

Housing

The response from the Village of Granville Residential Survey indicated that the majority of residents wanted the Village to stay just the way it is, however, 38% of the respondents felt that the population of the Village should only be somewhat greater than it is today. When asked what type of development should be permitted on undeveloped land in the Village, 55% of the respondents indicated development should be residential in nature. Twenty six percent of the respondents supported single family housing development, 9% supported townhouse development, 8% supported apartment buildings, 7% supported duplex housing, and 5% supported condominiums. In addition, during the community S.W.O.T Analysis workshop, the public participants indicated that a major strength of the Village is the historic Victorian-style homes, and a major threat was the conversion of these homes into multi-family apartments. A weakness that was identified in this workshop was the vacant second stories of buildings downtown.

Goal 1: Provide a balanced mix of housing opportunities including a desirable range of housing types and price ranges, which are affordable and accessible for all residents.

Recommendations/Actions:

1. Provide adequate housing opportunities for the elderly and handicapped.
2. Encourage residential development as the preferred development on lands that are not recommended for open space.
3. Provide both rental and homeownership opportunities for senior citizens.

4. Provide affordable housing for those with low- and moderate-incomes using local, state, and federal programs.
5. Conduct an inventory of vacant properties for use in developing homebuyers assistance programs.
6. Use incentive zoning to promote the development of affordable housing.

Goal 2: Preserve and enhance the existing residential properties.

Recommendations/Actions:

1. Discourage the rezoning of properties from residential to commercial.
2. Discourage the subdivision of single family housing units into apartments.
3. Seek to create a sense of identity, spirit, and pride within the Village's neighborhood.
4. Develop architectural design guidelines for future residential development.
5. Craft a site plan review process that will ensure organized development of new housing subdivisions.