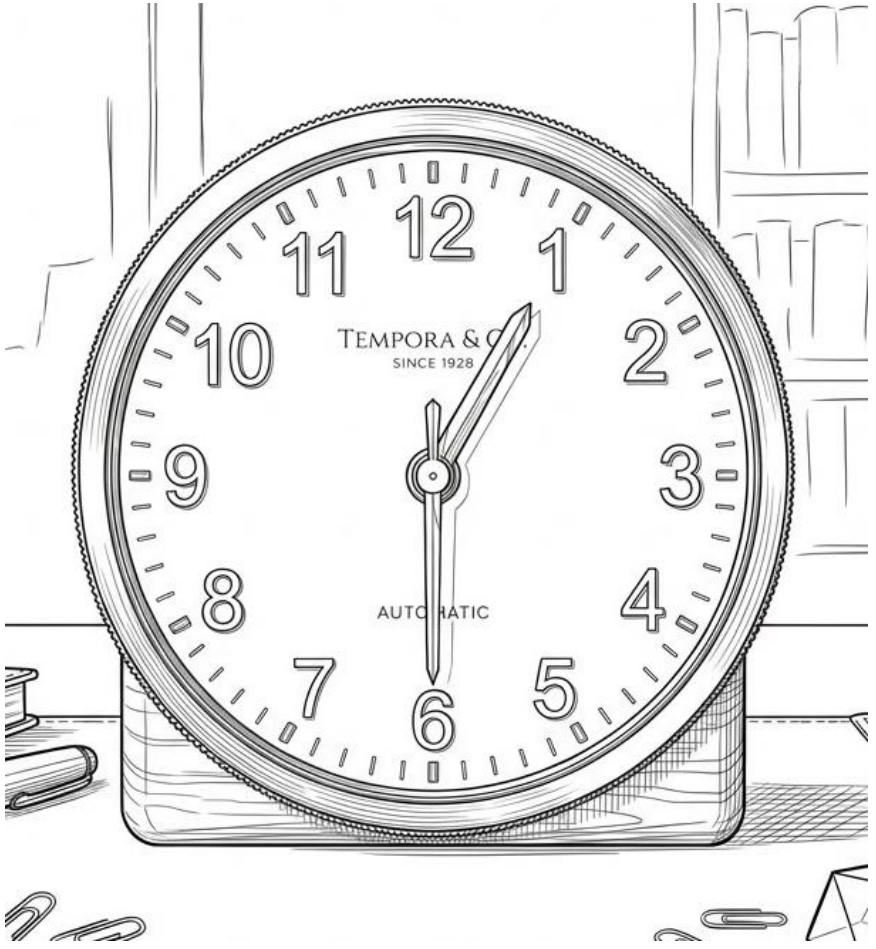
Creative Paths to Capacity, Coalitions & Homes:

Challenges and approaches to creating housing in rural and small-town communities

Presented by
Joy Hubshman - United Neighborhood Centers, NEPA
Ryanne Jennings – Wayne County Community Foundation
Tom Campbell - Community Development of the Poconos

Agenda 11:20 – 12:30

1. Introductions
2. Challenges to creating housing in non-urban areas
3. Housing solutions
4. Building support
5. Actions you can take



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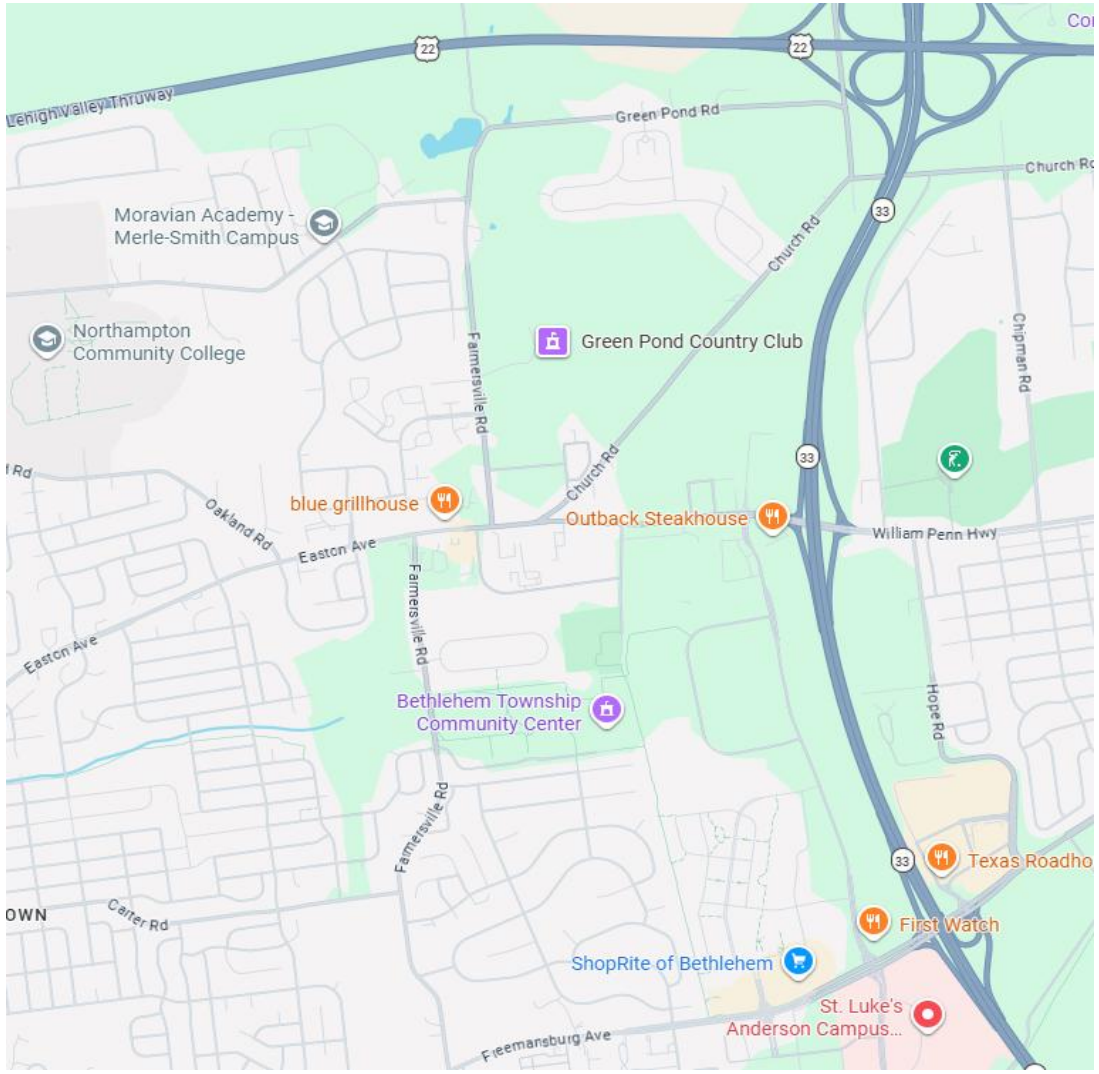
COMMUNITY DEVELOPMENT OF THE POCONOS



Location, Location, Location

- **Rural Challenges:**
- Lack of Utilities (Water / Sewer)
- Buildable Surfaces (wetlands, steep slopes etc.)
- Proximity to Resources
  - Hospital, Grocery Stores, Fire, Police
- Transportation
  - Public Transportation & Driveway Access
- Wrap-around service providers
- Neighborhood Character
- Out-dated Zoning
- NIMBY (Not In My BackYard)

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Not In My Back Yard

- Fear of change – any change
- Fear of “outsiders”
- (Anticipated) personal impact

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Density Dilemma

- Standalone Single Family
  - Includes group residence homes
- Duplex & Townhomes
- “Missing Middle”
  - Stately Home Conversions
  - Stacked Flats
  - Cottage Communities
- Garden Apartments
- Multi-Unit Buildings

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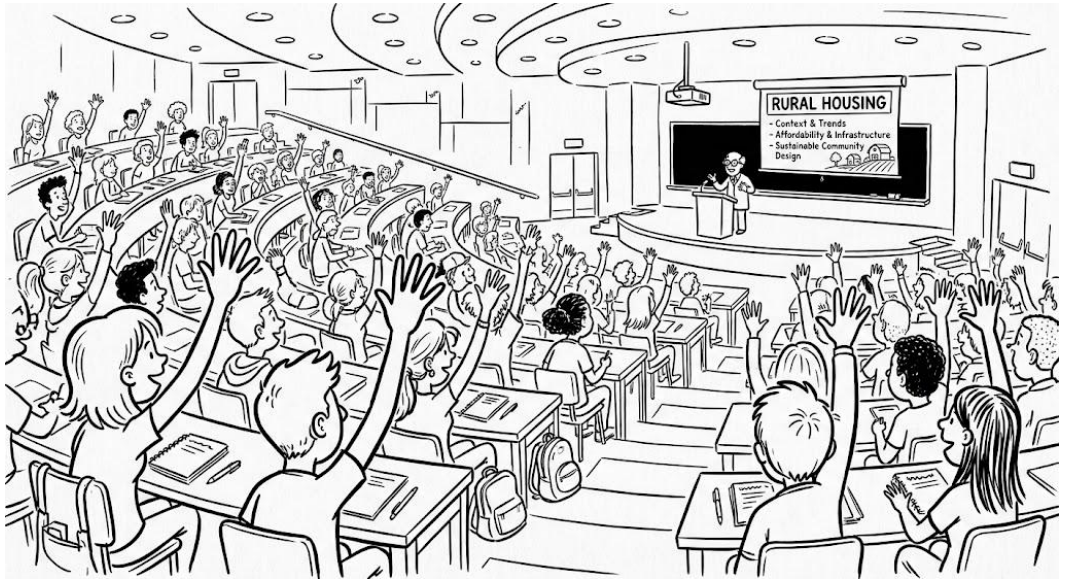
Shout out other challenges to housing creation in rural and small-town Pennsylvania

(2 Minutes)

Additional Challenges shared by participants:

- Reliability and sophistication of understanding of contracts and difficulty of process
- Public Transit availability
- Stormwater requirements
- Staff and organizational capacity of wrap-around service providers
- Access to Vendors (Especially construction contractors of size needed for multi-family development)
- Costs for construction (Including travel) and finances
- Blight Remediation / small venues limit use of LIHTC funding



Small Town/Rural Housing Solutions

Adaptive Reuse

New Construction

Neighborhood Infill Housing

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The Hitchner

West Pittston , Luzerne County

- Rehabilitation Project
- 18 Multi Family Apartments
- Adaptive Reuse – Old Factory
- Combated Blight

THE HITCHNER BISCUIT COMPANY
THE HOME OF
In Packages Only

Bucktown Center

Dunmore Borough , Lackawanna County

- New Construction Project
- 40 Senior Apartments
- Mixed-Use

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Timber Mill Commons

Honesdale Borough, Wayne County

- New Construction Project
- 42 Multifamily Apartments
- Former Lumberyard
- Community Revitalization

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Delegate Responsibility

You don’t have to lead it all

- Non-Profit Developers
- For-Profit Developers
- CHDO Organizations
- Social Service Providers
- Faith-Based Organizations
- Philanthropic Organizations

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Laying the foundation to housing creation

- Coalitions
- Organizations and Individuals who are:
  - Impacted
  - Influential
  - Resourced
- Identify the champions tasked with keeping the effort on point & moving forward

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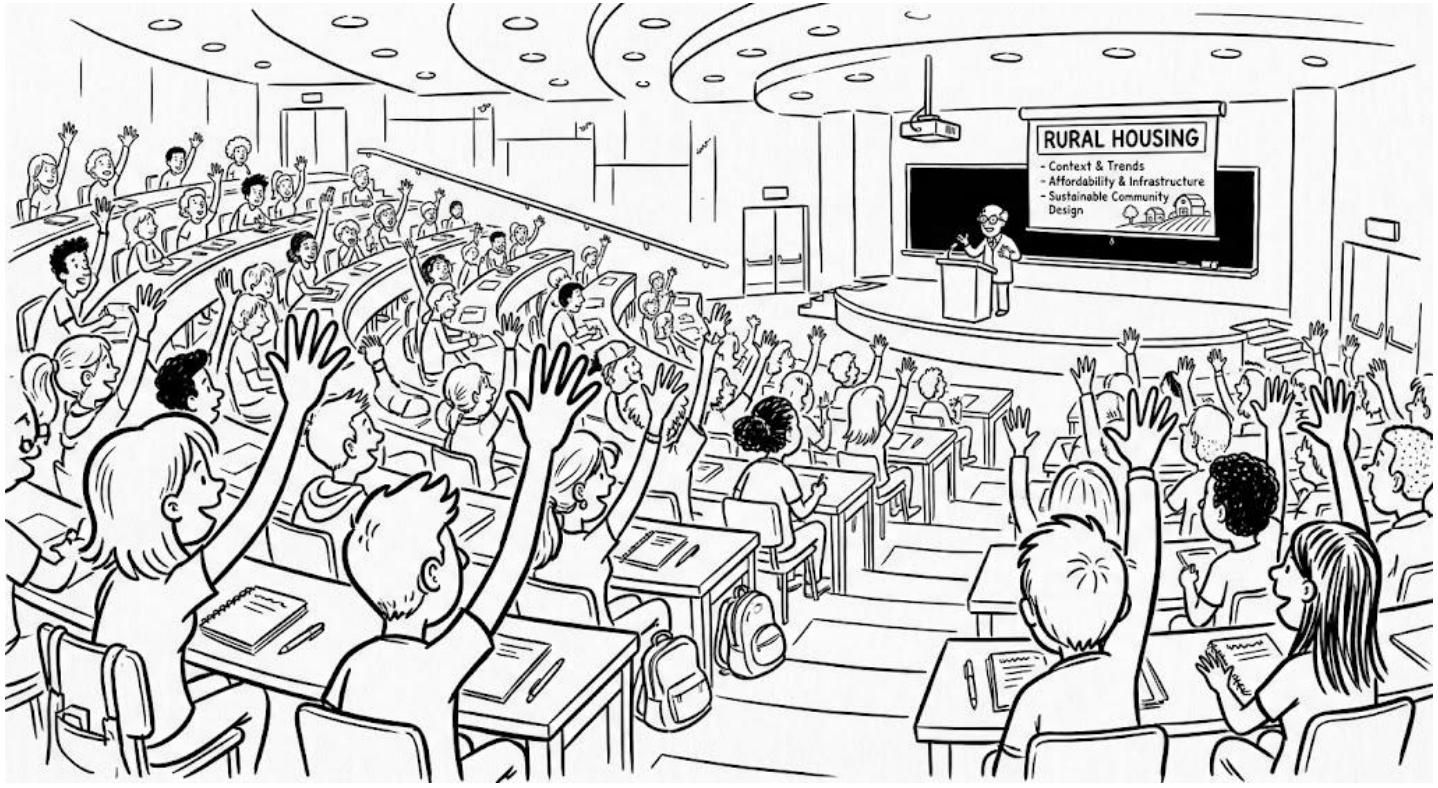
Shout out who else should be at the table
(2 minutes)

Additional development partners suggested by session participants

- Rural Hospitals
- School Districts
- Housing Authorities
- Regional Planning Commission



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Tasks for Coalition

Advocating

- Federal, State and Local Government
- Zoning, Water & Sewer, LERTA, etc
- Public Awareness

Collaborating

- Local non-profits & CHDOs
- Housing and Redevelopment Authorities

Identify

- Housing Studies
- Identify Financial & Quality of Life impacts

Recruit

- Developers (Local and Regional)
- Employers

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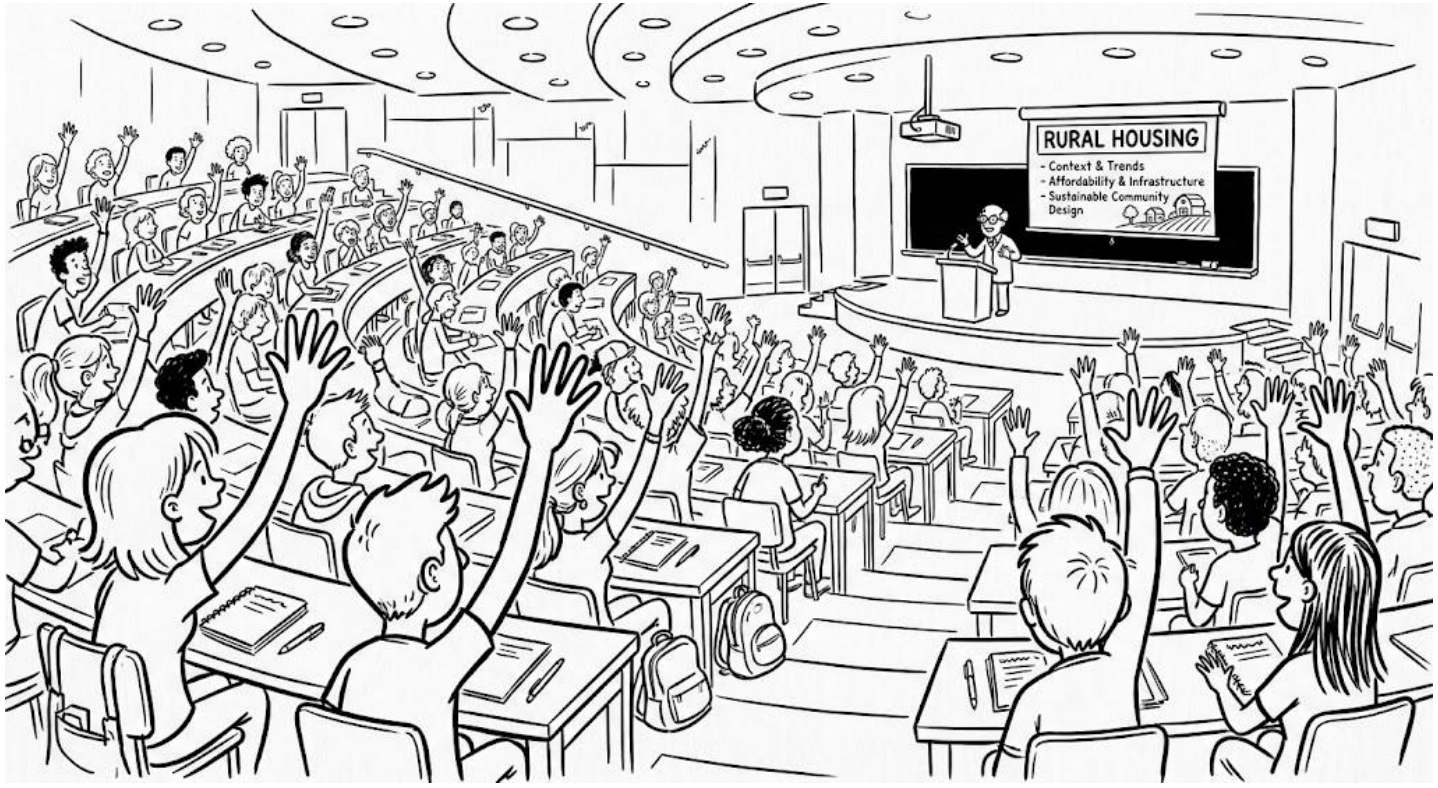
Shout out additional tasks the coalition members should tackle

Additional coalition tasks suggested by session participants

- Time limited discussion for this topic



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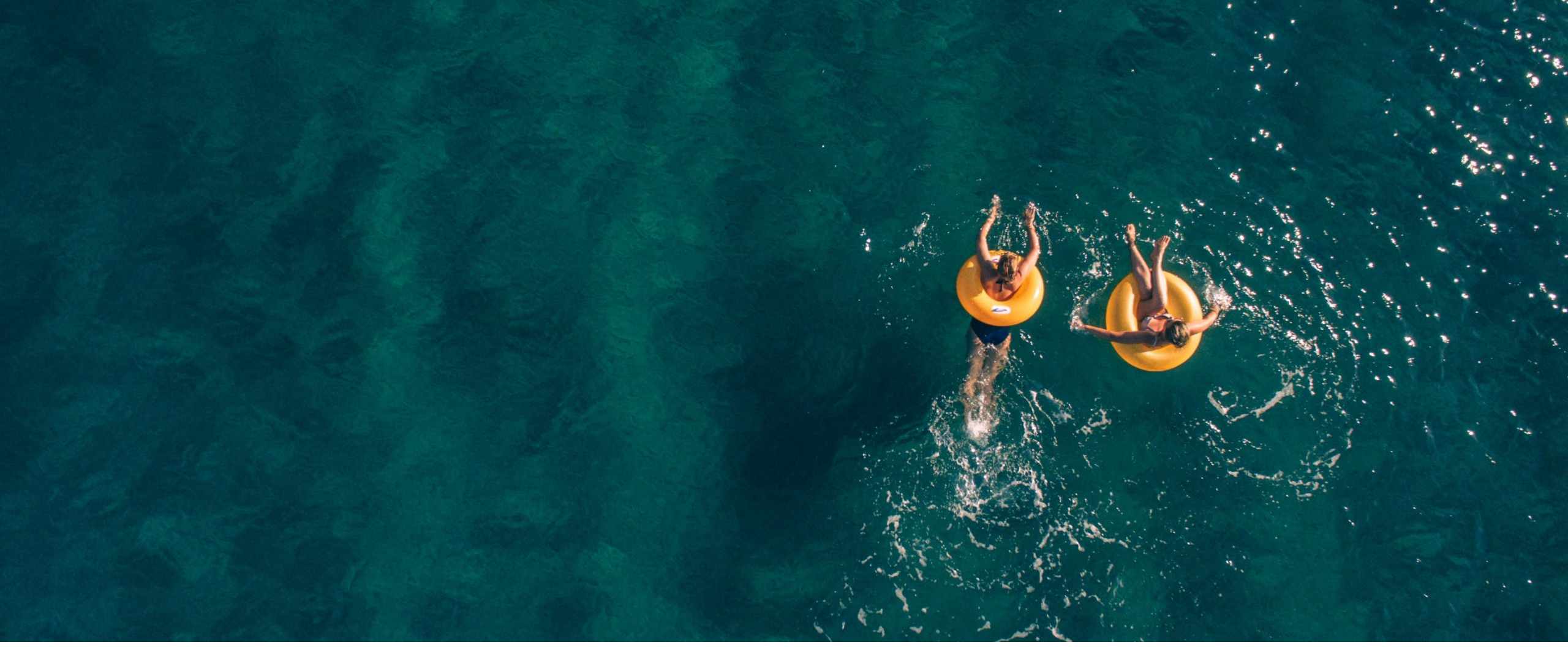

Questions – Comments - Anecdotes

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Tools and Resources:

AARP Housing Toolkits: https://www.aarp.org/livable-communities/archives/housing/

HUD Mapping Tools for site location: https://www.huduser.gov/portal/mapping-applications.html

Center for Rural Pennsylvania (Data & trends): https://www.rural.pa.gov/home

USDA Multi-Family funding: https://www.rd.usda.gov/programs-services/multi-family-housing-programs

Publicly funded housing – Find developers in your area
(Free account required to log in)
https://nhpd.preservationdatabase.org/Data

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Session:

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