

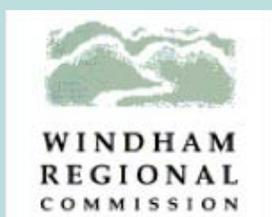
Revitalizing Southern Vermont's Villages

Strategies for Building Strong Communities & Economic Resilience



Report for Newfane, Vermont

May 2014



1. INTRODUCTION

Stakeholders and representatives from the Town of Newfane met with staff from the Windham Regional Commission (WRC) to develop strategies that would support economic resiliency in three villages in the Town of Newfane, including Newfane Village, South Newfane, and Williamsville. This document focuses on Newfane Village. A second document was compiled to focus on the villages of South Newfane and Williamsville. Funding for the project, including production of this document, was provided through an Economic Development Administration (EDA) Disaster Recovery grant. The purpose of this document is to provide specific actions and potential funding sources that will enable the community of Newfane to meet its goals and build economic resilience.

Approximately six months prior to engagement with WRC, a group of citizens that had previously been involved with the Newfane Business Association joined under the organizational name Newfane Anew (later changed to Newfane Anew Community Volunteers (NACV)) to bring renewed vitality to the Town of Newfane. Membership of NACV includes approximately twenty-five business owners, residents, and town representatives. Collaboration with WRC began on October 17, 2013 with an introductory meeting in which participants discussed how WRC could best support the Newfane Village community. A second meeting on October 30 was held to conduct a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis, a process of identifying what participants identified as the Village's existing assets. During meetings held on November 20, 2013 and January 31, 2014, the SWOT analysis was used to identify specific projects to support community development and village revitalization. A meeting on December 4, 2013 was held to discuss boundary delineations for the community's village center designation application. On January 15, 2014, Leanne Tingay from the Vermont Downtown Program presented to the NACV on *Promotion 101*. The goals and ideas discussed by the community were compiled into this document as a summary of what stakeholders determined are the next steps toward addressing key issues within Newfane Village and building economic and community renewal.

FIGURE 1: KEY STATS

Town of Newfane population:
1,726

Newfane Village population: 118

Median household income (Town of Newfane): \$65,216

Median household income (Newfane Village): \$67,143

Population density (Town of Newfane): 43 persons/square mile

Population density (Newfane Village): 674 persons/square mile

Business establishments (in the town): 48

Employees (that work in the town): 383

Sources: 2010 Census, 2009 American Community Survey 5-Year Estimates, & Vermont Department of Labor (2013)

2. KEY ISSUES & STRATEGIES

The Town of Newfane is bordered by Townshend to the north, Brookline and Dummerston to the east, Marlboro to the south, and Dover and Wardsboro to the west. Within the town, three villages are nestled within the valleys of the West River and Rock River, each surrounded by predominantly forested hills. The NACV has been actively working to unite the three village communities, while recognizing the distinctive character and feel of each village.

First settled in 1766, Newfane was settled atop Newfane Hill. The Village was later moved down the hill to the present location in the West River valley along Highway 30 to simplify winter travel. Today, Newfane Village has a compact form dominated by iconic historic structures, which has earned it designation on the National Register of Historic Places. The Village is home to the Windham County Historical Society and Court House. The Village is largely residential with a number of businesses,

FIGURE 2: THE NEWFANE VILLAGE CENTER



WRC Stock Photo

particularly along Route 30. The Town of Newfane largely serves as a bedroom community with nearly three-quarters of residents working outside of town. The majority of these commuters, nearly one-third of town residents, work in Brattleboro, VT, the largest town in the region, located twelve miles south of the Village.

In recent years, the Town of Newfane has experienced moderate population growth from 1,680 residents in 2000 to 1,726 residents in 2010, according to the U.S. Census, an increase of nearly 3 percent. Population trends indicate an aging demographic with the largest age group in the 45 to 54 year old range.

The SWOT analysis revealed that one of Newfane Village's greatest assets is its intact village and well-preserved historical structures, rating it among the most photographed villages in the region. A number of structures in Newfane Village, including the Town

Office, Union Hall, and the Moore Free Library, provide valuable space for community gathering. Additionally, the abundant natural resources, the area's scenic beauty, the authenticity of the lifestyle, and its genuine Vermont feel were highly valued by NACV participants.

The NACV also identified many aspects of the arts and culture that contribute to the town's appeal, creating opportunities for the community to harness these resources to encourage greater community participation and tourism. For example, the town is home to a wide variety of artists and community venues, which, together with the artists themselves, provide the essential resources for the organization of festivals, markets, and community educational workshops. Several neighboring towns have established annual events, including Dover's Film Festival, which may provide opportunities for regional expansion to include the Newfane community. The NACV members were particularly interested in organizing events with the three villages, perhaps with distinctive themes or benefits for each village, in order to unify the town while honoring the unique character of each individual place.

Capitalizing on its intact, built form and historic significance, Newfane Village has developed a historic walking tour, guided by a pamphlet. The Windham County Historical Society also serves as a valuable cultural heritage resource. Through promotion of the Village's historic resources through the installation of a visitor information kiosk, historical markers, and tourist amenities, such as free Wi-Fi hotspots and public restrooms, the community could expand on its wealth of resources for encouraging greater visitation by non-residents.

In 2013 the West River Valley Group formed in collaboration with the Brattleboro Development Credit Corporation (BDCC) to further economic and business interests along the Route 30 and Route 100 corridors. This regional effort offers opportunities for greater impact and outreach through collaborative efforts that address issues faced by all of the towns. Subcommittees were formed to address three of the corridor's common issues: transportation, telecommunications, and promotion.

While the SWOT analysis showed that overall the Town's strengths far outnumbered their weaknesses, communication and civic involvement stood out as having significantly more weaknesses than strengths. Communication among community members is reportedly weak, which may be exacerbated by the limited number of commercial venues, particularly those that facilitate neighborly interactions, like restaurants and cafés. Communications are further restricted by the limited availability of cell and internet services. At the time of writing, AT&T is seeking the permitting from the Public Service Board to build a new cell tower on Browns Road to improve cell coverage along the Route 30 corridor, including Newfane Village, by March 15, 2015. The limited communications infrastructure, combined with the absence of public sewer and water, restricts future economic growth in the Village.

With State Highway 30 running through the Village, community members are concerned about public safety due to fast-moving traffic and potential pedestrian/vehicle conflicts as well as the limited space for vehicle maneuverability. The Town has organized a Traffic Calming Committee to actively address traffic-slowing measures. There are also reports of inadequate parking in the village area.

A number of underutilized or vacant spaces in and near the village, including a couple of inns and village stores, represent difficult economic conditions, but they also serve as potential resources available for renewed vision and vitality by entrepreneurs to attract local residents and visitors to the village to dine, shop, work, and engage with the community.

The Village's difficult economic conditions were exacerbated by the significant impact caused by Tropical Storm Irene. The Town of Newfane sustained an estimated \$4.5 million in town

FIGURE 3: THE NEWFANE HERITAGE FEST PERFORMED ON THE STEPS OF THE WINDHAM COUNTY COURT HOUSE



WRC Stock Photo

infrastructure damages, including roads and bridges. Additionally, multiple structures were damaged and two homes were lost in town. Six Emergency Watershed Protection Projects, a program managed by the Natural Resource Conservation Service, were completed within town to mitigate flood damaged areas.

There are resources available to assist with economic revitalization efforts. Newfane is one of 27 towns included in the Southeastern Vermont Economic Development Strategy's (SeVEDS) work since 2011. In 2014 the Comprehensive Economic Development Strategy (CEDS) was submitted for federal approval. In the coming five years, significant human and financial resources are expected to be brought to bear to implement the regional action plan and projects included in the CEDS. This document can be found here: <http://seveds.com/windham-region-comprehensive-economic-development-strategy-ceds/> . This effort adds significant capacity to all of southeastern Vermont's small town's economic development activities. The first objective is to "Act Regionally" including supporting towns incorporating the CEDS strategies as appropriate in their economic development planning. Under the Newfane Village Action Plan items later in this report, connections to CEDS Action plan/Projects have been noted as an available resource.

Based on the key issues identified through the SWOT analysis and community goals discussion, strategies to support village revitalization can be categorized as follows:

- **Encourage Community Interaction and Development**

Village vitality depends upon the community that inhabits the physical forms. By creating opportunities for greater community engagement through community programming and events and inviting public spaces, the community can support increased interactions among townspeople. These relationships are an essential element in creating community resiliency.

- **Support Economic Development**

A strong center of commerce integrated into the village core provides opportunities for town residents to work and shop locally and invites visitors to stop and explore. The community of Newfane Village could support village vitality and greater community interaction by encouraging businesses to become established in the Village and in revitalizing underutilized buildings.

- **Enhance Public Transportation and Amenities**

As energy prices continue to rise and the age demographic of Newfane residents increases, Newfane Village can provide alternative transportation options for those who are unable to drive or prefer alternative modes of transportation. Creating such options improves the quality of life for residents and encourages healthier lifestyles. The town can support this endeavor by improving connectivity and the community's access to safe, inviting walking and biking routes in and around the Village and encouraging public transportation options along the Route 30 corridor.

3. ACTIONS, RESPONSIBILITIES, & TIMEFRAMES

The following table provides a roadmap for implementing the strategies generated by the community. It provides specific actions, responsible organizations, and potential funding sources. Developing an action plan is a valuable tool for creating community and economic resilience by bringing intentionality and prioritization to decision-making. This action plan is best used as a living document that can be adjusted and built upon as the needs and priorities of the community change. To bring the community’s vision to fruition, it is recommended that each lead entity focus on not more than three or four projects to pursue at a given time, thereby moving progressively forward in manageable increments. Designating individuals or groups responsible for guiding project completion from within the community is critical for steering progress forward in a consistent and comprehensive manner.

SHORT TERM (UNDER 1 YEAR)				
	<i>Potential Action</i>	<i>Purpose</i>	<i>Lead Entities</i>	<i>Resources and Funding Sources</i>
COMMUNITY DEVELOPMENT	Continue to promote and increase opportunities for use of the online Front Porch Forum. ¹	To encourage greater exchange among members of the Newfane community.	NACV	Front Porch Forum
	Apply for Village Center Designation.	To increase access to funding sources for projects that could strengthen and enhance the Village environment.	Selectboard and NACV	Village Center Application
	Increase membership and participation in the NACV by promoting the organization and activities.	To increase involvement in community revitalization initiatives.	NACV	

¹ The Front Porch Forum is a free online service designed to help neighbors connect and build community.

	Organize a lawn sale fundraiser for the three Newfane villages. The proceeds from each village could benefit the maintenance of a civic building in its respective village.	To encourage community engagement while supporting maintenance of the Town's civic structures.	NACV	
	Continue to increase library outreach and visibility through increased programming, promotion, and online presence.	To encourage increased public use of library assets.	Moore Free Library	Vermont Humanities Council Vermont Arts Council CEDS Action Plan 2.2.C: ²
	Clarify the name of the Moore Free Library in the telephone book.	To improve community access to the library's phone number.	Moore Free Library	
	Organize an annual impromptu mini snowman festival with Newfane's three villages.	To inspire community spirit and spontaneous recreation.	NACV	
ECONOMIC DEVELOPMENT	Establish a visitor information kiosk in the village core with maps and information, including local historical sites, outdoor recreational activities, and visitor amenities.	To promote Newfane Village and its businesses by improving access to visitor information and resources.	NACV and Selectboard	CEDS action plan 1.4.C ³

² Design a comprehensive broadband adoption and digital literacy initiative targeting residential, institutional, and commercial users.

³ Develop internal (within Windham Region) and external (out of Windham Region) marketing plan.

	Seek new opportunities to capitalize on the Village's Wi-Fi zone and landing page.	To support tourism and promote businesses in the Village and improve Wi-Fi access and resources.	NACV	Vermont Digital Economy Project
	Explore the desirability of becoming a certified local government (CLG).	To become eligible for CLG grants for historic preservation projects.	Selectboard	Certified Local Government Program
	Collaborate with the West River Valley group to strategically address regional issues and develop Route 30 and Route 100 corridor initiatives.	To mutually benefit towns in the region through larger coordinated efforts.	NACV and Selectboard	BDCC and WRC CEDS Strategy 1.1: ⁴
TRANSPORTATION	Implement traffic-calming measures on Route 30.	To increase public safety and pedestrian comfort in the Village.	Traffic Calming Committee and VTrans	WRC Transportation Plan WRC Transportation Planner
	Continue to pursue installation of Town Park and Ride. Apply for more funding if additional amenities are needed or appropriate. Consider rain gardens to mitigate increases of impervious surfaces.	To create a more formalized and inviting public space for carpoolers to meet and rideshare.	NACV	Vermont Agency of Transportation Park and Ride Grant

⁴ Implement a regional, asset-based S.M.A.R.T CEDS and ecosystem, which expands public, private, and non-profit collaboration with a common strategic vision.

MID TERM (1-5 YEARS)

	Potential Action	Purpose	Lead Entities	Resources and Funding Sources
COMMUNITY DEVELOPMENT	Significantly expand library programming.	To increase the library's prominence as an active community center.	Moore Free Library	Vermont Humanities Council Vermont Arts Council
	Install ADA-accessible amenities at the Windham County Courthouse.	To make the Courthouse universally accessible.	NACV	VT Community Development Block Grant - Implementation Grant
	Build an outdoor play structure in the Village. The structure could be built during an organized community volunteer day or weekend.	To improve amenities for children and families.	NACV	Land and Water Conservation Fund KaBOOM!
	Construct an ice rink on the village green during the winter months.	To increase opportunities for community recreation and interaction.	NACV	Fire Department (may be a resource to flood the green)
	Install pole banners on utility poles in Newfane Village and create seasonal displays and planters in public spaces. The village could collaborate with the Route 100 corridor, including Dover, Wilmington, and Jacksonville.	To improve the village atmosphere and create a greater sense of community care through dynamic displays that change throughout the year.	NACV and Selectboard	

	Contact the Newfane Historical Society about adapting the historic train station and rail site for public visitation.	To expand use of the Village’s cultural heritage assets.	NACV	Certified Local Government Grant Vermont Transportation Alternatives Grant Historical Society of Windham County
	Organize a town-wide Transition Town group.	To build cohesion among residents and community resilience.	NACV	Transition Vermont website
	Expand Union Hall programming with performances and other events.	To increase opportunities for community interaction.	NACV	Vermont Arts Council – Project Grant National Endowment for the Arts Vermont Arts Council
	Organize an event capitalizing on the presence of the County Courthouse.	To engage and inspire community spirit using the Village’s existing assets.	NACV	
ECONOMIC DEVELOPMENT	Seek opportunities to expand distribution, and update if necessary, the self-guided tour pamphlet entitled “A walk through historic Newfane Village.”	To enhance tourist resources and marketing of the Village’s cultural heritage.	Moore Free Library	Certified Local Government Grant

	Construct a public restroom, with possible locations in the Village or the Park and Ride. Explore alternative, cost-effective options such as composting toilets.	To invite tourists to stop in the Village and improve amenities for residents.	NACV	Vermont Transportation Alternatives Grant
	Work with the Vermont Telecommunications Authority and cell service providers to install cell towers.	To increase the range of cell services.	Selectboard and NACV	CEDS Strategy 2.2 ⁵
TRANSPORTATION	Negotiate with Connecticut River Transit (CRT) to establish a public transit route along the Route 30 corridor. Designate a bus stop in the Village and/or the Park and Ride.	To provide public transportation options to Newfane residents.	NACV	WRC Transportation Planner

⁵ Expand and enhance Windham County fixed broadband subscriptions and wireless access to global standards.

LONG TERM (5-10 YEARS)

	Potential Action	Purpose	Lead Entities	Resources and Funding Sources
COMMUNITY DEVELOPMENT	Revive the summer series of concerts on the common.	To increase opportunities for social gathering and entertainment.	NACV	Robin Colson Memorial Foundation
	Organize a wooden sculpture event for Newfane’s three villages. Each village could have its own theme.	To improve village cohesiveness and enhance community spirit.	NACV	National Endowment for the Arts Vermont Arts Council
TRANSPORTATION	Install pedestrian walkways connecting the Village to Loop Road and Loop Road to Bruce Brook Road.	To improve village connectivity and opportunities for recreational walking.	NACV	Vermont Transportation Alternatives Grant

4. NEXT STEPS

The timeline that follows provides a roadmap for guiding the implementation process for short-term goals outlined in the table. The chronology of tasks is based on logistical needs, seasonal appropriateness, and/or grant deadlines. Some goals may take more than a year to implement, particularly projects requiring grant-funding or feasibility studies, so it is recommended that the tasks are initiated according to the timeline. This will help ensure small, early successes and steady ongoing progress. As projects are undertaken by the NACV, it is critical that members coordinate with town officials where appropriate.

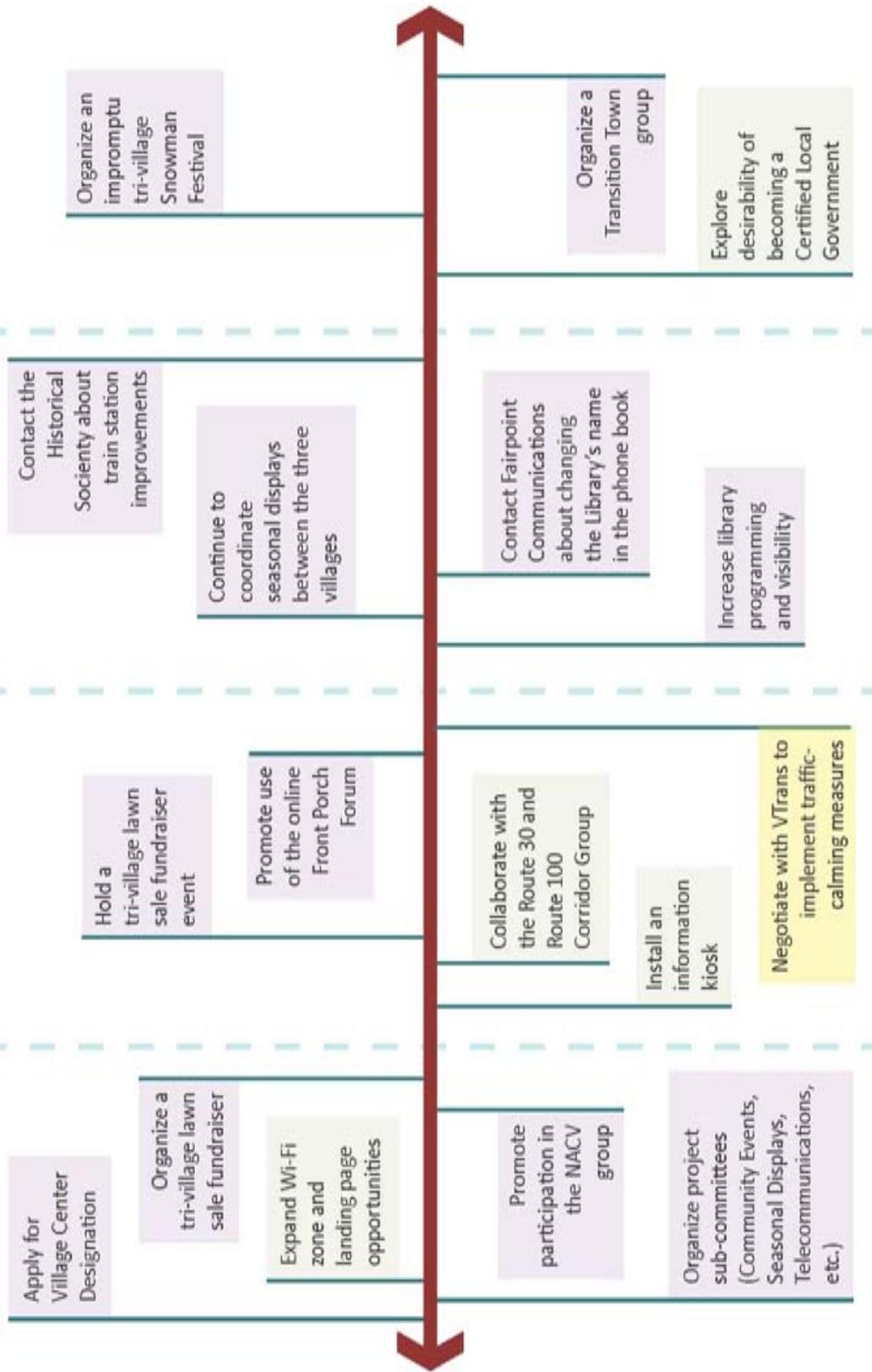
With a dedicated, active membership, NACV is well-prepared to guide efforts toward implementing its goals and bringing renewed vibrancy to its villages. In fact, during production of this document, NACV initiated and successfully completed several of its goals: Members opened a town Facebook page to provide information about the town and promote local businesses. In the spirit of the holidays, the group lit luminaries and strung Christmas lights in Newfane Village as well as adorned civic buildings with wreaths in Williamsville and South Newfane. NACV coordinated with the Vermont Digital Economy Project (VDEP) to install a free public Wi-Fi zone in Newfane Village.

In December 2013, NACV was actively preparing village center designation applications for all three of its villages. As of July 1, 2014, all applicants will be required to show in their town plans the town's intention to seek designation and how the designation would further the plan and statewide goals. Approval for village center designation requires that the Town have an approved town plan. The town may submit a village center designation application after the Town of Newfane adopts a plan.

While NACV has demonstrated its commitment to community development, it is recommended that the group seek participation from the larger Newfane community in order to support the organization's success on a sustainable basis. There are a number of existing resources available for the promotion of their organization and activities, including the Front Porch Forum (FPF), the Town's Facebook page, and day-to-day engagements with the community. It may be valuable to form subcommittees that will take the lead in the organization of specific projects or events. Doing so will simplify project leadership and ensure that members are contributing to projects most aligned with their interests.

The NACV members were enthusiastic about organizing events that would engage the broader community and unify the three villages. Relatively easy to organize, initial events discussed during the meetings included a lawn sale fundraiser and a spontaneous snowman festival. Such events would require some time but very little, if any, financial outlay. The FPF is an active online forum in Newfane for community exchange on a wide range of topics from posting lost pets to seeking recommendations on local contractors. Members can help boost FPF activity and community participation by increasing their participation and encouraging their neighbors to join. Finally, the NACV group could expand promotion opportunities through its Wi-Fi zone.

APR - JUNE JULY - SEPT OCT - DEC JAN - MAR



APPENDIX A: PRECEDENTS

The following precedents illustrate what communities in the Windham Region and beyond have implemented to support vibrant centers, economic resiliency, and an authentic character. These examples provide a starting point for community members of Newfane Village to assess their needs and tailor projects to fit the Village's distinctive character. Within a wide spectrum of project scale and investment requirements, there are many ways that community members can support village revitalization and quality of life. The precedents are organized under the same categories used in the action plan: community development, economic development, and transportation. Images are from WRC stock photos unless otherwise credited.

COMMUNITY DEVELOPMENT



Flowers, flags or banners, and welcome signs create an inviting streetscape that communicates community pride and care.



A community message board can be a valuable resource for the promotion of public events and the exchange of goods, services, and ideas.



Temporary installations that engage the community informally is an inexpensive and simple strategy of building a community's connection to each other and to a place. Newfane's Fourth of July celebration is one example of this.



Festivals and other organized events can create powerful opportunities for engaging community spirit, particularly when these events celebrate the authentic character of a place.



Food can be a powerful motivator for bringing people together. Whether organized as a potluck or prepared by an organization, community meals provide an opportunity for neighbors to meet and interact. Meals can be incorporated into town meetings or other community-wide events.

ECONOMIC DEVELOPMENT



A kiosk, located in a prominent village location, can be used to inform visitors of local attractions, such as hiking trails or historic landmarks, or to promote community events.



Businesses can increase their public visibility through the installation of window displays, goods placed on the sidewalk, outdoor seating, flower barrels, and sidewalk signs. Such additions add visual interest to the streetscape and contribute to the sense of aliveness within the village.



Farmers' markets provide a valuable venue for local growers to sell their produce, while encouraging communities to gather weekly. Annual artist fairs can provide a venue for artists to meet and sell their work.



Historic markers tell stories of the people and events associated with notable places that shaped the evolution of a village, contributing to a village's authenticity and unique attributes.



Signs highlighting key historic attributes of Newfane Village can be organized as part of a walking tour to enhance the village's cultural heritage and encourage visitors to stop and explore. Such signs could complement the pamphlet entitled "A walk through historic Newfane Village."



Public restrooms can provide a welcome invitation for non-residents to stop and perhaps stay to shop, dine, and explore. Public restrooms could also be offered as a convenience at the Park and Ride. The community could explore novel alternative systems and/or structures that could be used as an attraction.

TRANSPORTATION



Public transportation can be a valuable community resource, particularly for residents who are unable to drive. Establishing designated bus stops, with or without amenities, provides greater visibility and certainty for public transportation users.



Pedestrian walkways and shared-use paths for pedestrians and bicyclists improve connectivity, enhance public safety, provide alternative transportation options, and encourage healthier lifestyles.



Green stormwater infrastructure, uses primarily soil and vegetation to manage rainwater. This infrastructure helps mitigate the negative ecological impact of parking lots and roadways by reducing stormwater runoff (a primary cause of flooding) and water pollution in the waterways. It can reduce or eliminate the need for expensive conventional water diversion systems.

APPENDIX B: SWOT ANALYSIS

Developed through the community’s SWOT Analysis held on November 20, 2013, the table below shows what the NACV identified as the Town of Newfane’s Strengths (S), Weaknesses (W), Opportunities (O), and Threats (T). Organized by category, the table provides a visual of where the community’s greatest strengths and assets lie as well as where there are opportunities or gaps. This is useful for seeing and understanding patterns. Taking this a step further, the community can use the table to understand relationships between the items listed. For example, the number and diversity of artists has been identified as one of Newfane’s greatest strengths. Perhaps one of the vacant structures (listed under opportunities) could be repurposed as a venue for an artist business cooperative or artists’ loft, thereby turning a weakness (isolation of Vermont lifestyle and lack of community involvement) into a strength. The community of Newfane is encouraged to use this table as a starting point for an ongoing conversation about how to capitalize on the community’s assets and opportunities, while addressing its weaknesses and threats.

		S	W			O	T
Village Environment & Infrastructure							
Historic Buildings		█		Re-opening of two village stores		█	
Common			Sidewalks				
Three civic centers			Old Train Depot				
County seat			Rail Trail				
Intact Villages			Ghost town appearance		█		
Most photographed common			No community sewer/water				
Multiple businesses in close proximity			Deteriorating building facades				
Public meeting structures			Lack of repairs due to increased taxes				
Authentic natural/country Vermont look							
Part of larger corridor of authenticity							
Covered Bridge							
Lack of infrastructure			█				
No public restrooms							
Walkability							

Tourism, Arts & Culture

Artists Venues for plays County Historical Society Folklore Diversity of Artists National Register of Historical Sites designation Authentic lifestyle & amenities Mixing of locals & tourists Historic walking tour Cinematographic history Newfane Hill History Festivals Reputation In proximity to east coast cities		Re-opening of inns Flea market field for sale Connecticut River Transit (Route 30) Maple Valley Ski Area Coordination with other towns Coordination with businesses in other towns Coordinating with Dover: film festival Regional events: gallery walks, music, etc Farmer's market Iconic event Iconic art Art Trail Vermont Brand Tourism kiosk		
Lack of restaurants & cafes Newfane flea market Lack of cultural activities Lack of signage No capitalizing on visitors to swimming hole "Best kept secrets" Lack of tourism money staying in town Strong draw of Brattleboro		Wilmington Airport Expansion: promotion Making the local "The" destination Equestrian marketing Lack of support for local businesses		

Natural Resources & Recreation

Town Forests Scenic Routes Rivers Topography: Norman Rockwell Cow- & horse-scapes Streams Concerned Watershed Alliance Grout Pond (public right of way) Mountain views Buy-out properties on Dover Road		Buy-out properties Photography with agriculture Biking, walking, fishing, hunting Geography hinders local support		
Geographic separation				

Communications & Community Involvement

Gatherings/meeting venues			Library programming		
Fiber-optics (Internet)			Community bulletin		
Newfane News			Lack of vision & interest		
Newfane Anew			"We've always done it, why change?" attitude		
No cell service			Us vs. Them		
Lack of internet coverage					
Lack of town communication					
No library services					
Lack of publicity for library					
Lack of town information					
Website presence					
Lack of town organization, "complacency"					
Strong local ties/lack of cohesive interest					
Lack of interest in change					
Isolation of Vermont lifestyle					
Lots of second homes					
Lack of community involvement					

Community Environment & Quality of Life

Good after-school programming			Aging demographic		
Lots of senior programming			Break-ins/security		
Friendly			Law enforcement		
Clean			Scarcity of jobs		
Low taxes			No workforce		
No facilities for kids (playgrounds)			"My taxes are too high"		
Lack of programming for kids			Drug use		
Aging demographic					
Tax					

APPENDIX C: MAP OF NEWFANE VILLAGE

