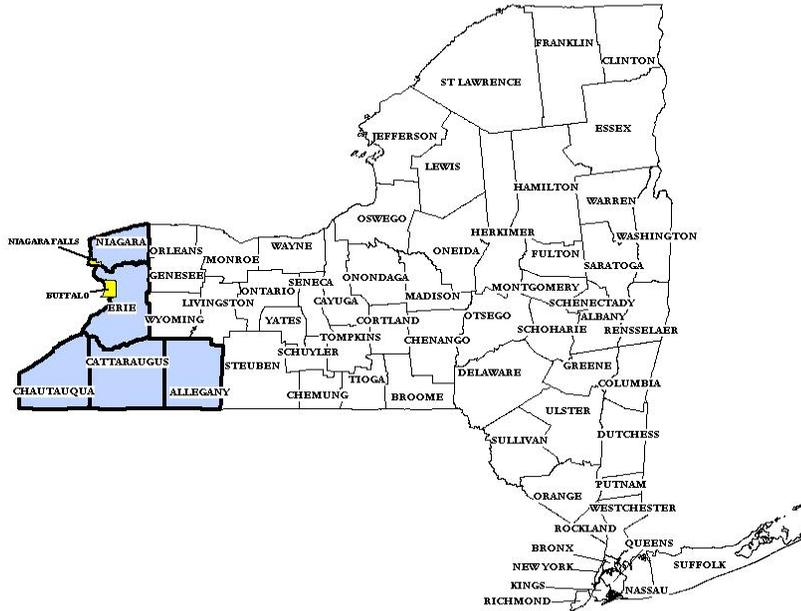


**NEW YORK STATE HOMES AND COMMUNITY RENEWAL
OFFICE OF POLICY & RESEARCH
2011 CATALOGUE OF NEED
WESTERN NEW YORK REGION**



Conditions Summary

The primary need in the Western New York Region, particularly in rural areas, is the preservation and rehabilitation of both rental and owner occupied units.

The primary need in the Region’s two largest cities of Buffalo and Niagara Falls is funding for rehabilitation and demolition of vacant blighted properties. Additional needs are increased housing diversity in the downtown area of Buffalo, and the need for infrastructure improvements and more business in lower levels of existing buildings to provide mixed use development in downtown Niagara Falls.

Housing Needs Study Highlights

Rehabilitation and modernization funds for existing housing stock: capital improvements and repairs of both homeowner and rental properties.

Vacant property rehabilitation and demolition: rehabilitate, preserve, or demolish vacant and blighted properties; funds for acquisition, substantial rehabilitation and re-sale program as an additional activity carried out by community housing development organizations.

Very low income housing: rental opportunities for those who are being priced out of rental market or living in substandard housing.

Affordable homeownership: affordable homeownership opportunities that match economic realities of the existing populace.

Economic development: employment opportunities with living wages and company sponsored fringe benefits.

Transportation in rural communities: public transportation to serve residents in rural areas of the Region.

Additional needs expressed in the cities of Buffalo and Niagara Falls are as follows:

Low-income housing with services: family rental projects with supportive services, including after school care, job training, social service activities, etc.

Mixed-income housing: to combat the overabundance of low- income households in the cities and create socially and economically diverse neighborhoods that would be attractive to small businesses. This type of housing should be considered in the context of education policy and improving educational achievements of students from low- income households.

TABLE 1 - HOUSING REPORT CARD (2006-2010)

	Rental Preservation Units	Rental New Construction Units	Homeowner Improvement Units	Homebuyer Assistance Units
Allegany	265	0	807	23
Cattaraugus	282	47	728	85
Chautauqua	389	116	1,032	239
Erie	4,177	527	4,427	1,775
Niagara	1,108	418	1,083	468
Total	6,221	1,108	8,077	2,590

Note: The HRC records the affordable housing units assisted by programs administered by HCR, the New York State Office of Temporary Disability Assistance and the New York State Office of Mental Health.

TABLE 2 - HCR AFFORDABLE HOUSING COVERAGE RATE

	# of Renters at 50% or Below of AMI¹	Renter Coverage Rate	# of Owners at 50% or Below of AMI¹	Homeowner Coverage Rate
Allegany	2,455	10.8%	2,320	35.8%
Cattaraugus	4,240	7.8%	4,090	19.9%
Chautauqua	8,720	5.8%	5,575	22.8%
Erie	63,390	7.4%	38,065	16.3%
Niagara	12,810	11.9%	9,645	16.1%
Total	91,615	8.0%	59,695	17.9%

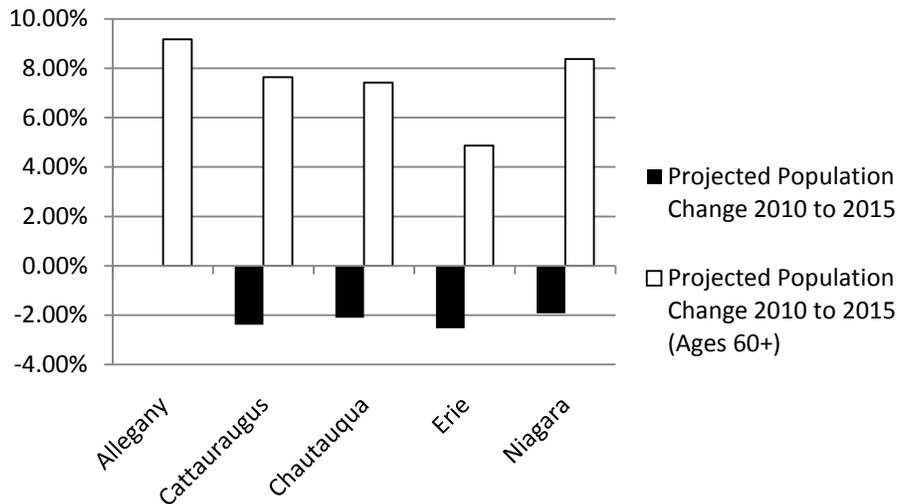
Note: The HCR Affordable Housing Renter and Homeowner Coverage Rate is a way of measuring the proportion of low- income residents in a county impacted by HCR programs funded 2006-2010.

TABLE 3 - AMERICAN COMMUNITY SURVEY (2005-2009)

	Median Household Income	% of Individuals Below Poverty Level	% of Population 62 Years and Over	% of Units that are Renter Occupied	% of Housing Units Built Before 1940	% of Renters Severe Cost Burdened ²	% of Owners Severe Cost Burdened ²	% of Vacant Residential Addresses ³
Allegany	\$41,000	16.8%	17.4%	25.1%	37.5%	23.2%	7.9%	1.7%
Cattaraugus	\$41,500	15.7%	18.1%	26.5%	39.8%	20.9%	8.1%	3.4%
Chautauqua	\$40,200	16.3%	19.0%	30.0%	47.1%	25.4%	7.2%	4.7%
Erie	\$46,600	13.9%	18.6%	33.5%	35.3%	24.6%	8.8%	4.7%
Niagara	\$45,700	12.3%	18.3%	28.6%	32.8%	21.6%	7.9%	5.4%

Note: American Community Survey (ACS) data is survey-based and subject to sampling error. Since ACS variables change over time, some areas or subjects must be compared with caution, or not at all.

**CHART 1
PROJECTED POPULATION CHANGE⁴**



¹2009 HUD Comprehensive Housing Affordability Strategy (CHAS) Data Book.

²Severe cost burdened represents households spending more than 50 percent of their gross income on housing costs - 2009 HUD CHAS Data Book.

³Quarter 3 2010 HUD Aggregated United States Postal Service Data on Address Vacancies. Percent of Vacant Residential Addresses for the Region's largest cities are as follows: **Buffalo – 11.1% and Niagara Falls – 11.6%.**

⁴Cornell University Program on Applied Demographics: Population Projections.

The full regional report(s) can be viewed at:

<http://nysdhcr.gov/Publications/HousingNeedsStudy/WesternRegion.pdf>

http://nysdhcr.gov/Publications/HousingNeedsStudy/WesternRegion_2009.pdf