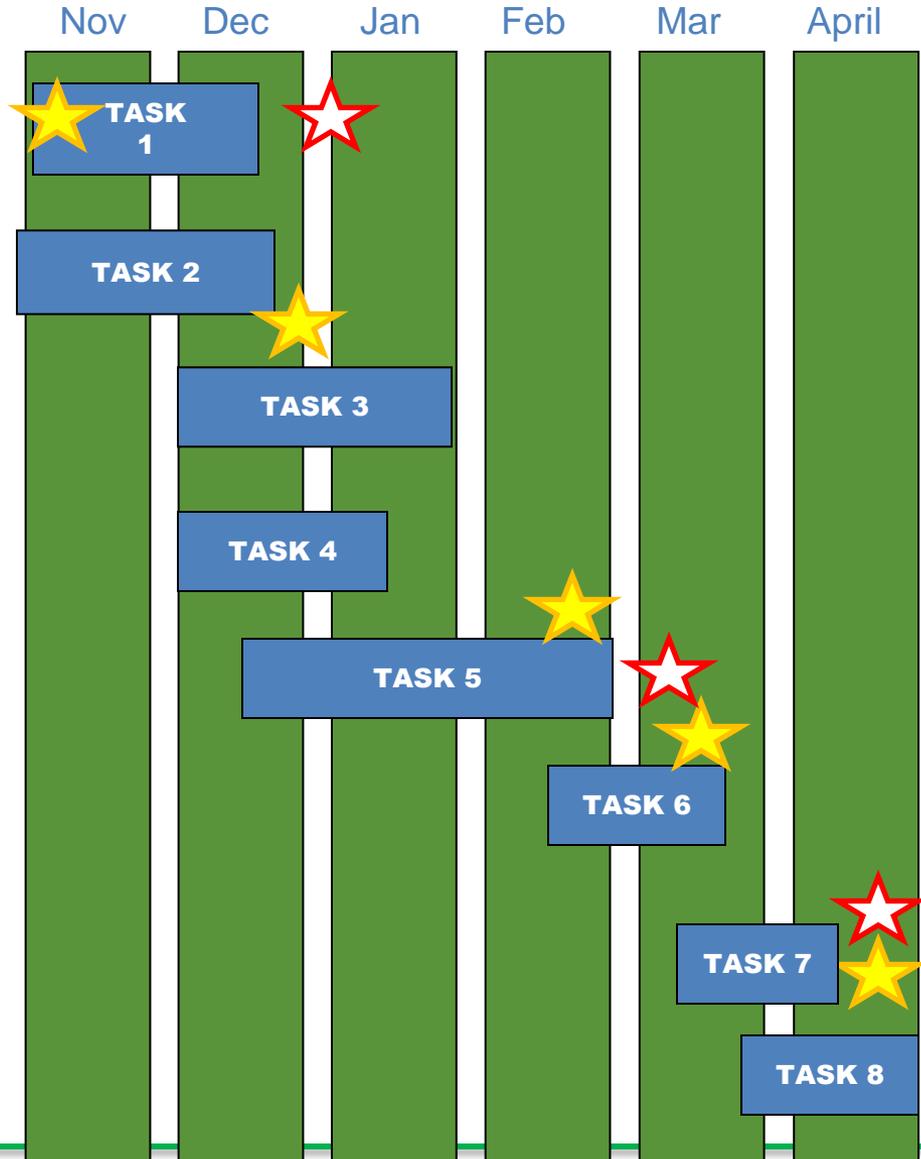
A proactive approach will maximize the return on the City's diverse housing stock.

The agenda must be built through direct engagement with the community & other stakeholders.

# MONTHS FOLLOWING CONTRACT AWARD

## TASKS:

- Task 1. Review of Existing Conditions
- Task 2. Additional Data Gathering
- Task 3. Stakeholder Outreach
- Task 4. Benchmarking
- Task 5. Gap Analysis to Identify Future Housing Needs
- Task 6. Goal Development
- Task 7. Public Review of Draft Strategy
- Task 8. Final Strategy & Metrics



# PRELIMINARY FINDINGS: Benchmarking

- Comparisons with Key Communities

Place	Population, 2011
Corning City	11,138
Steuben County	99,033
Schuyler County	18,490
Chemung County	88,840
Bradford County (PA)	62,649
Tioga County (PA)	42,089

Source: US Census Bureau

- Areas of existing conditions:
  - Population
  - Housing

# PRELIMINARY FINDINGS: Benchmarking

## •Commuting Patterns

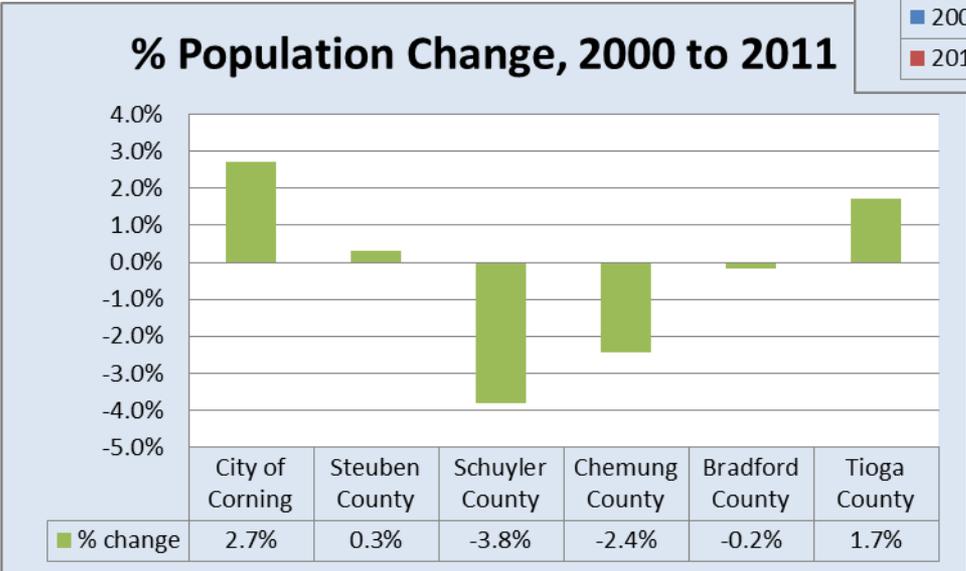
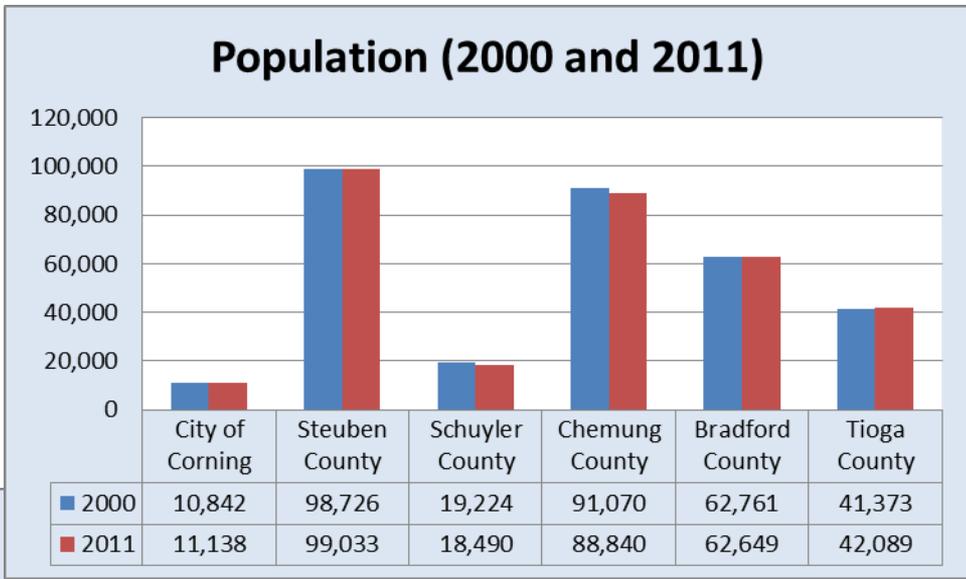
Where Corning Residents Work:		
	2011	
<b>Workplace:</b>	Count	Share
Corning city, NY	1,642	36.8%
Elmira city, NY	281	6.3%
Big Flats CDP, NY	250	5.6%
Painted Post village, NY	190	4.3%
Gang Mills CDP, NY	178	4.0%
Bath village, NY	106	2.4%
Horseheads village, NY	104	2.3%
Rochester city, NY	84	1.9%
Elmira Heights village, NY	45	1.0%
Riverside village, NY	44	1.0%
All Other Locations	1,535	34.4%
<b>TOTAL:</b>	<b>4,459</b>	<b>100.0%</b>

Where People Who Work in Corning Reside:		
	2011	
<b>Residence:</b>	Count	Share
Corning city, NY	1,642	15.0%
Gang Mills CDP, NY	663	6.0%
Elmira city, NY	401	3.7%
Big Flats CDP, NY	339	3.1%
Painted Post village, NY	244	2.2%
South Corning village, NY	178	1.6%
West Elmira CDP, NY	171	1.6%
Horseheads village, NY	129	1.2%
Addison village, NY	125	1.1%
Bath village, NY	119	1.1%
All Other Locations	6,968	63.5%
<b>TOTAL:</b>	<b>10,979</b>	<b>100.0%</b>

Source: US Census Bureau, Local Employment Dynamics Database.

# PRELIMINARY FINDINGS: Existing Conditions

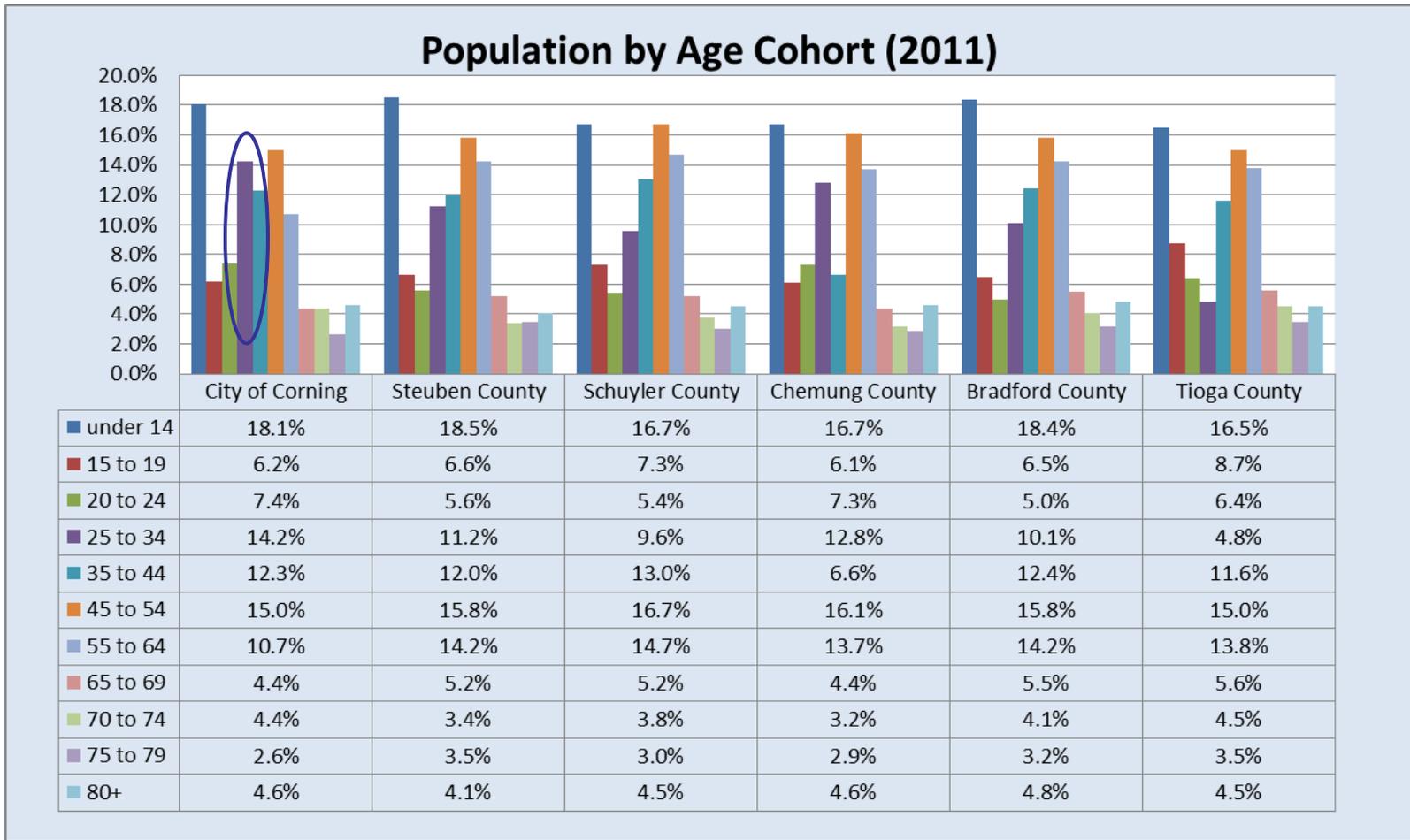
## •Population



Source: US Census Bureau

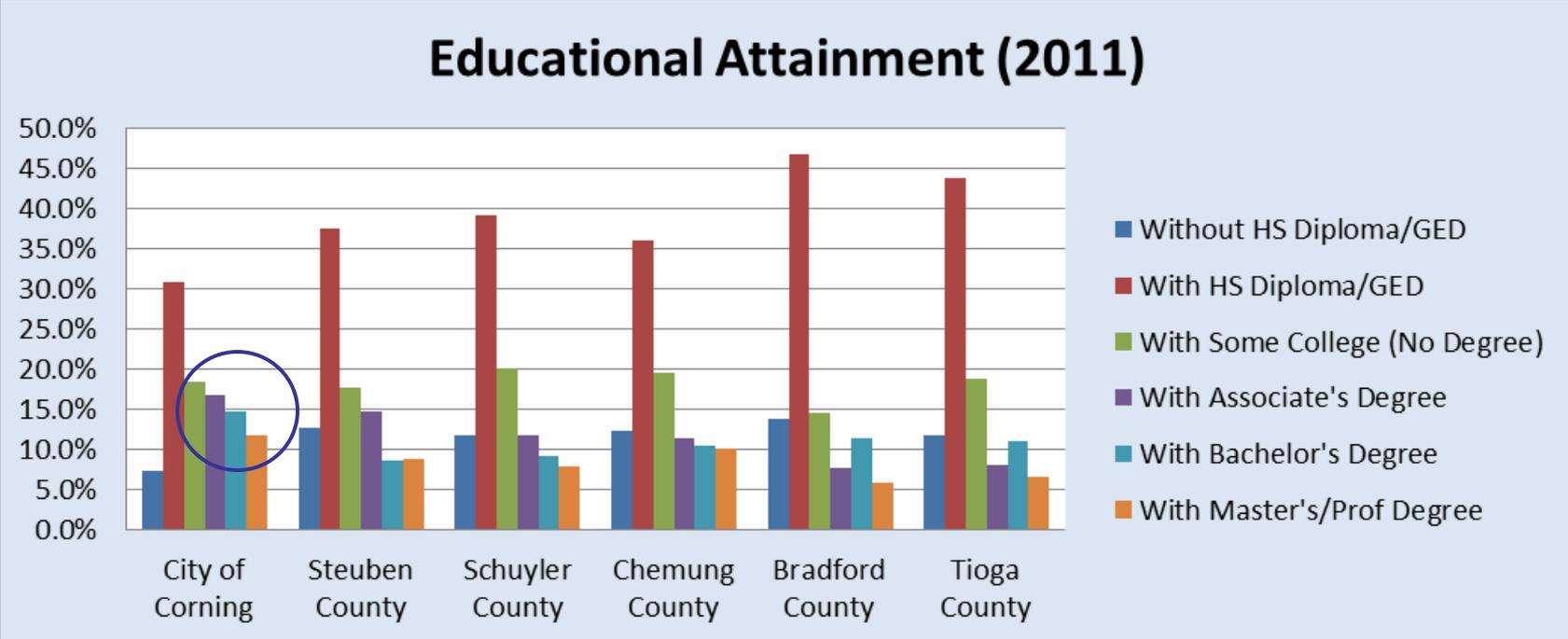
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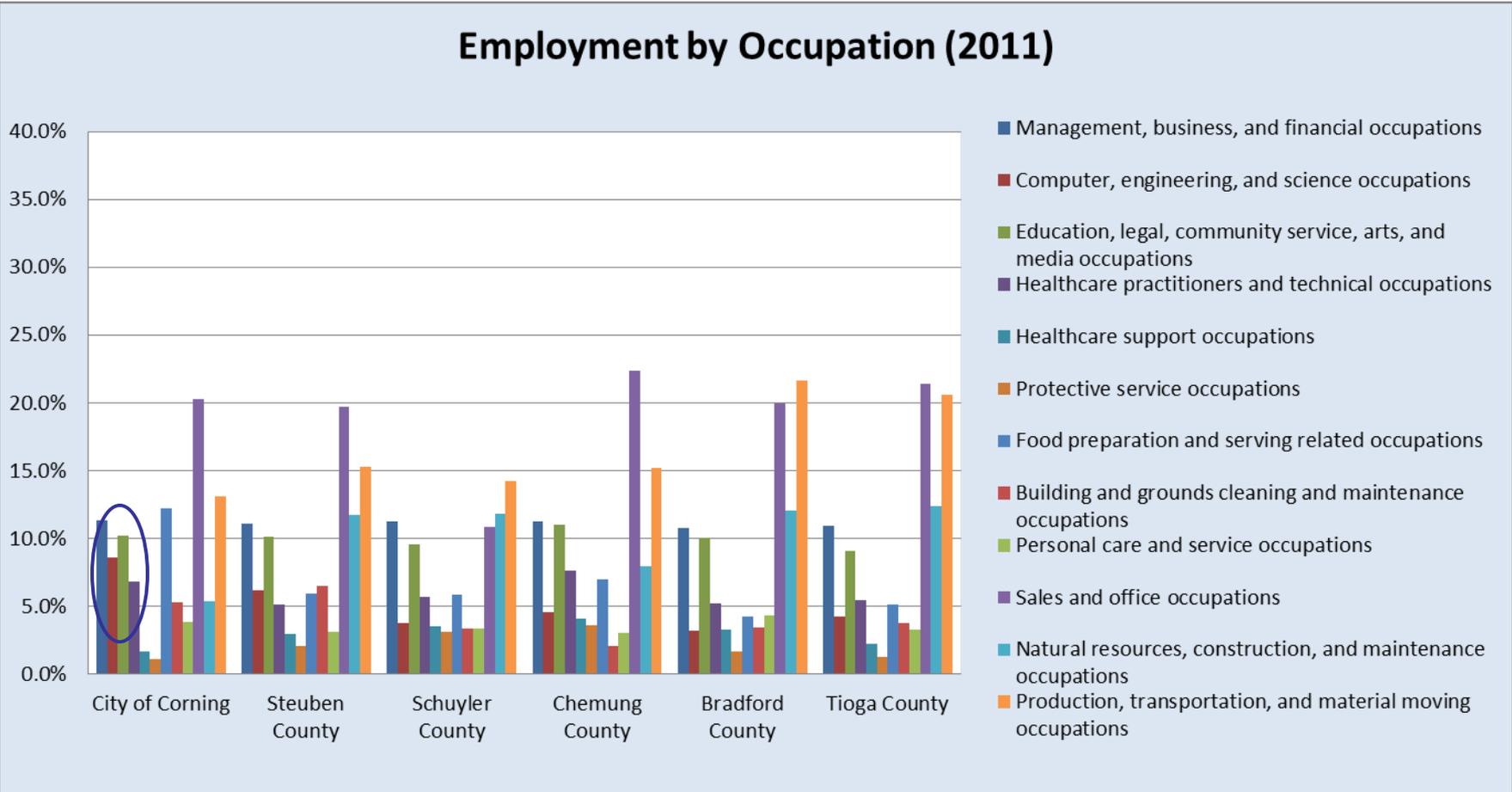
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Source: US Census Bureau, American Community Survey.

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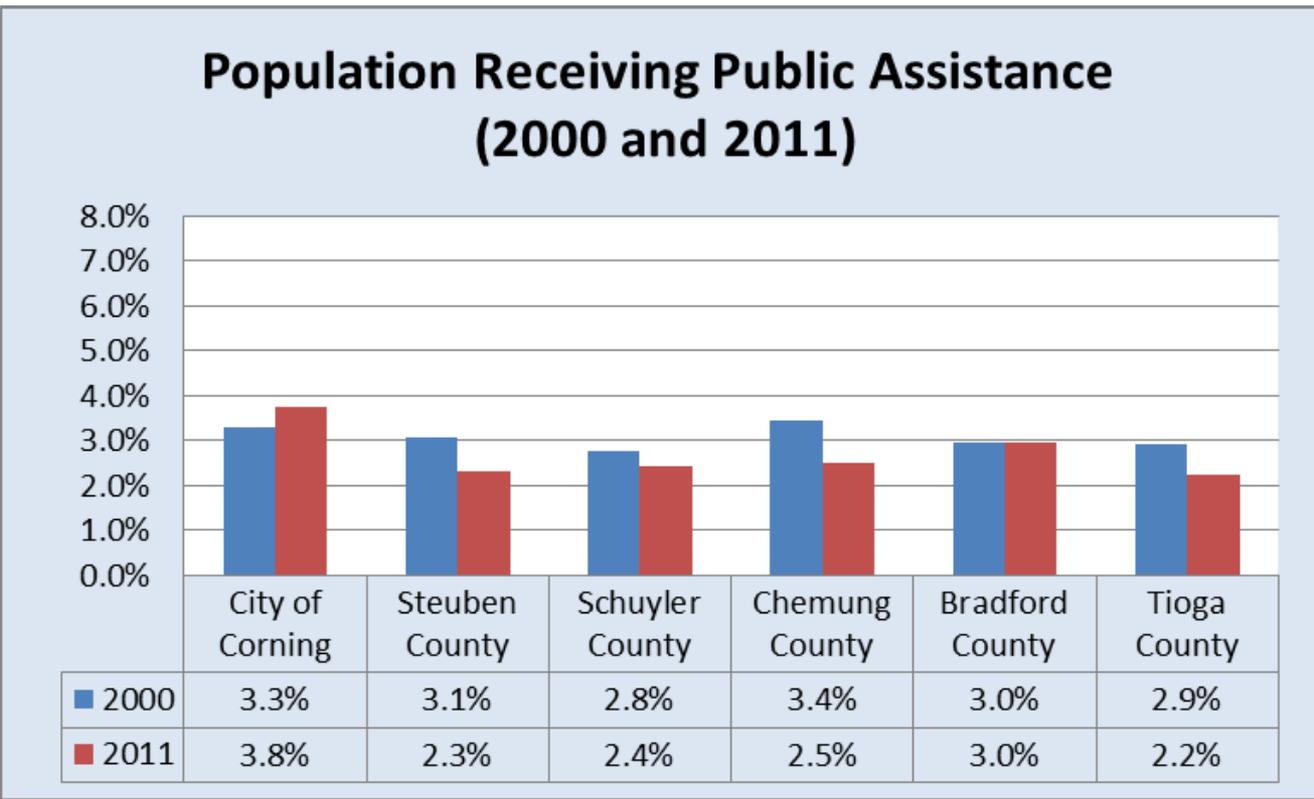
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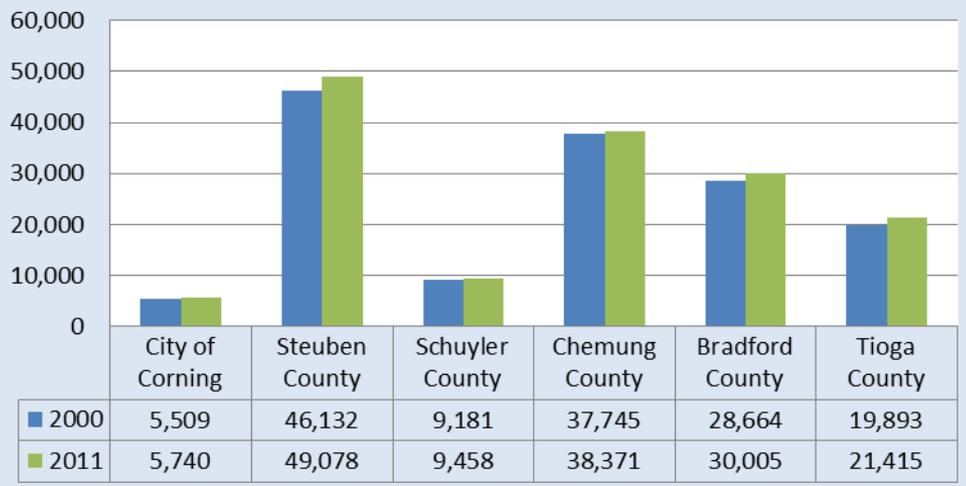


Source: US Census Bureau, American Community Survey.

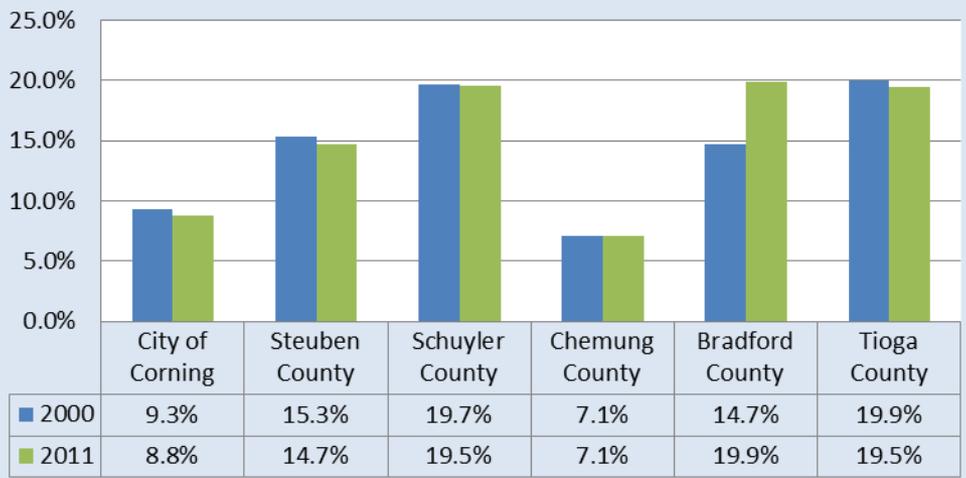
# PRELIMINARY FINDINGS: Existing Conditions

## •Housing

**Housing Units (2000 and 2011)**



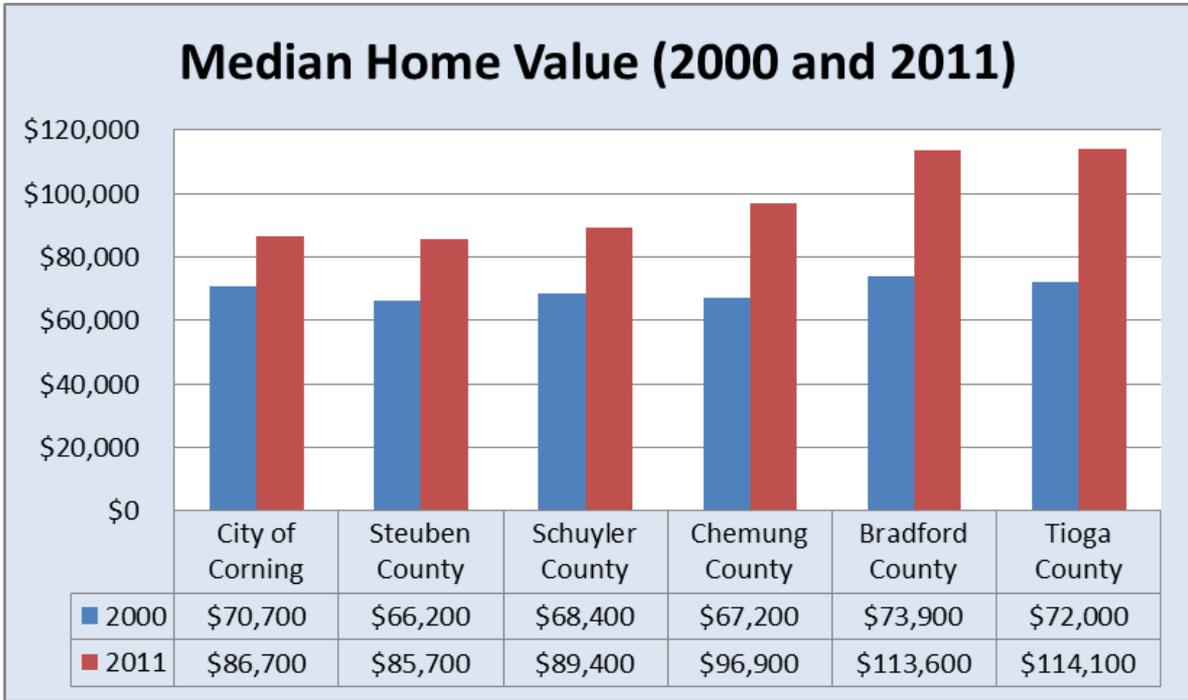
**Vacancy Rate (2000 and 2011)**



Source: US Census Bureau, American Community Survey.

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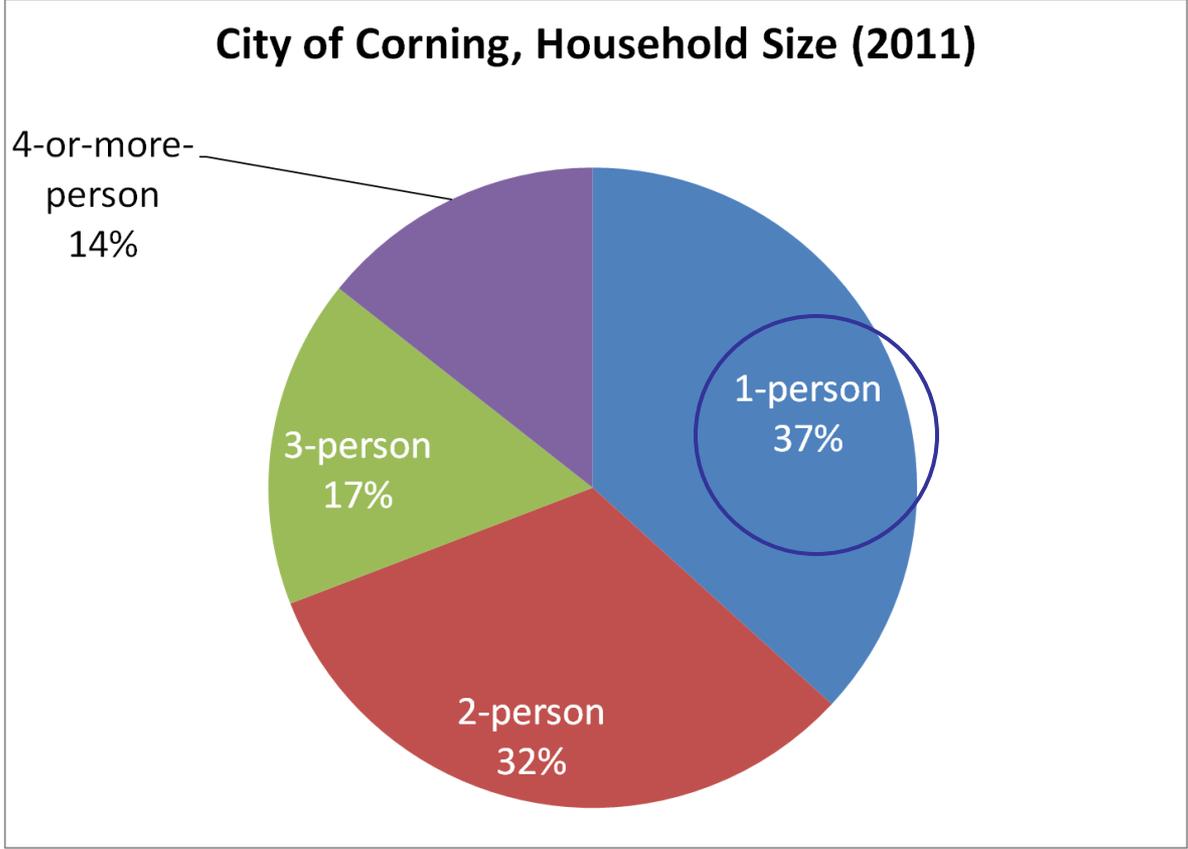
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Source: US Census Bureau, American Community Survey.

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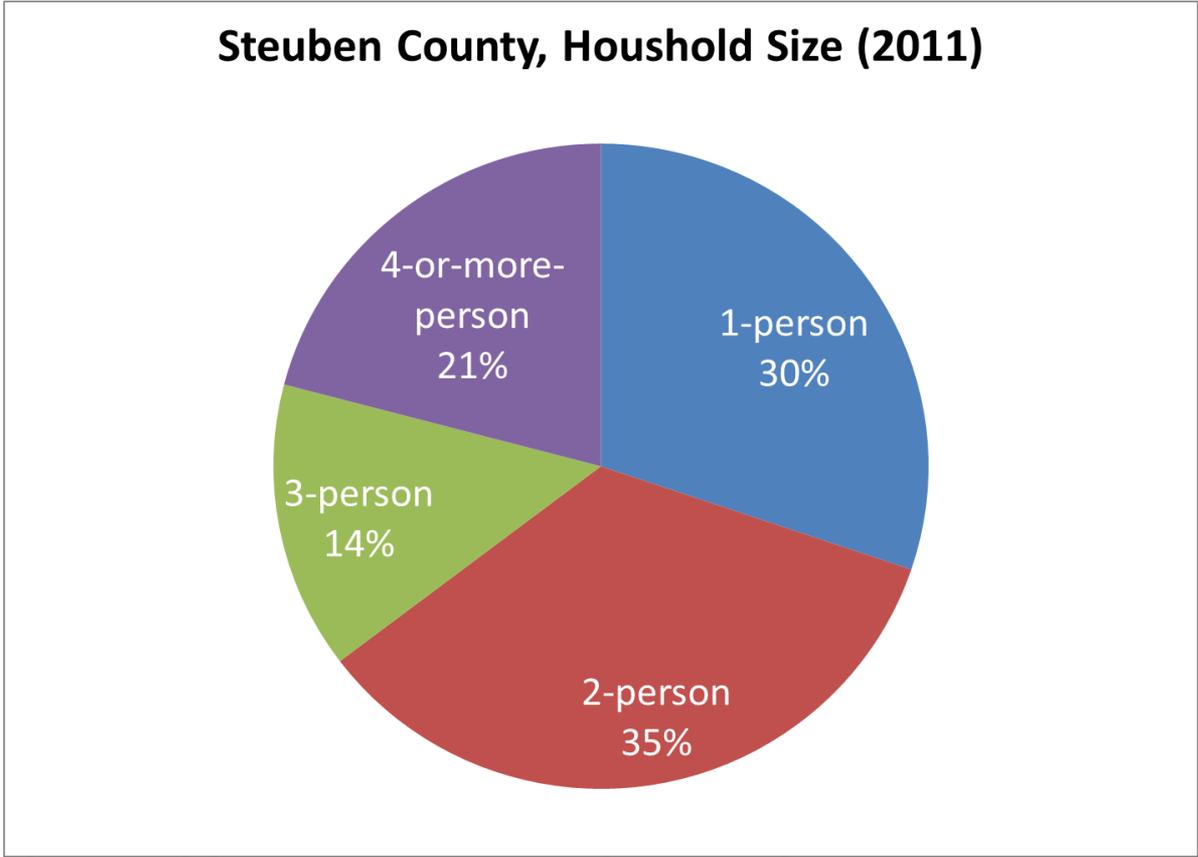
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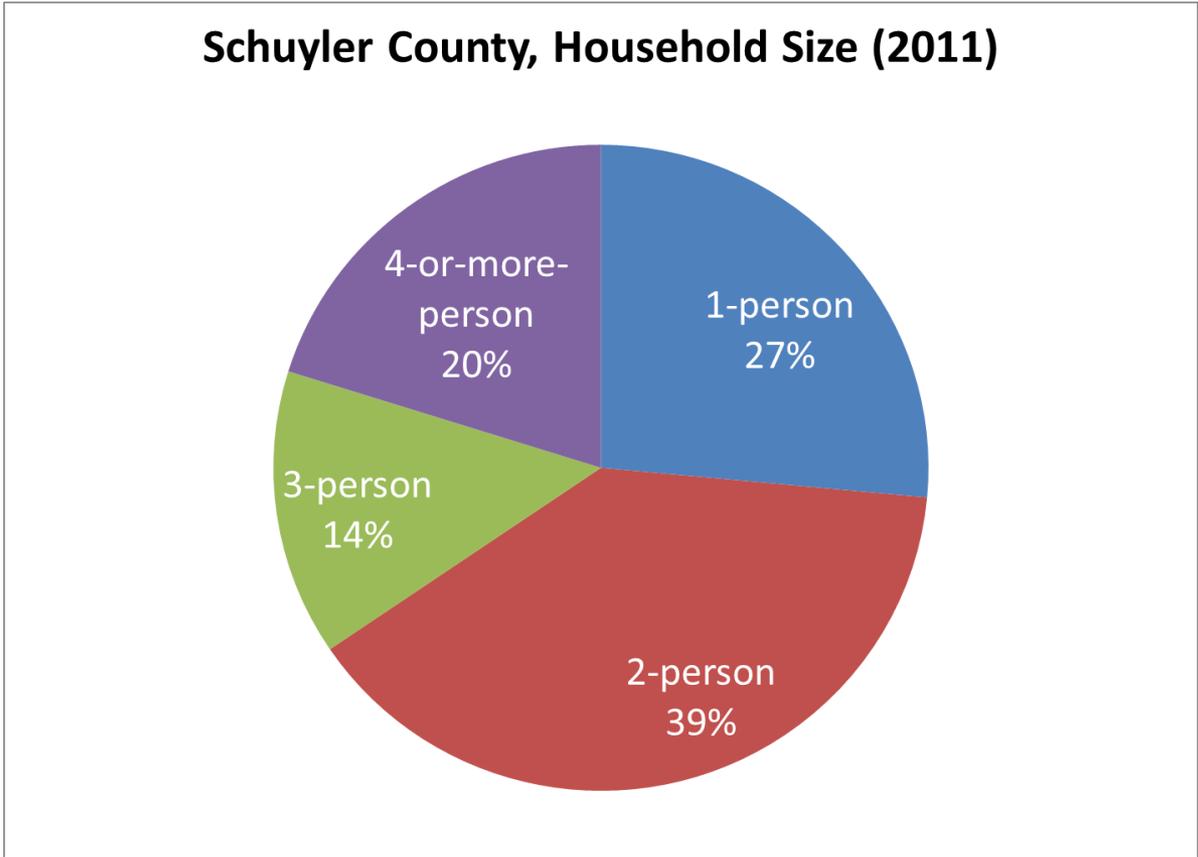
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Source: US Census Bureau, American Community Survey.

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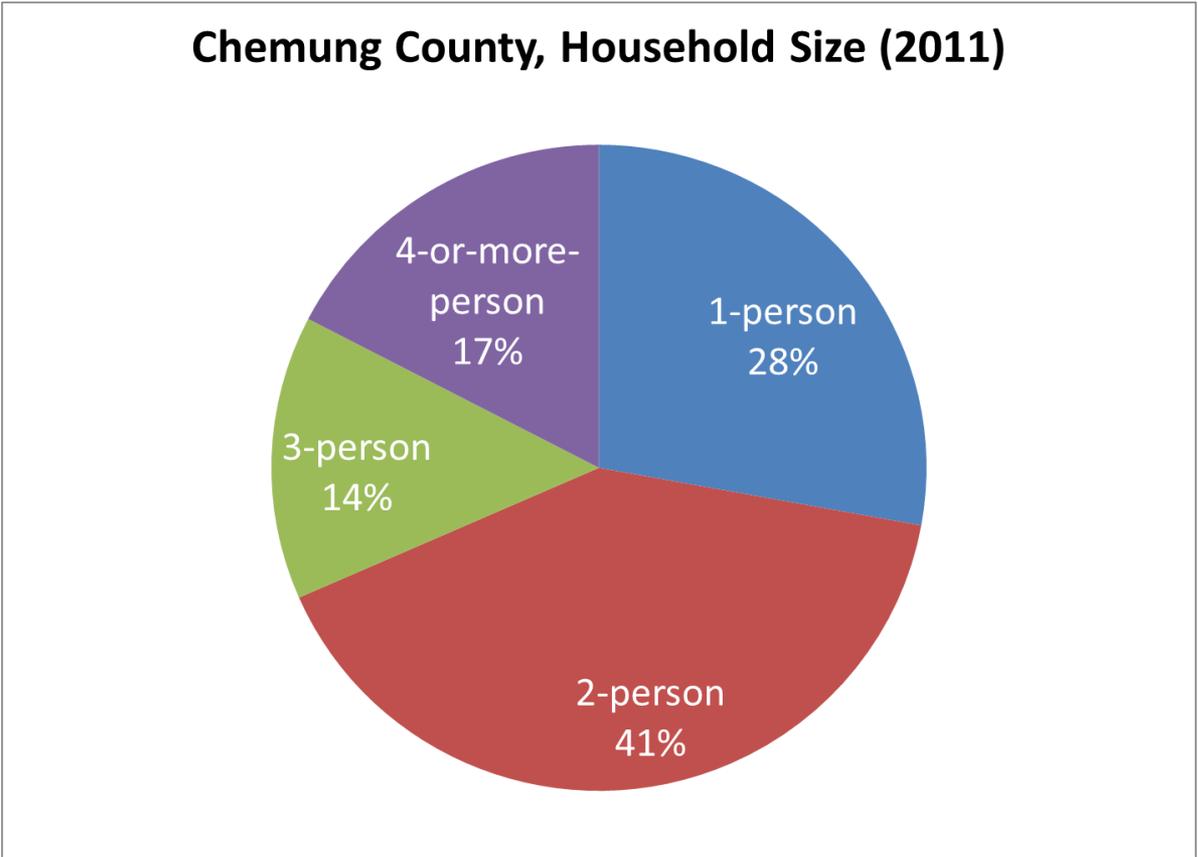
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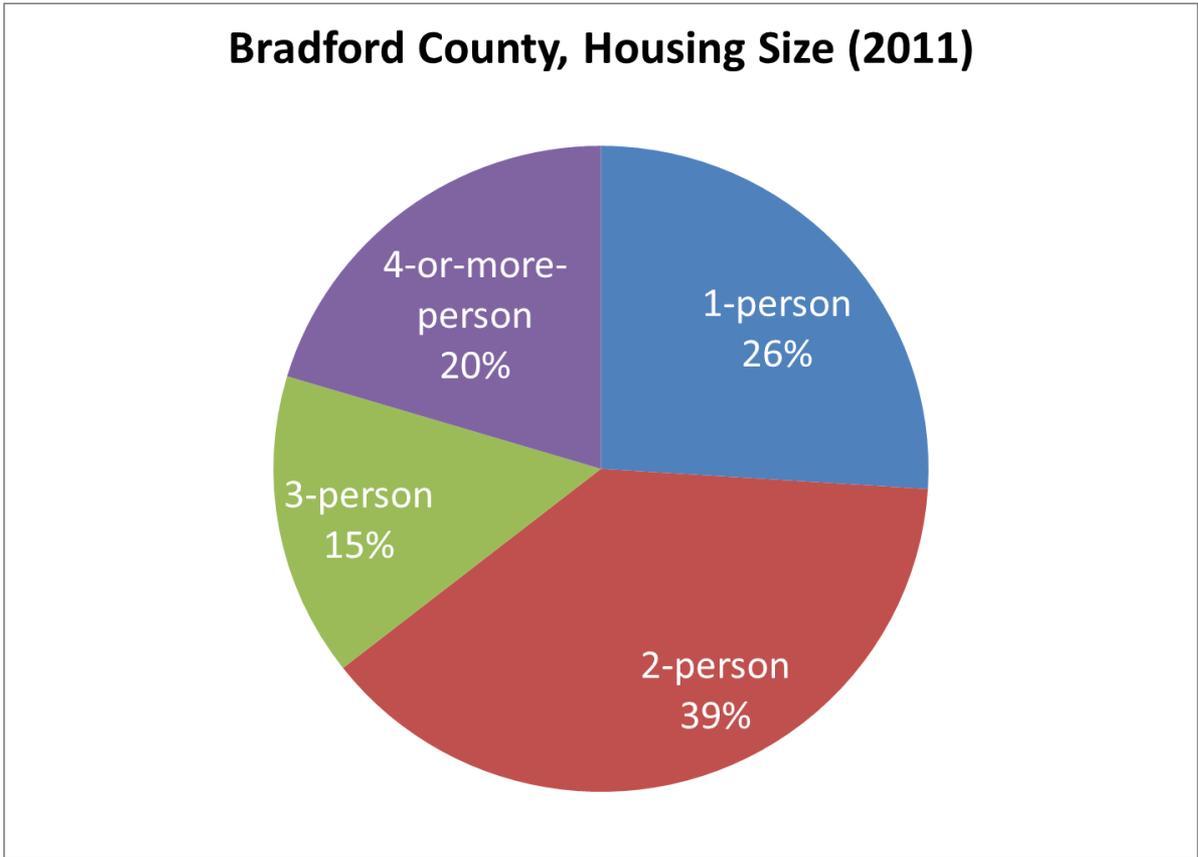
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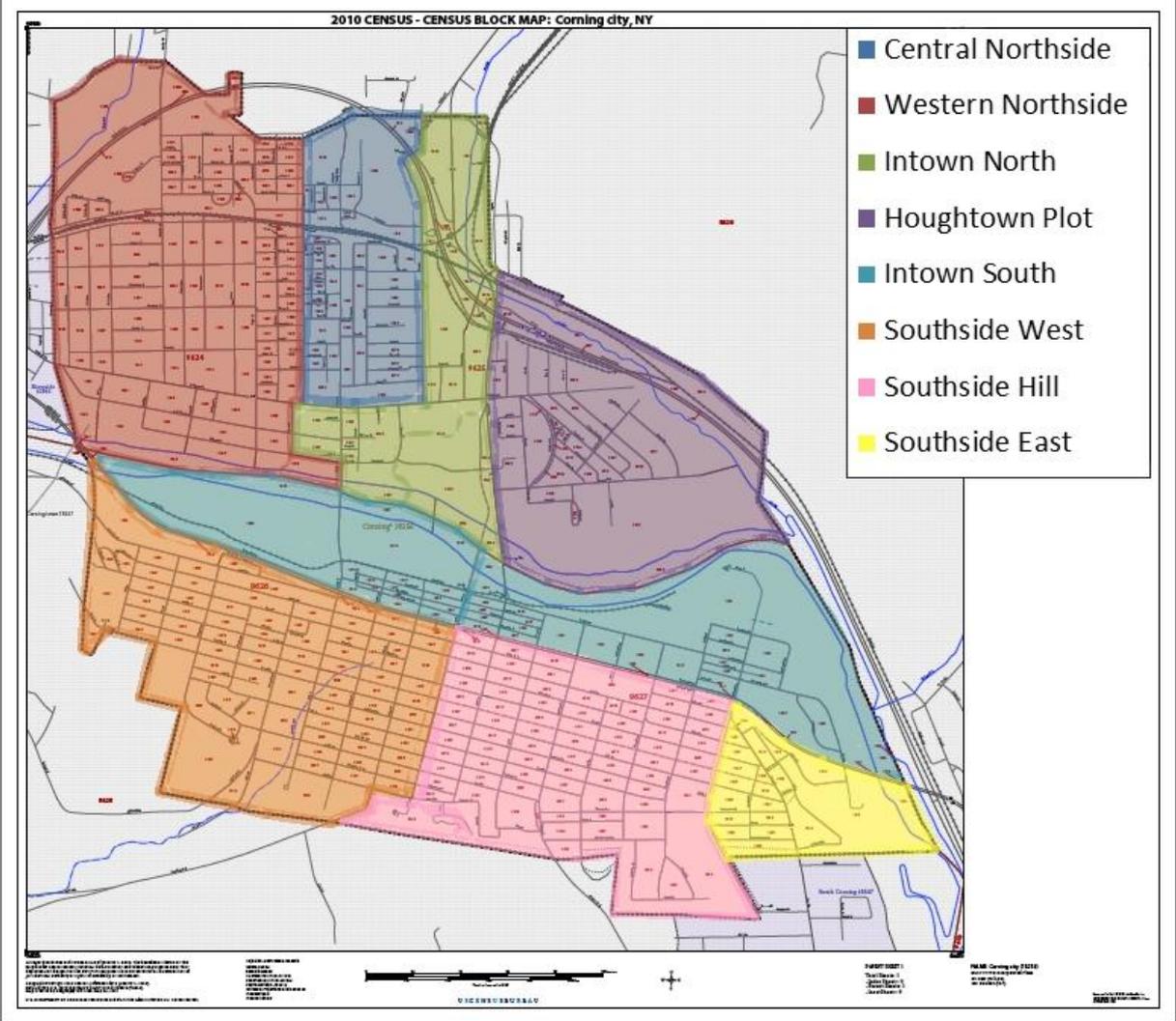
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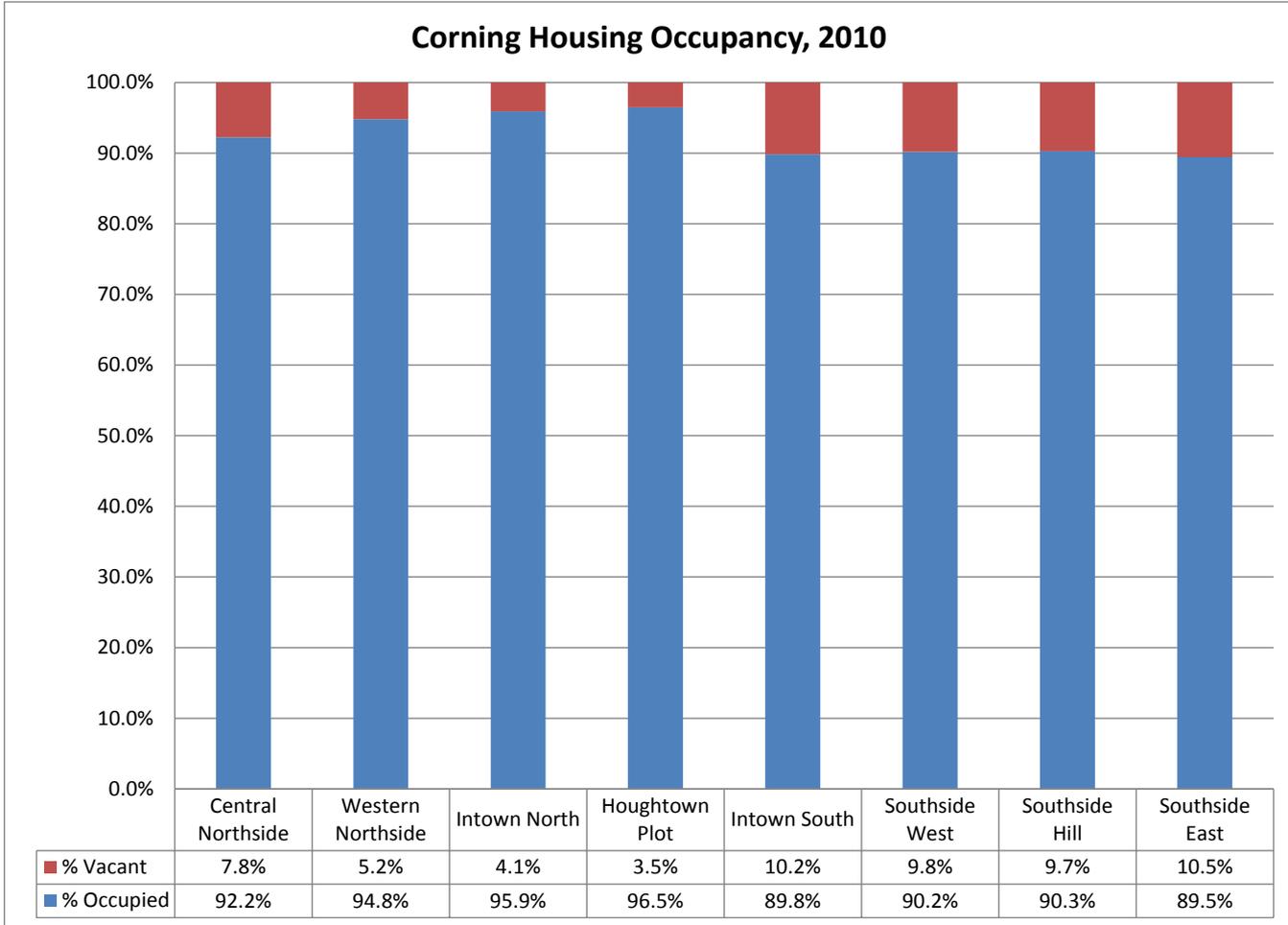
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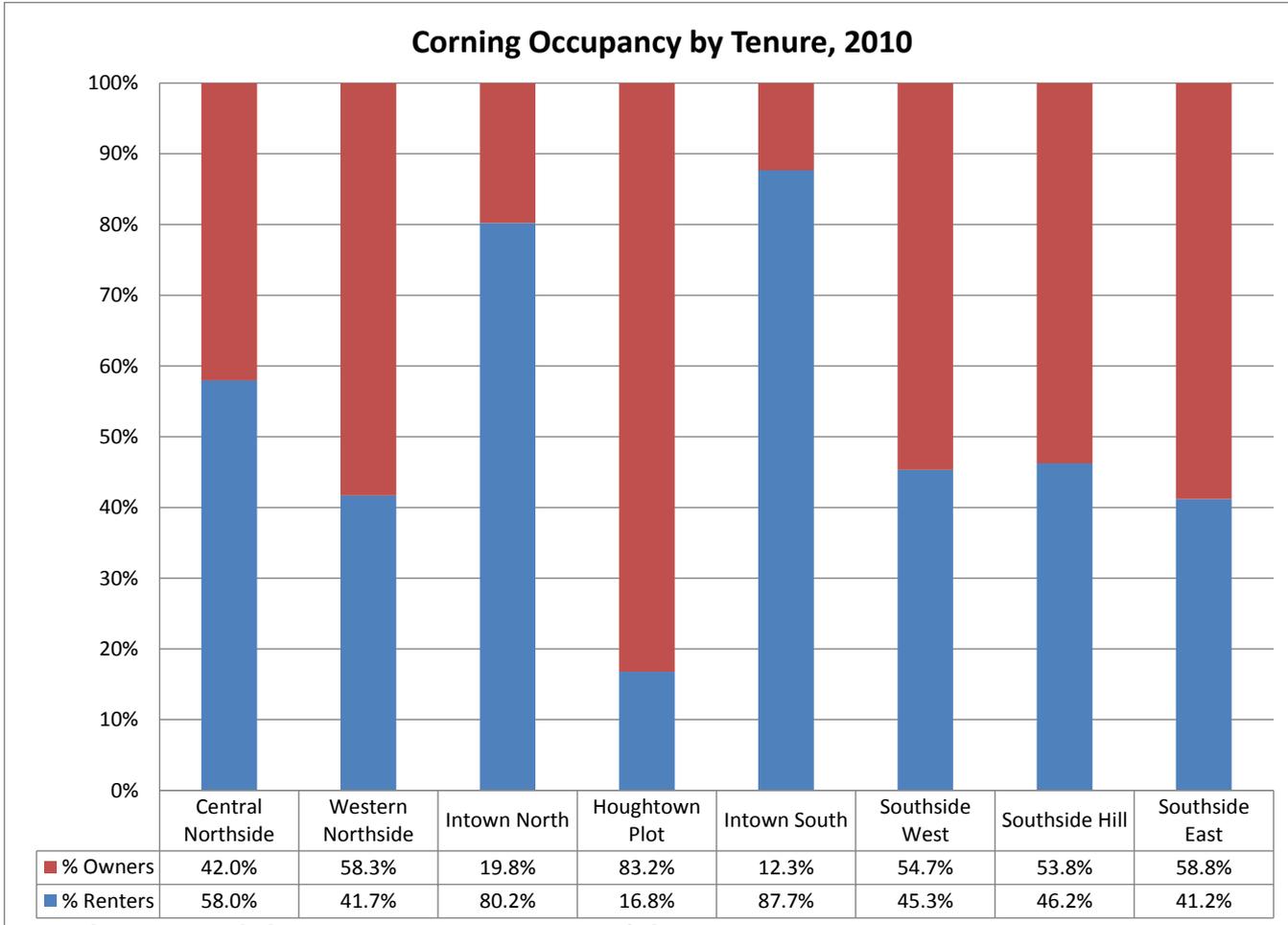
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Source: US Census Bureau, Decennial Census.

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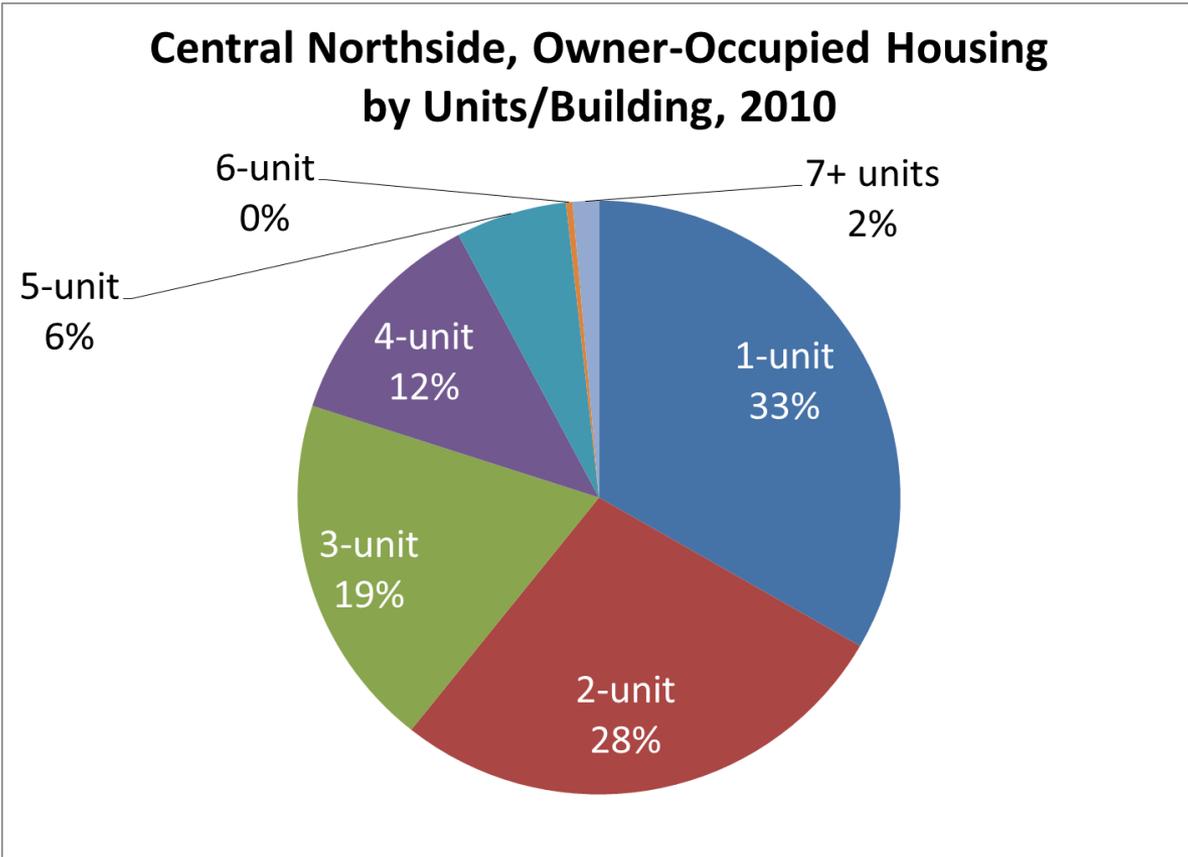
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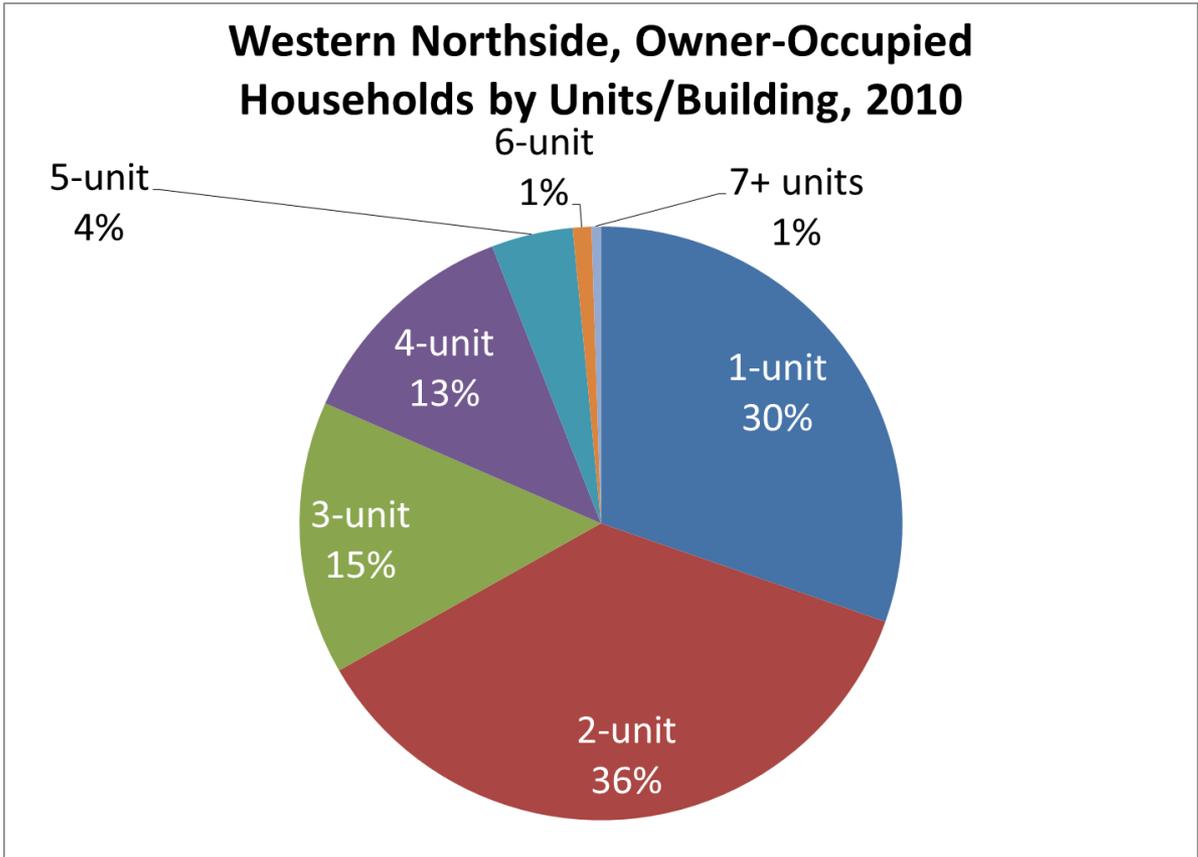
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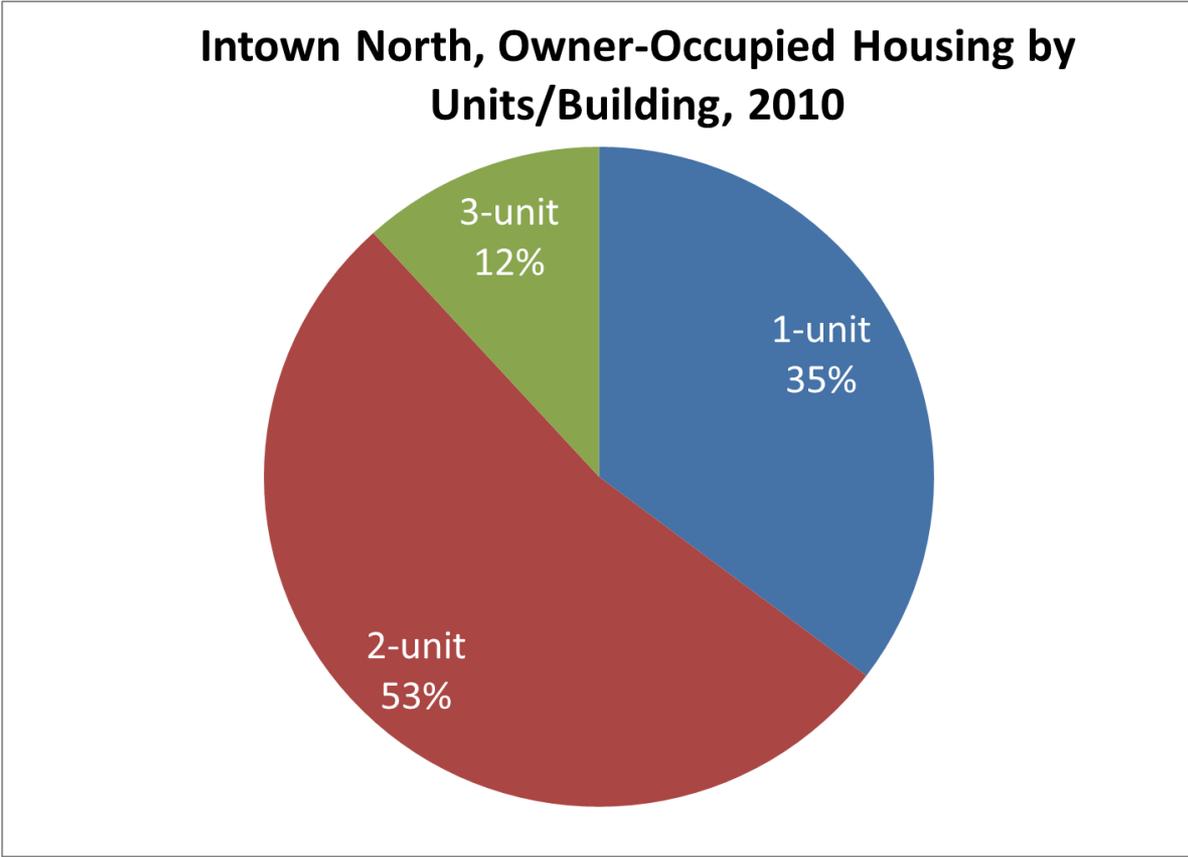
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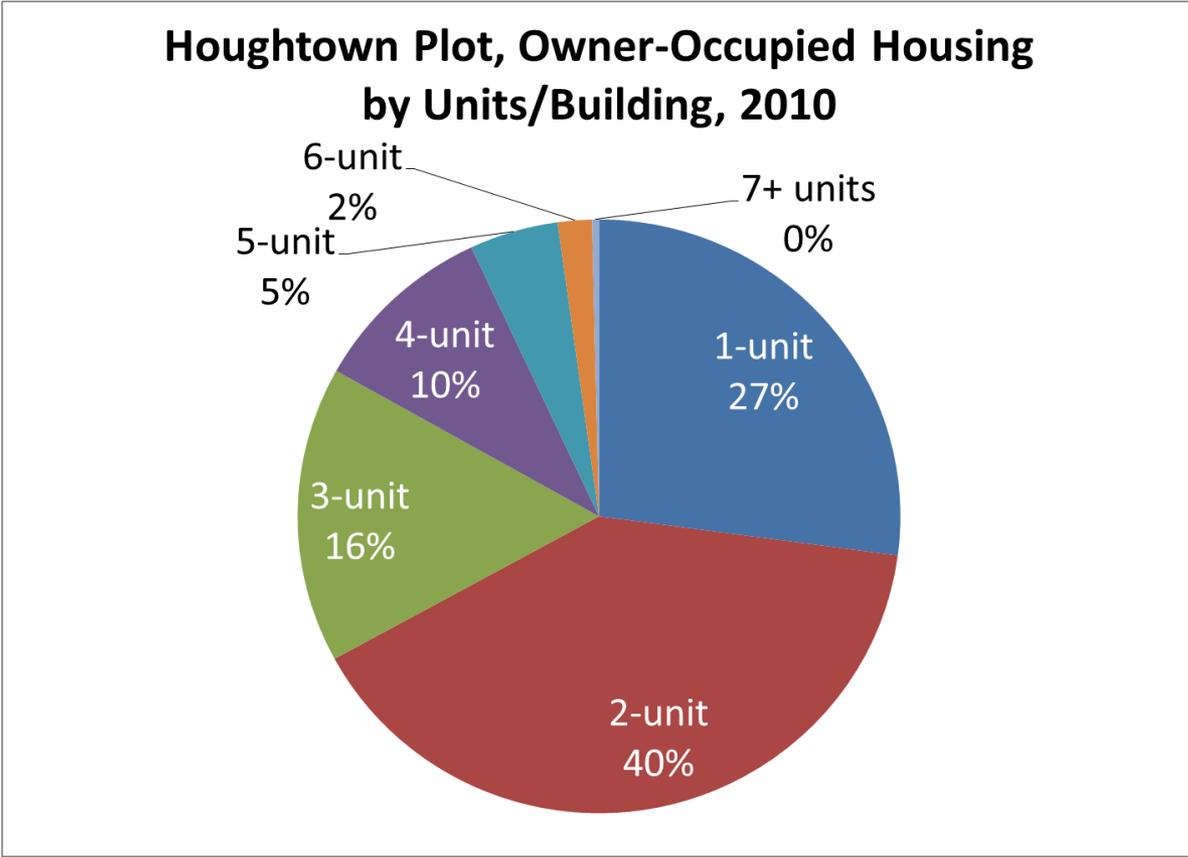
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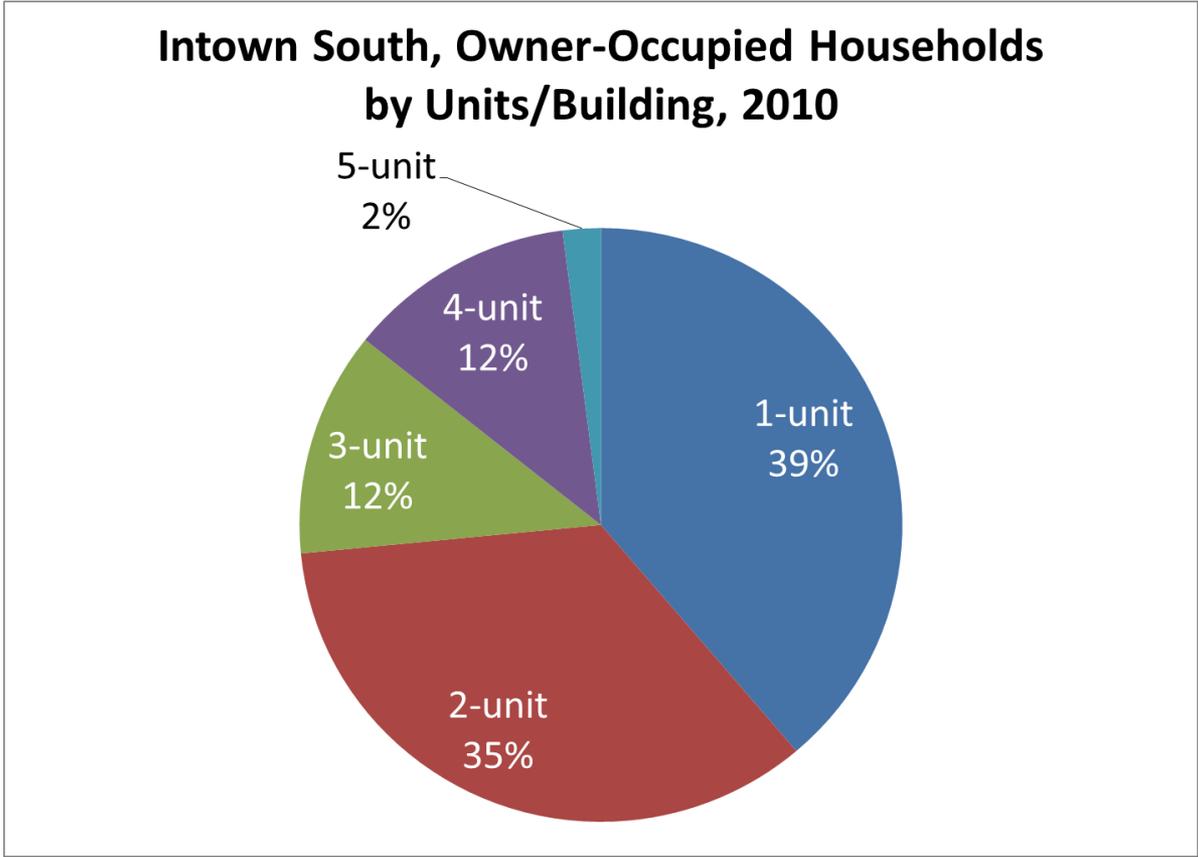
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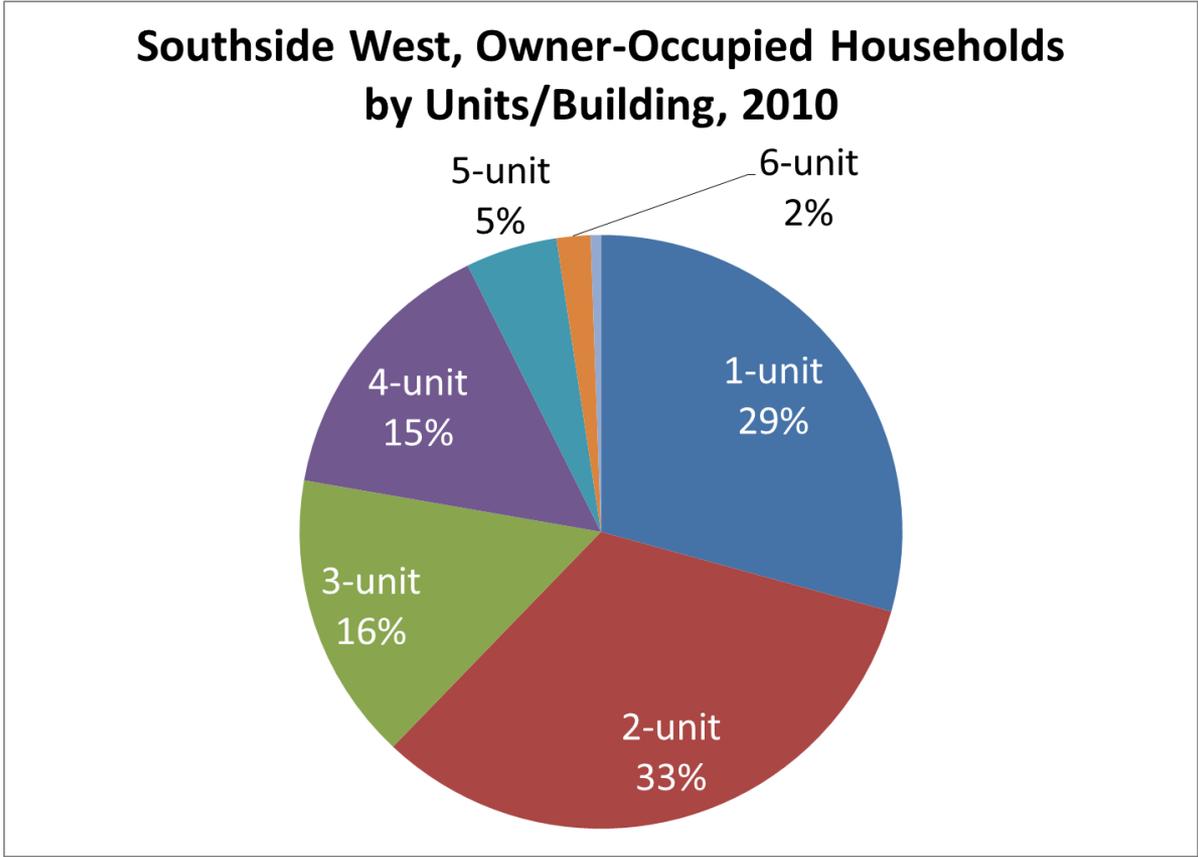
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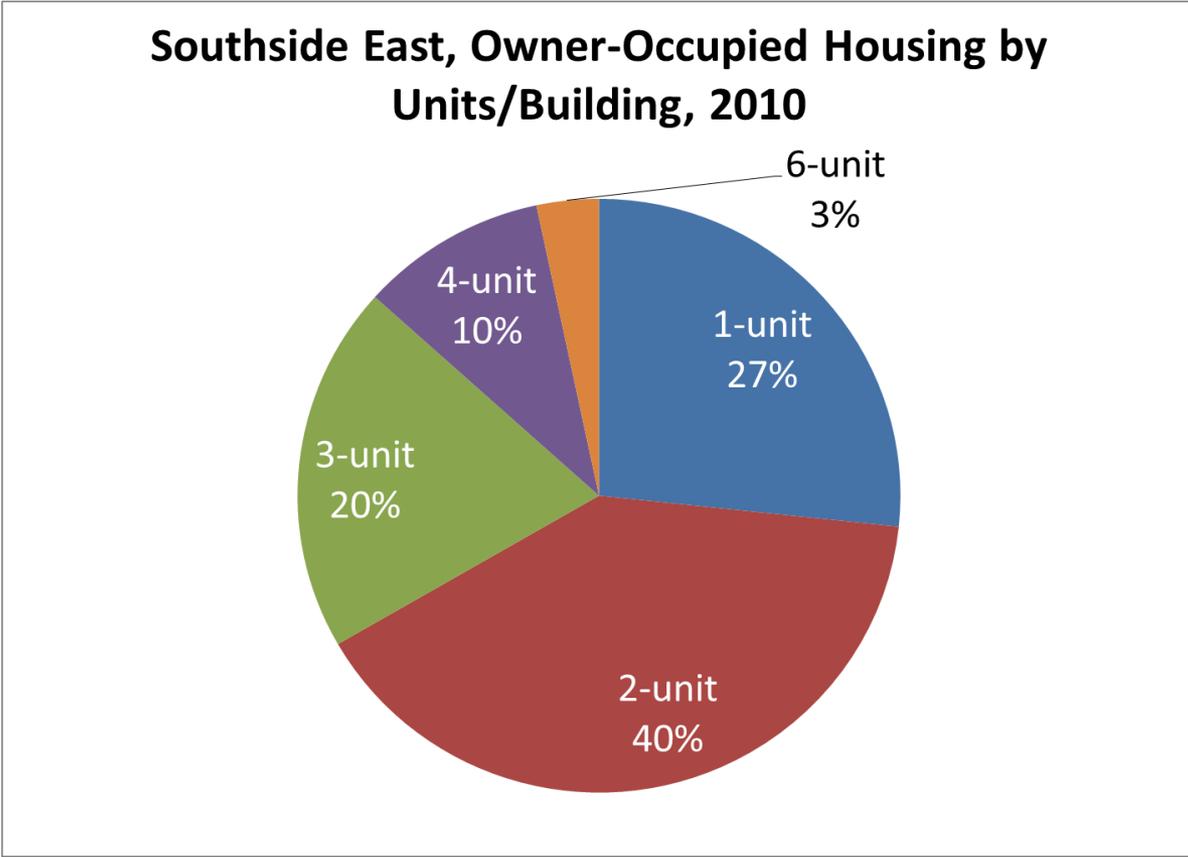
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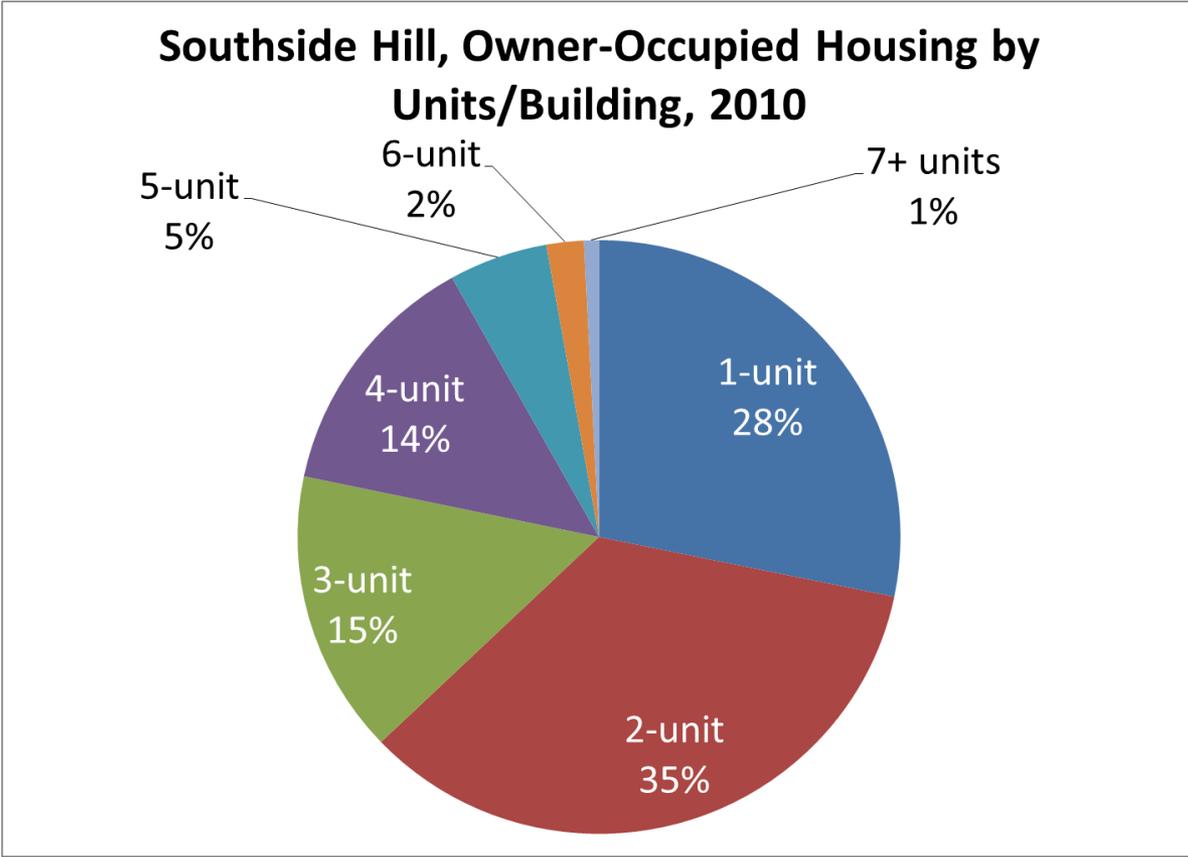
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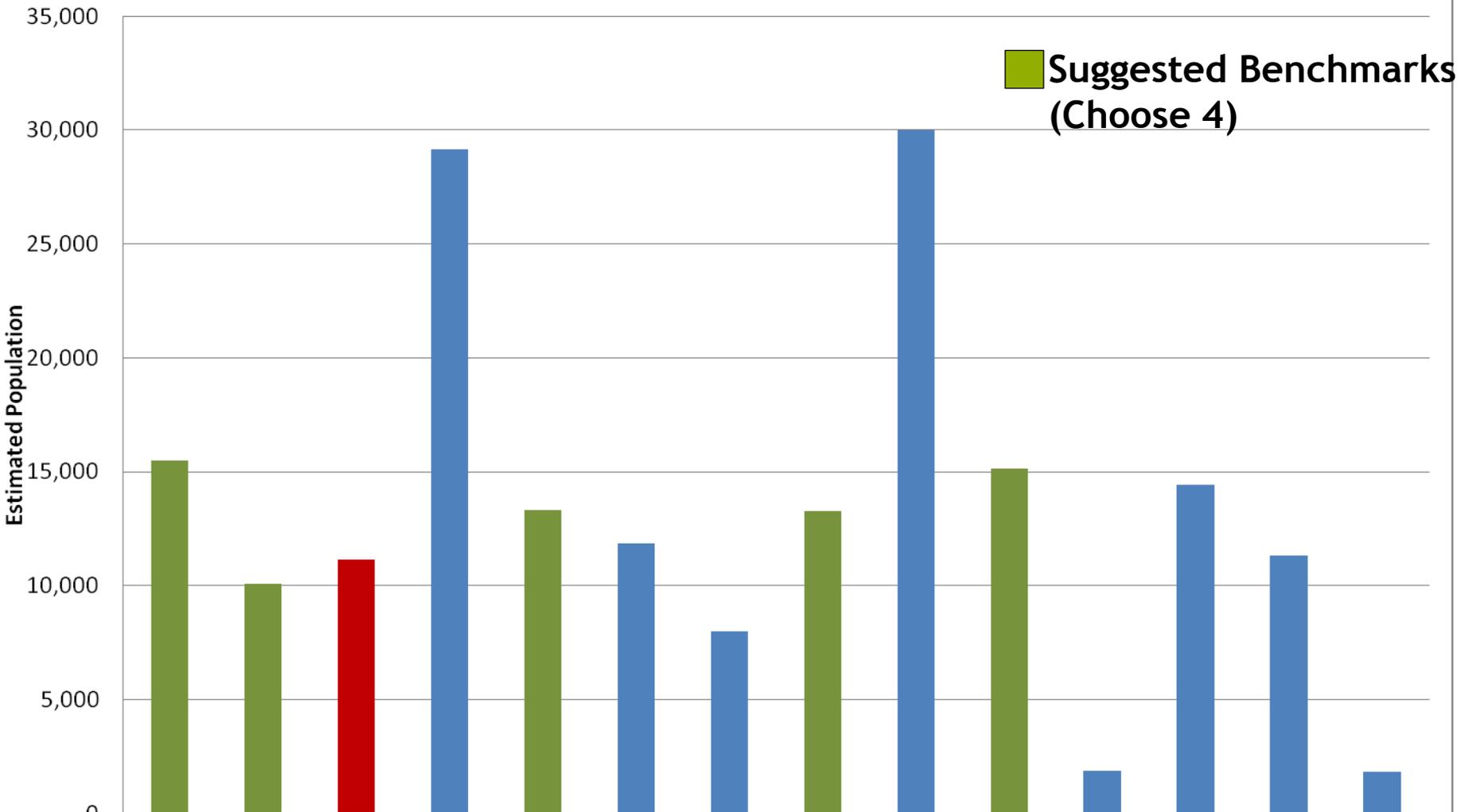


# PRELIMINARY FINDINGS: Corning Neighborhoods

- The City has a concentration of residents in tech-related occupations
- Corning has a somewhat higher concentration of young adults than the surrounding area
- Intown Neighborhoods Have Concentrations of Rental Units
- GAP Analysis will address such key questions as: Is the City a regional niche for urban-oriented professionals? Who else does it/can it serve? How (housing types, locations, etc.)?

# Benchmark Analysis: Suggested Benchmarks for

Population of Potential Benchmark Communities, 2012



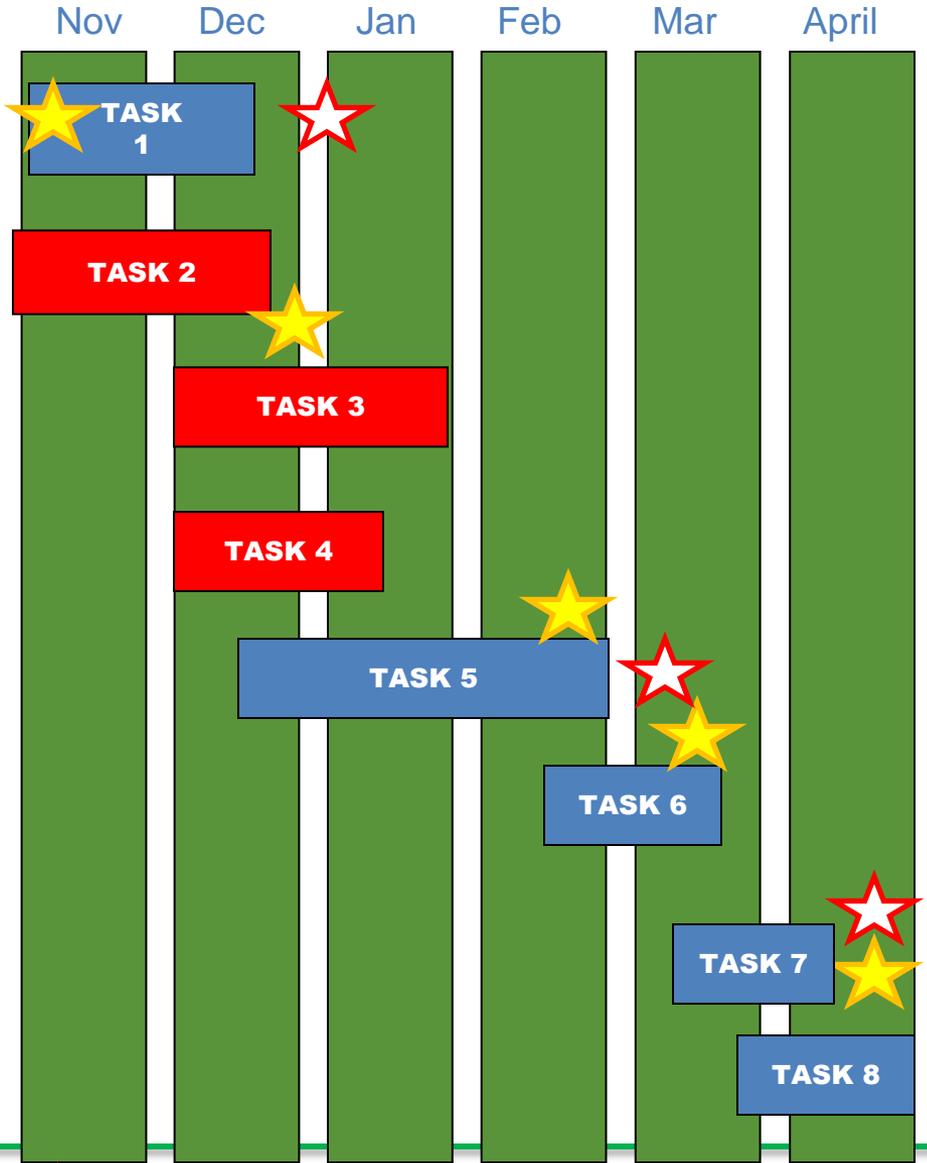
■ 2012	15,472	10,057	11,146	29,173	13,312	11,852	7,998	13,264	30,016	15,132	1,865	14,408	11,335	1,834
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# NEXT STEPS:

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## **Questions/Discussion**