



# Asterhill Research Company

Research, Planning and Healthy Communities Advocate

## James P. Carroll, APA, APHA, IEDC Principal, Senior Community Health Planner



Mr. Carroll is the founder and Senior Community Planner focusing on housing and community health issues. He holds a Masters in Public Health and will complete his PhD in 2022. Carroll has extensive experience and training with NYSHCR, USDA, and HUD. He has worked with housing, community and economic renewal agencies throughout the northeastern United States. This includes many regional programs promoting , housing, community development, economic initiatives. He has over 30 years of planning, development and management experience. Mr. Carroll has worked with clients in government, private industry and not-for-profit organizations. As an advocate for communities living healthy, Mr. Carroll recognizes a healthy community requires a balance of economic, environmental, educational, ecological and social equity factors. He strives through a collaboration of community partners, stakeholders and professionals to help clients develop strategies and solutions to increase health capacities of their communities and improve the quality of life.

### EDUCATION

- Doctoral Candidate Public Health (*Expected 2022*)
- Master's in Public Health  
Walden University
- Bachelor's in Landscape Architecture
- Bachelor of Science Environmental Studies  
SUNY College of Environment Science & Forestry, Syracuse, NY

### FIELDS OF RESEARCH

- Housing, Homeless, and Poverty
- Food and Housing Insecurities
- Housing and Healthy Communities
- Hunger and health in vulnerable populations
- Health literacy in rural communities,
- Communities health capacities: economic, environmental, educational, ecological and social equity

### CURRENT AFFILIATIONS

- American Planning Association
- American Public Health Association
- International Economic Development Council
- NYS Association for Affordable Housing
- NYS Community Action Association

### CERTIFICATION

- NYSDHCR Approved Market Analyst
- HUD & USDA Approved Market Analyst
- Certified Health Educational Specialist
- NIH Certified
- URMS-EPRP

### SERVICE

- Genesee Valley Emergency Medical Services  
President, 2012-Present  
EMT-B and Driver, 2011-present
- Mumford Fire Department  
Vice President, 2012-2014  
Volunteer Fireman, 2010-present
- Monroe County Planning Board (92-96)

### SELECTED PROJECT EXPERIENCE

#### Fulton County, NY

Commissioned to provide two population-based studies; (i) a housing study to assess the demand housing and (ii) conduct a retail trade analysis for a 10 and 25 minute trade area, for the "Gloversville —Johnstown" market.

#### City of Elmira, NY

Commissioned to provide a population-based study to assess the housing, economic, and health status and capacity as part of updating the City of Elmira's Comprehensive Master Plan and Regional Corridor Study

#### City of Yonkers, NY

Commissioned to provide a population-based study to assess the housing and economic needs for the "HUD *Choice Neighborhood Initiative Target Area*" in the Yonkers, NY

#### City of Rome, NY

Commissioned to provide a population-based study to determine the need for rental housing in the City of Rome, former Griffis AFB property and other selected sites

#### City of Utica, NY

Commissioned to provide a population-based study to determine the need for single family homes in the city's West Utica neighborhood

#### Town of Sidney, NY

Conducted housing and feasibility studies for development of post 2011 flood housing. Assessed and made recommendations on the 2015 NYSGORS and FEMA redevelopment plans

#### Village of Attica, NY

Commissioned to analyze the market and need for 2<sup>nd</sup>-floor rental units in the downtown core of the Village of Attica.

#### Village of Avon, NY

Commissioned to analyze the market and need of retail and 2<sup>nd</sup>-floor rental units in the downtown core of the Village of Avon

#### Chamber of Commerce Cazenovia, NY

The project reviewed and evaluated community conditions for senior housing and identified services needed to improve the quality of life. Surveyed population, conducted community workshops and focus groups to assess needs of the community. The final action plan was presented to the community and implemented within 12 months.

#### People Inc., Buffalo NY

Completed an assessment and analysis of non-profit's elderly properties for quality of housing, services, and capacity

#### Help USA, New York , New York

Commissioned to conduct housing and feasibility studies for the development of transitional housing for veterans in upstate New York



## PROJECT EXPERIENCE *(Continued)*

### **Providence Housing Development, Rochester, NY**

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New York State Department of Housing and Community Renewal.

### **East House, Rochester, NY**

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New York State Department of Housing and Community Renewal.

### **Housing Opportunities, Rochester, NY**

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD and New York State Department of Housing and Community Renewal.

### **Delta Development, Buffalo, NY**

Provided market and feasibility studies for Mt. St. Mary's Academy, a multi-million dollar renovation and re-use of a former school for independent senior housing.

### **Belmont Shelter, West Seneca, NY**

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD, USDA and New York State Department of Housing and Community Renewal.

### **Seneca Harbor Place, Watkins Glenn, NY**

Commissioned to provide a population-based market study to determine the need for above-market rate housing to rent and/or sell. Provide analysis of market & population trends.

### **Mercier Realty, Rochester, NY**

Commissioned to provide a population-based study to determine the need for senior housing in the Town of Farmington, NY. Coordinated site plan development with town planners in order to meet the town's comprehensive town plan goals.

### **Omni Development, Albany, NY**

Provided market and feasibility studies for homeless, transitional, affordable, and senior housing projects funded by HUD, USDA, and New York State Department of Housing and Community Renewal.

### **Flower City Management, Rochester, NY**

Commissioned to provide a population-based study to assess the need for economic and housing initiative in the "South Wedge." Presented the findings to a symposium sponsored by the City of Rochester.

### **Community Action of Wyoming County, Perry, NY**

Provided planning service to assess existing housing and services and recommend action plan to increase capacity. The final action plan was presented to the board and implemented within 18 months.

### **JCEO, Plattsburg, NY**

Provided planning service to assess existing housing and services and recommend action plan to increase capacity. The final action plan was presented to the board and implemented within 24 months.

### **People Inc., Buffalo NY**

Completed an assessment of this non-profit's elderly properties for quality of housing, services and capacity.

### **Rite-Aid Drug Stores, Buffalo, NY**

"Upper Falls Plaza-An Economic & Neighborhood Revitalization Plan and Market Study" The project researched, analyzed, planned and developed suitable uses for the Upper Falls Plaza (Rochester, NY), together with architectural and site drawings. The study was updated and revised at the request of Wilson Commencement Park, and was later adopted and used by the City of Rochester.

### **Seneca County, NY**

"A Strategic and Comprehensive Guide to an Economic Recovery" The study called for the population-based research and development of a set of comprehensive planning strategies to guide the Board of Supervisors in an economic recovery after the military base closed.

### **St. Mary's Hospital, Rochester, NY**

Physical Inspection Report PIR. Designed and completed Physical Inspection Report for St. Mary's Hospital in accordance with HUD's MAP program. St Mary's is used today as a long-term care facility.

### **YMCA, Erie County, NY**

Completed analysis of the senior population in Erie County, NY and identified service gaps for the YMCA to fill with new programming.

### **Cazenovia Community Study**

The project was to review and evaluate community conditions for senior housing, and identify services needed to improve the quality of life. Created a unique survey process utilizing traditional and electronic sampling methods, together with community workshops and focus groups. The final action plan was presented to the community and implemented within 12 months.

### **Heritage Christian Home, Inc, Rochester, NY**

A New Group Home, approximately 4,000 square feet. The project cost was \$500,000. Services rendered were site plan development, town approvals, landscape design, construction documentations, and construction administration services. Senior Housing Study, Services rendered: Market and Feasibility Studies and Master Planning rendered in connection with developing a senior living community, CHDO Certification with Monroe County.

### **Tanglewood Manor, Jamestown NY**

Provided project management including government approval and general contractor compliance to contracts. This \$5 million project involved an addition of 50 Alzheimer beds to the existing Tanglewood Manor Adult Care Facility, which provides affordable market-rate care for seniors with Alzheimer's and other forms of memory loss.

### **Woodbrook Adult Home, Elmira, NY**

Provided the client with master planning services, market and feasibility studies, and government approvals. The \$3 million project entailed renovation of the existing facility and adding a 13,000-square-foot addition.