

New York State Division of Housing and Community Renewal

2009 Finger Lakes Regional Report Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates Counties

Prepared by the Office of Policy Research and Development
November 2009



Introduction

This report examines three affordable housing and community development issues facing the nine counties that comprise the Finger Lakes Region: Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates (the “Region”). The issues covered are manufactured and mobile homes, the preservation and rehabilitation of owner occupied and rental properties and small rental developments, as well as mixed income housing and residential vacancy in the City of Rochester.

Starting in the fall of 2007 and through 2008, information regarding the affordable housing and community development issues and needs of the State were obtained through a series of regional focus group meetings held by the New York State Division of Housing and Community Renewal (DHCR) with local officials and housing experts. Based upon the information gathered during those focus group meetings, for the development of nine Housing Needs Study Regional Reports, DHCR identified common issues which warranted further examination. This report is the last of three follow-up reports to be published in 2009. The other two reports, for the North Country and Western New York Regions, also examine the issues cited above.

In keeping with the format adopted for the Regional Reports published in 2008 and early 2009, the information contained in this report is a distillation of the comments, observations and opinions of the participants who attended regional focus group meetings. In addition, this report contains U.S. Census data on manufactured and mobile homes in the Region and the number of housing units found in structures.

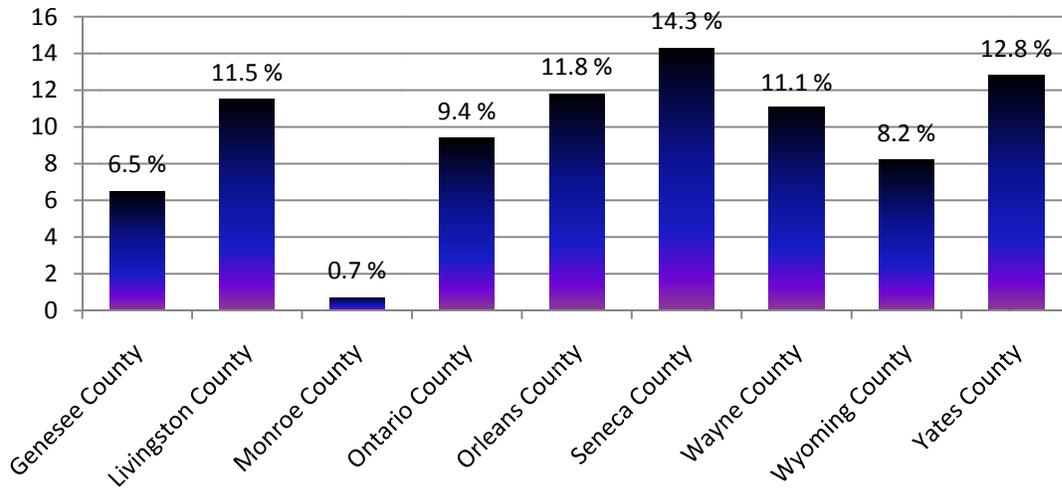
Manufactured and Mobile Homes

According to the 2000 U.S. Census, there were approximately 22,000 manufactured and mobile homes in the Finger Lakes Region, representing just over four percent of the Region’s housing stock (compared to 2.7 percent for the State as a whole). Seneca County had the highest proportion of its housing stock comprised of manufactured and mobile homes at 14.3 percent, while Monroe County had the lowest proportion of its stock comprised of manufactured and mobile homes at 0.7 percent (this percentage is diluted by the presence of the City of Rochester).

There was a general consensus among participants of the role that manufactured and mobile homes play in the provision of affordable housing and the need to address some of the issues related to their presence in the Region. Participants said manufactured and mobile homes represent an affordable vehicle towards homeownership for a portion of the Region’s residents.

It was said that zoning has always been an issue which had to be addressed when contemplating the placement of manufactured and mobile homes. It was stated that many municipalities in the Region are adopting new zoning laws that prohibit manufactured homes on private land. It was also stated that some municipalities are mandating minimum square footage requirements for new homes, which in effect exclude the placement of most new manufactured homes. Period-of-discontinuing use laws, whereby certain land uses become prohibited under current local zoning codes, are also an issue for those looking to site manufactured homes on private property.

**Table 1 - Finger Lakes Region
Manufactured and Mobile Homes as a Percent of Total Housing Units
(U.S. Census 2000)**



Note: Manufactured and mobile homes make up approximately four percent of total housing units in the Finger Lakes Region, as compared to 2.7 percent of total housing units statewide (U.S. Census 2000). The number of manufactured and mobile homes includes both occupied and vacant manufactured and mobile homes to which no permanent rooms have been added.

Attendees said there is a scarcity of public funds dedicated to manufactured and mobile home repair and replacement needs. Attendees discussed their efforts to use Weatherization Assistance Program funds for repairs to manufactured and mobile homes but acknowledged that such expenditures often fall short of rectifying the structural problems associated with homes. It was stated that the New York State Affordable Housing Corporation has been asked to create a program to deal specifically with improvements to manufactured and mobile homes.

One not-for-profit organization that has undertaken mobile home replacements said that it is often cost prohibitive to replace with brand new manufactured homes and instead replaces with gently used homes. Another participant pointed out that the current market for gently used homes is very strong with demand outstripping supply. It was said that typical households in need of a replacement home have incomes that are 30 percent or less of area median income (AMI) and that new manufactured homes cost between \$50,000 and \$60,000. In light of such experiences, participants suggested re-directing state assistance to write-down the purchase of new ENERGY STAR homes for those who can least afford such a purchase.

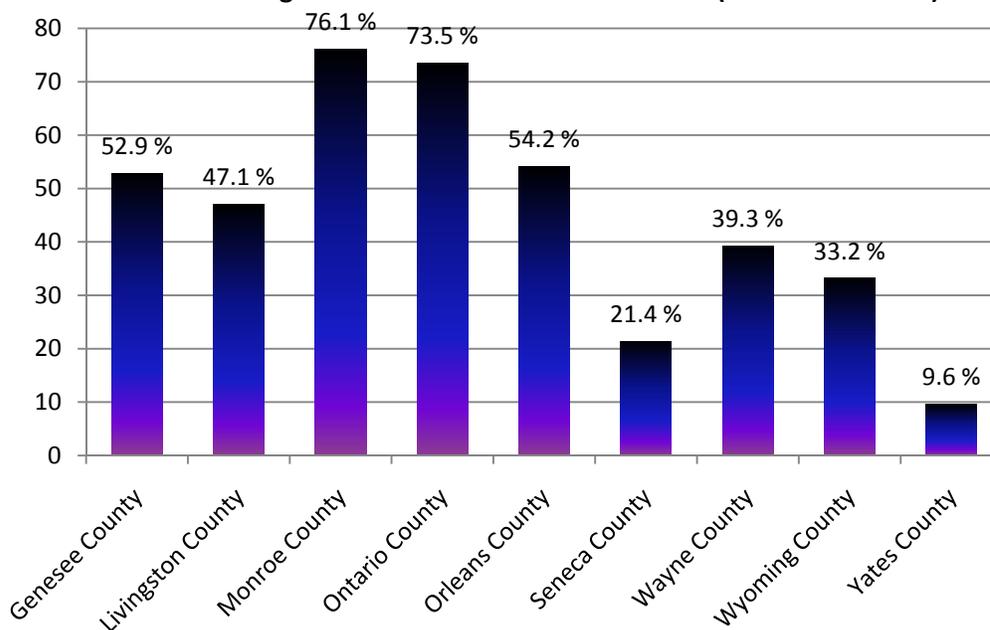
Manufactured and Mobile Home Parks

A participant from a not-for-profit organization in Monroe County discussed the opportunities that might be realized by cooperative ownership of manufactured and mobile home parks. Cooperatives in parks are typically volunteer-run organizations which rely upon a hired manager and/or property management company. Currently there are 15 resident-owned parks in the State containing approximately 1,000 homes. A participant stated that every park has its own set of unique problems and issues, some of which may be resolved by a cooperative ownership

structure. That participant said that their organization is planning to market and promote a statewide manufactured home park cooperative initiative. Parks where more than 90 percent of the homes are owned by tenants were said to be the best candidates for conversion to cooperative ownership.

A major hurdle to cooperative ownership of parks was said to be the timely “intersection of willing buyers and sellers.” It was stated that such “intersections” may become more frequent in the near future given the large number of parks purchased earlier in the decade that will require refinancing. It was also stated that an active park owners association is conducive to the conversion to cooperative ownership.

**Table 2 - Finger Lakes Region
Percent of Manufactured and Mobile Homes Located in
Registered Manufactured Home Parks (U.S. Census 2000)**



Note: The Percent of Manufactured and Mobile Homes Located in Registered Manufactured Home Parks represents: the number of manufactured and mobile homes in manufactured home parks registered with DHCR (per Section 233 of New York State Real Property Law) / the total number of manufactured and mobile homes.

Participants discussed the broad range of conditions found in parks throughout the Region. Reference was made to parks housing seniors with moderate incomes where conditions were characterized as “pristine.” There was agreement that substandard conditions are more frequently found in the smaller, older parks. Larger parks were said to be generally well-maintained and effectively-managed.

A participant said that the barriers to public investment in parks must be broken down given the level of need emanating from parks. Participants pointed out that there are limited public funds available to address failing infrastructure in manufactured home parks. It was noted that some CDBG funds have been used on infrastructure which support parks. It was suggested that public funds could be made available to park owners who meet certain income, operating, financing and disclosure requirements to complete infrastructure repairs. It was also suggested that

Community Reinvestment Act requirements could be brought to bear in such a way to incentivize infrastructure improvements in manufactured home parks.

A participant discussed the negative impact that rent-to-own agreements are having upon manufactured and mobile home park tenants, where tenants enter into agreements with the goal of homeownership. These agreements often require a financial investment by the tenant in the form of down payments. The tenant may also be financially responsible for home improvements. Tenants who fall behind in their rental payments are evicted from these homes, thereby losing their initial investment. This practice was said to be repeated with new “owners.” The participant said that such ambiguous financial arrangements could lead to a rash of homelessness in the Region. It was noted that the Finger Lakes Housing Consortium has begun awareness campaigns to alert potential renters of the pit falls of certain rent-to-own arrangements.

Participants with experience in managing and owning manufactured home parks discussed the somewhat adversarial relationship they have with some local governments. The adoption of manufactured home subdivisions or overlay zones was cited as a way to make manufactured homes more palatable to local governments. Under such a planned unit development style, park owners would sell individual lots, with adequate infrastructure, to existing tenants. Participants believe that such land use arrangements may foster a more sustainable form of homeownership.

Preservation and Rehabilitation of Owner Occupied and Rental Properties

According to the 2000 U.S. Census, the median year built for homes in the Region was 1959. Wyoming County had the oldest housing stock with a median year built of 1945, while Livingston, Monroe and Wayne counties had the least aged housing stock with a median year built of 1960. In the City of Rochester, Monroe County, over 55 percent of housing units were built before 1940.

Meeting participants stated that the need to address the preservation and rehabilitation of the Region’s housing stock outweighs the funding available for such activities. They said their efforts to meet these seemingly infinite needs are complicated by an array of factors related to, among other things, the costs associated with the rehabilitation and preservation of owner occupied and rental properties. Participants said they face challenging decisions about the appropriateness of expending resources when undertaking home rehabilitation activity in the Region. For example, participants said that there are instances where they are spending upwards of \$40,000 on the rehabilitation of homes assessed at \$60,000.

The increasing costs associated with workers’ compensation and insurance were pointed to as impinging upon the number of homes which organizations are able to rehabilitate in the Region. Participants said the cost associated with workers’ compensation coverage can double or triple the cost of a project and rising insurance costs contribute to increased labor costs.

Participants across the Region were in agreement that many rehabilitation projects are not financially feasible due to the \$25,000 lead-based paint abatement threshold. Many participants in the western section of the Region believe they could manage their rehabilitation funds more

effectively if they were able to focus on the most pressing rehabilitation need of a home, such as a roof repair, as opposed to rehabilitating the entire home. They said DHCR standards necessitate an all or nothing approach to home rehabilitation, forcing them to address everything in a home, including health, safety and energy issues. Some attendees stated that a program should be created that would allow organizations to address a single issue in a home.

One participant from Yates County shared an example of issues surrounding the rehabilitation of homes in rural areas of the Region. They said that the New York State HOME Program (HOME) requires administrators to rehabilitate all structures on the property where a home is sited. This requirement drastically increases rehabilitation costs and presents a particular problem in rural communities where it is commonplace to find dilapidated barns.

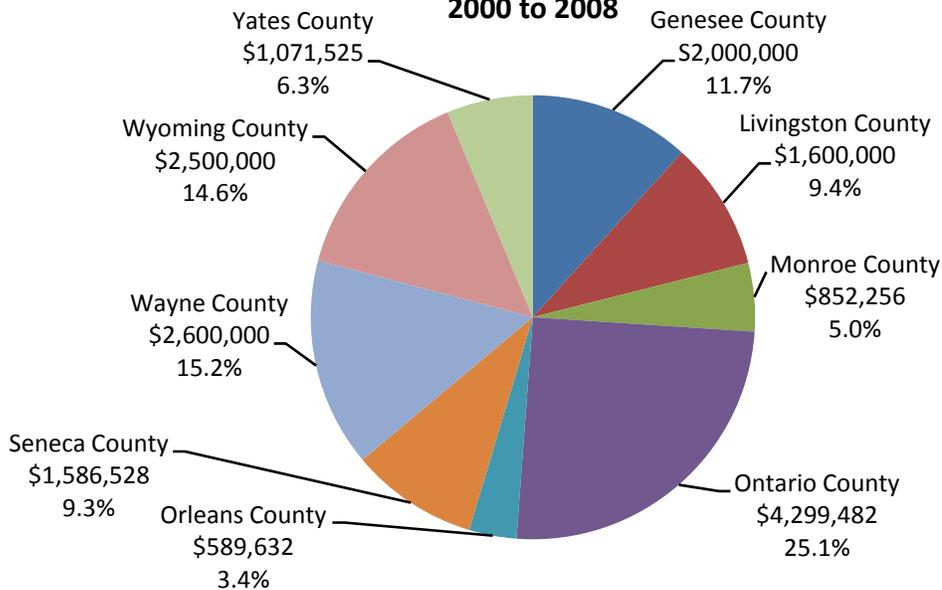
The need for rental rehabilitation was also expressed by participants throughout the Region. Participants in the eastern section of the Region said most low- income households live in poor quality rental units. A participant in the western section of the Region said the Livingston County Department of Social Services clients are in need of quality rental units. A number of their clients live in upper floor rental units in downtown areas, where accessibility is an issue for older tenants.

One participant shared that their not-for-profit organization focuses their rental rehabilitation efforts on United States Department of Agriculture's Rural Development 515 Program (515) units, often performing repairs on aging 515 units that require substantial rehabilitation. They said that restructuring the financing found in 515s is complicated and is compounded by the lack of public resources.

Attendees throughout the Region cited a myriad of reasons why they do not utilize funds from the HOME Program to perform rental rehabilitation. They said the Program's eight percent administration fee was inadequate to cover the expenses an organization incurs when administering a rental rehabilitation program. It was said that the minimum five-year compliance period, during which they have monitoring responsibilities, is an impediment to using the HOME Program for rental rehabilitation. Other impediments include the need to bring properties up to HUD Housing Quality Standards and the requirement that property owners match, in some proportion, the funds provided by the HOME Program.

Participants said the greatest challenge to attaining a higher level of rental rehabilitation is the need to provide incentives to property owners to participate in the HOME Program. It was stated that many owners of residential rental property are adverse to government regulation in the maintenance and management of their properties. Participants said that such owners often do not understand the guidelines and/or requirements under a loan program. It was stated that a program which provides match funding or a forgivable grant is needed.

**Chart 1 - Finger Lakes Region
New York State HOME Program
Local Program Administrator (LPA) Awards
2000 to 2008**



Note: Project awards include HOME Homeowner Rehabilitation and HOME Rental Rehabilitation Programs.

Across the Region, meeting participants expressed their concern with using Weatherization Assistance Program resources that have been made available through the American Recovery and Reinvestment Act. They said the Davis-Bacon prevailing wage requirement will have a substantial impact on the costs associated with weatherization, thus limiting the number of homes that can be weatherized.

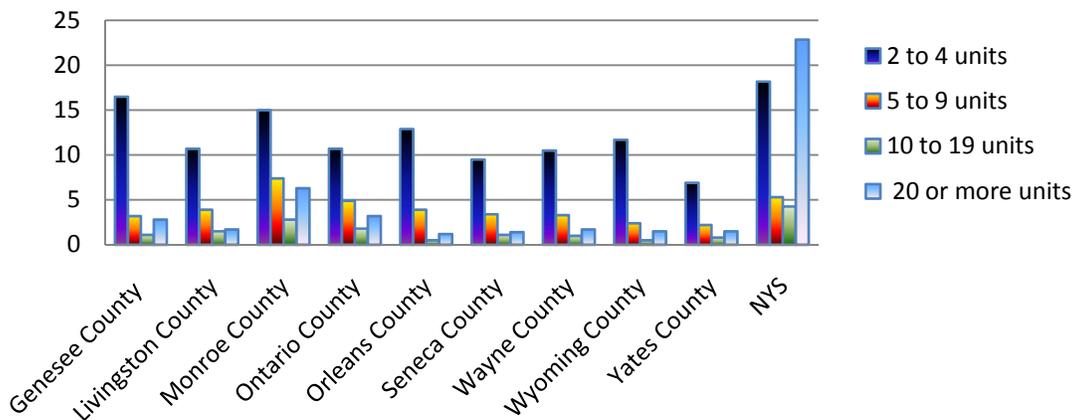
One participant in the western section of the Region shared their concern with the scoring criteria for DHCR’s Access to Home Program. They said that the use of census data to determine a service area’s poverty status prohibits small counties from scoring well. The scoring criteria favors larger communities by allocating more points to applications that have a higher number of persons in the program service area aged five or older with a disability living in households with incomes below the poverty level. For example, in an application recently submitted by a not-for-profit organization in Wyoming County, over 100 homes had been identified as needing assistance, yet the application did not score well based on the County’s low population. They were advised to partner with neighboring counties when applying for resources, limiting the number of households that they could serve in Wyoming County.

Small Rental Developments

Only 26 percent of the Region’s housing stock contains two or more units, while 70 percent is comprised of single family homes. The proportion of structures comprised of two or more units does vary across the Region, from a low of 11.4 percent in Yates County to a high of 31.5 percent in Monroe County. The percentage in Monroe County can be attributed to the City of

Rochester, where 52 percent of its housing stock is comprised of structures with two or more units.

**Table 3 - Finger Lakes Region
Percent of Total Structures
Containing 2 or More Housing Units
(U.S. Census 2000)**



Meeting participants asserted that small rental developments (defined by DHCR’s Small Projects Program as a development with 15 or fewer units) integrate more readily into small communities throughout the Region. Attendees in the eastern section of the Region said that small rental developments also have a greater potential to draw community support than would large rental developments.

The proximity of small rental developments to public transportation, retail business and health services was cited by participants as crucial to maintaining high occupancy levels and creating desirable developments. Attendees said that DHCR should adopt a preference for funding small rental developments in communities where there is a spectrum of services available.

Attendees in the western section of the Region stated that the concept of small rental developments is appropriate for smaller communities but such developments come with their own development and operating challenges. Meeting participants cited the difficulties of scattered site management, acquiring and leveraging multiple funding sources and the need for rental assistance given the absence of economies of scale in small rental developments.

Not-for-profit organizations in the Region said relatively high per unit cost of development and operation of small rental projects should allow them to be looked at differently than larger projects. They also suggested that the awards made by DHCR to small rental projects should be structured in a manner that financially incentivizes their development.

Attendees opined that, in some instances, it may be more advantageous to develop larger projects which deliver economies of scale in both development and operational costs. Still, participants acknowledged that the size of a development that the community can support must be taken into

consideration. Attendees were of the opinion that a community with a population as small as 6,000, for example, can support a properly-managed development of 20 units or more. One not-for-profit organization in attendance said they restrict their development activity to communities that can support projects of 24 units or more.

Meeting participants also stated that the costs associated with construction financing add a heavy burden to the development of small rental projects. Some participants voiced strong aversion to taking advantage of low cost construction financing that is available from the Housing Trust Fund Corporation, citing the delays they have encountered in trying to access such resources.

Participants representing not-for-profit organizations stressed the importance of seed money and pre-development funds. These attendees said that the lack of pre-development financing is a major impediment to the development of small rental projects by not-for-profit organizations. They said organizations are often informed by DHCR that seed money will not be available for efforts related to the development of small rental projects. One participant suggested that a contingency fund be built into small rental projects' budgets to alleviate unexpected expenses that arise in the pre-development stage.

In the eastern counties of the Region, participants stated that the development of small rental projects is often inhibited by what they believed to be a lengthy and burdensome design review process by DHCR. They believe that meeting thresholds which include hiring a licensed architect, meeting local buildings codes and adhering to DHCR's design manual should pave the way to a speedy review and approval of small rental developments by DHCR design services.

A participant in the western section of the Region said DHCR's decision to no longer require the submission of a comprehensive market study (which validates the existence of a market for the project) as a prerequisite to funding small rental projects was misguided. That participant believed markets for small rental developments in small communities should not be taken for granted and that the rents which are needed for the operating viability of Low- Income Housing Trust Fund projects are often beyond the means of those in small rural communities seeking rental housing. It was suggested that some sort rental assistance should be considered, where appropriate, as part of the award for the development of small rental projects.

Mixed Income Housing

The City of Rochester is the largest city in the Finger Lakes Region. Similar to other urban centers across the State, compared to the poverty and unemployment rates at the county level, the rates within the City of Rochester are relatively higher and are concentrated in select neighborhoods. Participants believe that the creation of mixed income housing and neighborhoods could alleviate some of this concentration and assist in revitalizing the City.

City of Rochester

When asked why there is a need for mixed income housing in the City of Rochester, meeting participants stated that the continued development of exclusively low- income housing in the City does not necessarily assist in revitalizing neighborhoods. They went on to say that there is a

need to attract higher income residents back into the City and that there must be a balance in the type of housing that is built and the households for which it is targeted.

Meeting participants said the northeast quadrant, where most of the City's public housing was built, is an area of concentrated poverty. One participant said the area has yet to fully recover from the race riots that took place there in the 1960s. They went on to say that you must "fix what is broken" in a community before you can revitalize it.

Many participants believe that mixed income housing is viable in the northeast area if the appropriate planning is done. They used the success of the "First Place" project as an example where "First Place" brought together varied investments to the neighborhood, which included housing, a new school and a supermarket. Success of the project was also due to a number of key stakeholders involved in its development. Banks also played a crucial role by using their investment in the neighborhood as a way to achieve some of their goals under the Community Reinvestment Act.

A participant stated that the southeast quadrant of the City has residents with a mix of incomes, but is losing homeowners because community renewal has taken a back seat to housing development. Participants said that not-for-profit organizations that apply for DHCR funding are evaluated based on the amount of affordable housing that they develop, which does not necessarily assist in creating healthy and sustainable neighborhoods. Some suggested including a provision in DHCR applications for a neighborhood or comprehensive plan to ensure that housing is integrated into the redevelopment efforts occurring in the neighborhood.

Participants believe that there are middle income families willing to live in lower income neighborhoods, based on their proximity to Center City; however, many middle income families do not perceive the City of Rochester as a viable place to live due to various quality of life issues. The increase in the number of events held in Center City has helped to change the perception of the downtown area. One participant opined that the ability to send children to neighborhood schools may also be a way to draw higher income families back into the City. Currently, the City schools are broken into three zones which leads to instances where children do not necessarily attend a school that is closest to their home.

The City of Rochester has several mixed income developments, most of which are not sited in low-income neighborhoods, funded with resources from DHCR's New York State Low-Income Housing Tax Credit Program and New York State Housing Finance Agency's 80/20 Program. Participants said that the relatively higher income level in the City of Rochester, compared to other upstate cities, is one reason why the City is able to support mixed income developments. The City has used its own resources to finance developments for households with incomes up to 120 percent of AMI. However, while there are federal and state funding mechanisms in place to assist those at very low income levels and up to 90 percent of AMI, no such funds are available to reach higher income levels.

Participants said that the scoring criteria that DHCR uses in a number of its capital programs undermines the development of mixed income housing. Neighborhoods are not economically diversified because developers are awarded more points when they target lower income

households for their projects. However, some participants questioned the use of public resources to underwrite mixed income developments instead of financing developments for the many very low- income households who are unable to afford tax credit rents. They asked if limited public resources should be used to focus on very low- income or market rate units, or if a balance is more appropriate.

Residential Vacancy

Similar to other upstate cities, such as Buffalo and Niagara Falls, the declining population in the City of Rochester over the last few decades has left it with a significant number of abandoned and deteriorated housing units which are having a blighting effect on neighborhoods. Efforts to address the residential vacancy issue have been made by local government and not-for-profit organizations; however, the demolition versus rehabilitation debate among community leaders is ongoing.

City of Rochester

According to meeting participants, there are nearly 3,000 vacant residential structures in the City of Rochester. The number of vacant residential structures has remained constant over the last two decades, despite a shrinking population and the concomitant potential for an increase in vacant structures. Participants said this is due in part to the City's creation of the HOME Rochester Program which focuses on the rehabilitation and demolition of vacant structures, as well as building new homes on city-owned vacant lots.

Throughout the City there are pockets of vacant structures. Most of these structures are concentrated in the northeast and northwest quadrants of the City. Some neighborhoods in these areas have vacancy rates as high as 60 percent. It was stated that the "hold outs" in these neighborhoods often do not have other options and will remain in their homes while the rest of the block deteriorates around them.

The City contributes \$3 million of its own resources to demolish 250 properties per year. This year a \$5.2 million award the City received from NYHomes (\$4.3 million from the Neighborhood Stabilization Program along with an award of \$900,000 from the Affordable Housing Corporation) will also be used to address issues surrounding residential vacancy. Approximately \$400,000 of this award will be used for demolition, while the vast majority will be used for the redevelopment of vacant homes into first time homebuyer opportunities for buyers with incomes up to 120 percent of AMI. However, even with these resources, the City cannot keep up with demand for the demolition of vacant structures.

According to meeting participants, another factor contributing to the presence of vacant residential properties is foreclosure. Both owners and investors alike have been impacted by the recent foreclosure crisis. Some investors who own multiple properties throughout the City are financially unable to maintain their properties. Tax and bank foreclosures are problematic as owners are walking away from their properties. Participants shared that the bank foreclosure process can take up to two years. They said bank policies should be changed in order to speed

up the foreclosure process, so that homes can be saved and returned to use. Homes are often no longer worth rehabilitating because they have been left to deteriorate.

Meeting participants said a post-demolition plan is needed in order to effectively address residential vacancy. Some said that there is a need to combine new construction with land banking, as well as urban homesteading. Participants believe that community involvement with “green” projects such as community gardens would encourage residents to become active in their neighborhoods.

Attendees stated that the City is in the process of adopting a plan to accumulate a number of contiguous properties for a land redevelopment project. An initiative of this scale, as well as the development of a demolition strategy, will take time to implement.

Conclusion

There is a scarcity of public funds dedicated to addressing the issues related to manufactured and mobile homes relative to the repair and replacement needs of such homes. Use of Weatherization Assistance Program funds on repairs of manufactured and mobile homes cannot rectify the structural problems associated with these homes.

The Region’s largely rural nature colored much of the discussions on housing rehabilitation. The need for preservation and rehabilitation funds for both owner occupied and rental properties is continuous. Rising costs associated with workers’ compensation and insurance, as well as the \$25,000 lead-based paint abatement threshold, leave many housing units in the Region unassisted. Participants said there is a strong aversion on the part of many property owners to governmental oversight and reluctance of the Region’s housing organizations to administer a rental rehabilitation program using funds from DHCR’s HOME Program.

Small rental developments integrate well into small communities throughout the Region, and have the potential to draw community support. The proximity of small rental developments to public transportation, retail business and health services is a crucial element to the success of these developments. However, these projects are often not financially feasible due to the difficulties of scattered site management, acquiring and leveraging multiple funding sources and the need for rental assistance given the absence of economies of scale in small rental developments.

There was consensus among participants that the success of neighborhood revitalization efforts in the City of Rochester will be linked to the manner in which the affordable housing and development community addresses mixed income housing and residential vacancy. Participants said they would like to see more mixed income housing, as well as the deconcentration of poverty (without displacement) in neighborhoods in need of revitalization. Funding for demolition, post-demolition and rehabilitation is scarce and the City cannot keep pace with the number of units that become vacant.

The importance of incorporating housing development into the mosaic of community development efforts in order to transform neighborhoods was stressed. Further, the need for

collaboration among the not-for-profit, public and private sectors also plays a vital role in revitalizing the City's neighborhoods.

Resource List

Manufactured and Mobile Homes

- Corporation for Enterprise Development's Manufactured Housing Initiatives
<http://www.cfed.org/focus.m?parentid=314&siteid=2652&id=2652>
- NeighborWorks America's Manufactured Housing Page
<http://www.nw.org/network/comstrat/manufHsg/default.asp>
- New York Housing Association
<http://www.nyhousing.org/>
- NYS Department of Health (New York State Sanitary Code Part 17 - Mobile Home Parks)
<http://www.health.state.ny.us/nysdoh/phforum/nycrr10.htm>
- NYS Department of State Manufactured Housing Program
<http://www.dos.state.ny.us/code/manuf.html>
- NYS DHCR's Manufactured Home Program
<http://nysdhcr.gov/Programs/ManufacturedHomes/>
- NYS Housing Finance Agency's Manufactured Home Cooperative Fund Program
<http://www.nyhomes.org/index.aspx?page=265>
- Park Residents Homeowners Association
<http://www.prho.com/>
- The Manufactured Housing Institute
<http://www.manufacturedhousing.org/default.asp>
- U.S. Department of Housing and Urban Development's (HUD) Manufactured (Mobile) Homes Page
<http://www.hud.gov/homes/manufactured.cfm>

Preservation and Rehabilitation of Owner Occupied and Rental Properties

- National Housing and Rehabilitation Association
<http://www.housingonline.com/>
- National Trust for Historic Preservation
<http://www.preservationnation.org/issues/housing/>

- NeighborWorks America's Housing Rehabilitation Page
<http://www.nw.org/network/comstrat/rehab/default.asp>
- NYS Affordable Housing Corporation
<http://www.nyhomes.org/index.aspx?page=50>
- U.S. Department of Housing and Urban Development – HOME Program
<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm>

Small Rental Developments

- U.S. Department of Agriculture Rural Development Housing and Community Facilities Programs
http://www.rurdev.usda.gov/rhs/common/indiv_intro.htm

Mixed Income Housing

- Harvard's Joint Center for Housing Studies
<http://www.jchs.harvard.edu/>
- National Housing Institute
<http://www.nhi.org/>
- National Low Income Housing Coalition
<http://www.nlihc.org/template/index.cfm>
- NeighborWorks America's Mixed Income Housing Page
<http://www.nw.org/network/comstrat/mixedIncomeHousing/default.asp>
- NYS DHCR's New York State Low- Income Housing Tax Credit Program (SLIHC)
<http://nysdhcr.gov/Programs/SLIHC/>
- NYS Housing Finance Agency's 80/20 Housing Program
<http://www.nyhomes.org/index.aspx?page=197>
- Rochester City-Wide Housing Market Study
<http://www.rochesterhousingstudy.com/>
- The Brookings Institution
<http://www.brookings.edu/topics/housing.aspx>
- U.S. Department of Housing and Urban Development- Hope VI
<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

Residential Vacancy

- Local Initiatives Support Corporation's Vacant Properties Page
<http://www.lisc.org/section/goals/development/vacant>
- National Vacant Properties Campaign
<http://www.vacantproperties.org/>
- NYS Housing Finance Agency's Neighborhood Stabilization Program
<http://www.nyhomes.org/index.aspx?page=803>
- The Brookings Institution
<http://www.brookings.edu/topics/cities.aspx>
- U.S. Conference of Mayors
<http://www.usmayors.org/bestpractices/vacantproperties06.pdf>

Finger Lakes Region Meeting Participants

Mt. Morris– Genesee, Livingston, Orleans and Wyoming Counties (August 24, 2009)

Jill Alcorn, Genesee Valley Rural Preservation Council, Inc.*
James Bensley, Orleans County Planning Department
Alan Bliss, Wyoming County Community Action, Inc.
Timothy Brinduse, T.A.B. Design Architects
Mark Castiglione, Genesee County Department of Social Services
Angela Ellis, Livingston County Planning Department
Ed Fancher, Community Action of Orleans & Genesee
Randy Harper, Harper Homes
Bob Martin, Genesee Valley Rural Preservation Council, Inc.
Felipe Oltremari, Genesee County Planning Department
Drew Shapiro, Wyoming County Department of Planning & Development
Deborah Tuckerman, Arc of Livingston-Wyoming
Pamela Whitmore, Genesee County Office for the Aging
Sandra Wright, Livingston County Department of Social Services

Rochester - Monroe County (August 25, 2009)

Deborah Harris, Bishop Sheen Ecumenical Housing Foundation, Inc.
Sandra Mindel, Monroe County Department of Planning & Development*
Hector Rodriguez, The Housing Council
John Wiltse, PathStone

Rochester - City of Rochester – (August 25, 2009)

Alma Balonon-Rosen, Enterprise
Delaine Cook-Greene, Coalition of Northeast Associations, Inc.
Eugenio Cotto, Jr., Group 14621 Community Association
Julie Everitt, PathStone
Bret Garwood, City of Rochester Development Services*
Lisa Goodberry, Conifer Realty
Helen Hogan, South East Area Coalition, Inc.
Jerdine Johnson, City of Rochester
Eugenio Marlin, Ibero-American Development Corporation
Monica McCullough, Providence Housing Development Corporation
John Oster, Edgemere Development
Joan Roby-Davison, Empire State Housing Alliance
Hector Rodriguez, The Housing Council
Earl Shepherd, Northeast Block Club Alliance, Inc.
Danny Walker, Montgomery Neighborhood Center, Inc.
Carol Wheeler, City of Rochester Development Services

Geneva – Ontario, Seneca, Wayne and Yates Counties (August 26, 2009)

Nancy Berkowitz, New York State Rural Advocates
Peter Brown, Seneca County Department of Planning and Community Development
Jennifer Carlson, Lakeview Mental Health Services
Kathryn Disbrow, Keuka Housing Council
Honorable Stu Einstein, Mayor, City of Geneva
Kris Mark Hughes, Ontario County Planning Department
Hillary Iannopollo, Geneva Housing Authority – Section 8
Eileen Lutz, Community Action in Self Help
Keith McCafferty, Legal Assistance of Western New York
Mary McDonald, Seneca Housing, Inc.
Jeff Padlick, Geneva Homes, Inc.
Keith Scholes, PathStone
Blair Sebastian, New York State Rural Housing Coalition
Martin Teller, FLACRA
Andy Tyman, Geneva Housing Authority*
Ellen Wayne, Catholic Charities of the Finger Lakes

*Meeting Host