

# E. HOUSING

**Goal:** Maintain and create diverse housing opportunities for Hamlet residents.



**Objective:** Promote a range of residential opportunities in varied density, housing types and prices for Hamlet residents, especially senior citizens, singles and families.

## **Implementation Strategies:**

- The Town should continue, and possibly expand, efforts to promote the development of different types of housing to meet the varying needs of residents.
- The Town and housing groups/organizations should coordinate with the County, State and Federal agencies as well as financial lenders to implement housing assistance efforts, modify underwriting criteria, conduct homebuyer training classes, and construct affordable housing for homebuyers.
- The County, Town, area mortgage lenders, real estate agencies and community groups should sponsor “Homebuyer Fairs” to provide a central place where housing information and contacts can be provided to interested residents.



*Homeownership is a goal for many families, and a variety of housing options will allow them to achieve it.*

- The Town and property owners should identify opportunities to offer moderately priced rental units for households which will provide an option prior to homeownership.



*The existing housing stock in the Hamlet ranges from single-family, detached homes to apartment units and multi-family dwellings.*



**Objective: Maintain a balance in the types, cost and quantity of housing available to residents in the Hamlet.**

**Implementation Strategies:**

- The Town should work with the County’s Office of Housing and Intergovernmental Affairs (OHIA) in administering financial assistance from the HOME program (and similar programs) to eligible first time homebuyers for down payment assistance.
- The Town and Oyster Bay Housing Authority should continue to administer funding for housing initiatives in the Hamlet. Additional funding should be pursued from State and Federal housing programs as a means of enhancing efforts to assist residents to find appropriate housing options.
- The Town should work with appropriate groups and agencies to promote the goal of safe and sanitary housing options for all residents of the Hamlet.



**Objective:** Encourage mixed-use residential, office and/or commercial development in the downtown which will provide housing options while supporting the vitality of the Hamlet.

**Implementation Strategies:**

- The Town should support efforts by property owners to maintain housing units within development or redevelopment projects in order to provide more housing options and sustain more activity in the downtown.
- The Town should evaluate its zoning provisions to determine whether mixed-use activities are permitted in the appropriate zoning districts in the Hamlet and other parts of the Town.



**Objective:** Preserve the quality, character and stability of neighborhoods in the Hamlet by enforcing the zoning and building codes, preventing the intrusion of incompatible uses in residential areas and protecting housing values.

**Implementation Strategies:**

- The Town should enhance its code enforcement efforts regarding illegal housing units and intrusion of incompatible uses in neighborhoods. These efforts should be undertaken in conjunction with initiatives to protect the health, safety and general welfare of affected individuals and families.
- The Town should explore new tools for enforcing the codes, such as computer programs which link tax parcel information with the zoning and building codes, and GIS data — the information can be accessed by inspectors in the field through a laptop computer or other equipment.
- The Town should continue to consider the character and appearance of the adjacent neighborhoods when reviewing applications for variances, rezonings and site plans.



**5. Objective:** Promote the maintenance and upgrade of aging or substandard housing stock, and support efforts by private and public property owners to incorporate landscaping and other improvements into their sites.

**Implementation Strategies:**

- The Town should continue its efforts to administer the Community Development Block Grant program to assist income eligible residents with housing rehabilitation.
- The Town, Civic Association, civic and community groups, Island Properties and other interested groups should work together to improve properties (their own and others in need) in the Hamlet through organized clean-up days, and programs like “Christmas in April” or “Neighborhood Pride”.<sup>1</sup>
- The Chamber of Commerce or Main Street Association should establish a Façade Improvement Program, with funding assistance from public programs, foundations or other sources, to assist residential and non-residential property owners with physical improvements to their facades, awnings and other building features. [*Note: this strategy is described further in the Community Appearance chapter.*]
- The Town or a Beautification Committee should give awards for the "best kept property" to residential and non-residential property owners to acknowledge positive initiatives of property maintenance and encourage pride in the appearance of properties in the Hamlet.



**6. Objective:** Support the rehabilitation and preservation of residential, as well as non-residential, structures in the Hamlet.

**Implementation Strategies:**

- The Town should work with the County’s OHIA in administering financial assistance from the HOME program (and similar programs) to eligible households for residential rehabilitation activities.

<sup>1</sup> Christmas in April is a program being offered in some communities utilizing volunteers to assist needy residents with home improvement projects. Neighborhood Pride is an initiative being implemented by community groups and residents to collectively tackle home and property improvements in a specific neighborhood, using volunteers and donated supplies, as necessary.

- The Oyster Bay Historical Society should continue to prepare educational brochures, material and resources about historic preservation which can be distributed to property owners, community groups, developers and schools.
- The Oyster Bay Historical Society should seek assistance, guidance or sponsorship from the Preservation League of New York State, the State Office of Parks, Recreation and Historic Preservation, and County historic groups in scheduling educational meetings/workshops about issues relevant to historic preservation efforts.
- The Town should continue to incorporate information about the historic inventory on the Town's website and in the new kiosks recommended for the downtown.



**Objective: Preserve the integrity of historic, architectural and archaeological sites, and protect the community's heritage for the education and enjoyment of current and future populations.**

- The Oyster Bay Historical Society, with assistance from other interested groups and/or individuals, should prepare a detailed inventory of historical and archaeological resources in the Hamlet and surrounding areas. The inventory could include a description of their historic significance, current condition, photos and location maps.
- The Town should assist the Historical Society by incorporating the historic inventory into Oyster Bay's Geographic Information System (GIS) computer database. A Hamlet Historic Resource Map should then be generated from the GIS.
- The Town's boards and committees should utilize the historic inventory, along with other resource layers in the GIS database, when reviewing proposed actions involving or possibly impacting historic structures and/or sites in the Hamlet.

*[Note: refer to the other implementation strategies relating to historic resources in the Quality of Life, Community Appearance and Downtown chapters of this Plan.]*