Genesee County Housing Focus Group

Monitoring Report
February 7, 2014

Group Members

Sue Boss, Chair – PathStone / Rochester Housing Council

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Marcia Noonan – The Manor House

Sue Scutt – ILGR

Acronyms

AHC – Affordable Housing Corporation
BHA – Batavia Housing Authority
CDBG – Community Development Block Grant
CEO – Code Enforcement Officer
Chamber – Genesee County Chamber of Commerce
DHCR – Division of Housing and Community Renewal
FG – Focus Group
FHLB – Federal Home Loan Bank
GC – Genesee County
GCCCE – Genesee County Cornell Cooperative Extension
GCDSS – Genesee County Department of Social Services
GCEDC – Genesee County Economic Development Center
GOMC – Genesee-Orleans Ministry of Concern
GPD – Grant and Per Diem Program
GRHIC – Genesee Region Housing Initiatives Committee
ILGR – Independent Living of Genesee Region
GVRPC – Genesee Valley Rural Preservation Council, Inc.
HHS – Health and Human Services
HOME – Home Investment Partnerships Program
HUD – U.S. Dept. of Housing and Urban Development
HUD-VASH – HUD Veterans Affairs Supportive Housing
NYS – New York State
OFA – Genesee County Office for the Aging
USDA – United States Department of Agriculture
WNY VA – Western New York Veterans Administration
ZBA – Zoning Board of Appeals
ZEO – Zoning Enforcement Officer

2013 Results – Housing Monitoring Report

Livability

City
Seven new units through Main Street Grant

Veterans Administration (VA)
• Since April 2011, 97 homeless veterans have been served through the Grant and Per Diem Program (GPD) at the Batavia VA
• 137 veterans have been served since 2012 at the emergency shelter in East Pembroke

Rural Development
Received $3.5M from the Rural Utilities Program in 2013

Genesee County Office for the Aging (OFA) / PathStone
Handyman Program completed 310 orders in 2013

Affordability

PathStone
First Home Club:
38 closings and 89 graduates in 2013

Grant application for closing cost assistance / rehab is in the final stages. 7 units at $35k/unit

PathStone
Foreclosure Avoidance
8 households assisted in 2013

PathStone
The Section 8 program
Running at full capacity (679 families) with a 2+ year waiting list

Rural Development
$691k in guaranteed loans for low-income single-family homes. $6.8M for medium income through guaranteed mortgage program

Rehabilitation

PathStone
Rehab Program –9 units completed and 17 committed.

Completed $300k performance based grant for 15 units

Genesee Valley Rural Preservation Council (GVRPC)
Rehab Program – 32 projected units at a cost of $750k. 22 units completed as of 2013

Submitted grant application ($150k) to fund Access VI program which renovates homes for people with accessibility issues.

PathStone
Mobile Home Replacement Program –1 available unit with 4 pending approval

Rural Development
$85k in guaranteed loans for low-income rehab

Supply

OFA / NY Connects
Results of Fall 2012 Survey presented to GAM and the public in Fall 2013. Respondents indicated they want accessible homes (1st fl. Bath, laundry, bedroom); senior modular home complexes, non-subsidized senior rental housing, smaller middle income homes to purchase, senior apartments with supportive services

Habitat For Humanity
2 houses available for Rehab; 1 lot in Elba available for new build development

2014 Issues – Housing Monitoring Report

Livability	Affordability	Rehabilitation	Supply
Lack of housing options: • Urban living • For elderly / disabled which require assisted living, universal design and affordability	Continuous need for homebuyer education	Large / aging housing stock in need of rehabilitation within existing population centers	Lack of housing options for mid-upper range professionals and executives
Aging Population- projected increase in adults age 60 and over • 29% from 2010 to 2020 • 53% from 2010 to 2030	Continuous need for budgeting education / counseling	Older mobile homes that no longer meet building codes	Need for Transitional housing
OFA / NY Connects 63% of Respondents stated accessibility to public transportation, everyday services and sidewalks were important in choosing senior housing	**Habitat For Humanity** requires qualified homebuyers. Misconception exists that they are a free service/ give away the houses		**OFA / NY Connects** Only 5.5% of senior housing units are 2 bedroom, the size 68% of respondents stated would meet their needs

2014 Priorities – Housing Monitoring Report

Livability	Affordability	Rehabilitation	Supply
City / Villages Encourage use and redevelopment of upper floor in the downtown cores	**PathStone** Continue to support and aggressively pursue funding for first-time homebuyer programs	**PathStone / GVRPC** Continue to support and aggressively pursue funding for home rehabilitation programs	**Municipalities / GCEDC** Encourage construction of mid-upper range housing for professionals and executives
Local Municipalities Universal Design Standards and walkability (where feasible) should be encouraged for new construction and rehabilitation projects	**Rural Development** Seeking low-to-moderate income applicants	**PathStone** Support further funding of the Mobile Home Replacement Program	**Genesee Housing Initiatives Committee (GRHIC)/OFA** Encourage development/ rehab of existing stock to create accessible, mid-income affordable housing with access to supportive services in response to major increase in older adult population
Genesee Housing Initiatives Committee (GRHIC) Support funding applications of housing developments for persons with disabilities and special needs, affordable assisted living, and congregate housing		**Rural Development** Continually seeking Rehab throughout Genesee county	