

APPENDIX A
DEFINITIONS AND ACRONYMS

Genesee County Housing Needs and Market Analysis

DEFINITIONS OF TERMS AND ACRONYMS IN THE REPORT

(Note: Many of these definitions are directly copied from documentation from the Census Bureau or Department of Housing and Urban Development)

Accessible Unit – the definition of an accessible unit is defined by HUD’s Fair Housing Act. The Act requires that covered multifamily dwellings be designed and constructed with the following accessible features:

- The public and common use areas must be readily accessible to and usable by persons with disabilities;
- All doors designed to allow passage into and within all premises of covered dwellings must be sufficiently wide to allow passage by persons with disabilities, including persons who use wheelchairs;
- All premises within covered dwellings must contain the following features:
 - o An accessible route into and through the dwelling unit
 - o Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;
 - o Reinforcements in bathroom walls to allow the later installation of grab bars;
 - o Usable kitchens and bathrooms such that an individual using a wheelchair can maneuver about and use the space.

Affordable units – Housing Units available where homeowners are paying less than 30% of their monthly income on housing costs including utilities.

- **Unaffordable units** – Housing Units available where homeowners are paying between 31-49% of their monthly income on housing costs including utilities.
- **Severely Unaffordable units** – Housing Units available where homeowners are paying 50% or more of their monthly income on housing costs including utilities.

CHAS - Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds

Cost burden – Monthly housing costs (including utilities) exceeding 30% of monthly income.

- **Severe cost burden** – Monthly housing costs (including utilities) exceeding 50% of monthly income.

Disabled – HUD has separately identified four different physical or cognitive limitations: hearing or vision impairment, ambulatory limitation, cognitive limitation, and independent living limitation.

Family - A family is a group of two persons or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all of such persons (including related subfamily members) are considered as members of one family.

Gross Rent - Gross rent provides information on the monthly housing cost expenses for renters. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. The estimated costs of water and sewer, and fuels are reported on a 12-month basis but are converted to monthly figures for the tabulations.

HAMFI – HUD Area Median Family Income. This is the median family income calculated by the U.S. Department of Housing and Urban Development (HUD) for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made. If you see the terms "area median income" (AMI) or "median family income" (MFI), assume it refers to HAMFI. *Refer to Appendix B which lists the HAMFI income ranges based on family size.*

- **Extremely Low Income** – Households earning 30% or less of the HUD Area Median Family Income (HAMFI).
- **Very Low Income** - Households earning 31-50% of the HUD Area Median Family Income (HAMFI).
- **Low (Moderate) Income** - Households earning 51-80% of the HUD Area Median Family Income (HAMFI).

Household – All people living in a housing unit. Members of a household can be related (see family) or unrelated.

Household Size – The term "size of household" includes all the people occupying a housing unit. "Size of family" includes the family householder and all other people in the living quarters that are related to the householder by birth, marriage, or adoption.

Housing Problems – There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

Housing Unit – A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy (i.e. vacant units) as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall.

Housing Value - Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. This tabulation includes only specified owner-occupied housing units--one-family houses on less than 10 acres without a business or medical office on the property.

HUD – U.S. Department of Housing and Urban Development. HUD oversees multiple housing grant and financing programs for individuals and families that live in low to moderate income households.

Inflation Adjusted – Income, housing value and rent data was adjusted in the report using the Consumer Price Index (CPI) inflation calculator provided by the U.S. Bureau of Labor Statistics. The CPI inflation calculator uses the Consumer Price Index for All Urban Consumers (CPI-U) U.S. city average series for all items, not seasonally adjusted. This data represents changes in the prices of all goods and services purchased for consumption by urban households between two periods of time.

Market Rate – units that do not require a government subsidy.

Median – Median is the “middle” value of all numbers. In the case of Median Housing Value, 50% of the housing values are above the Median Housing Value and 50% of the housing values are below the Medina Housing Value.

Occupied Housing Unit – A housing unit is occupied if a person or group of persons is living in it at the time of the interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere. The count of occupied housing units is the same as the count of households. (note: an owner occupied housing unit could be the one unit in a single family structure or one unit in multi-family home that is occupied by the family that also owns the home).

Overcrowding – More than 1 person per room.

- **Severe overcrowding** – More than 1.5 persons per room.

Poverty Rates – the report exhibits information on the number of individuals living below the poverty threshold - the minimum level of resources that are adequate to meet basic needs measured in a dollar amount based on the state or region one lives in. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty.

Rehabbed Vacant (Rehab Vacant in tables) – Vacant units within the County that can be rehabilitated to meet the future demand for housing units.

STAMP – The Genesee County Economic Development Center is currently in the process of developing the Western New York Science Technology and Advanced Manufacturing Park (STAMP) in the Town of Alabama. The park is a “shovel-ready mega site (1,250 acres) designed for nanotech-oriented manufacturing (semiconductor, flat panel display, solar/PV), advanced manufacturing, and large scale bio-manufacturing project.

Tenure - A unit is owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

Year Structure Built - "Year structure built" refers to the date the original construction of the structure was completed, and not to any later remodeling, addition, or conversion. The figures on 9 the number of units built during a given period relate to the number of units in existence at the time of interview. For both occupied and vacant mobile homes, "model year" is the year built.

APPENDIX B
2015 SECTION 8 INCOME LIMITS

**HUD SECTION 8 INCOME LIMITS – 2015
GENESEE COUNTY, NEW YORK**

INCOME RANGES		HOUSEHOLD SIZE							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
EXTREMELY LOW INCOME	0-30% HAMFI	\$14,250	\$16,250	20,090	\$24,250	\$28,410	\$32,570	\$36,730	\$40,890
VERY LOW INCOME	31-50% HAMFI	23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700
LOW-INCOME	51-80% HAMFI	37,950	43,350	48,750	54,150	58,500	62,850	67,150	71,500

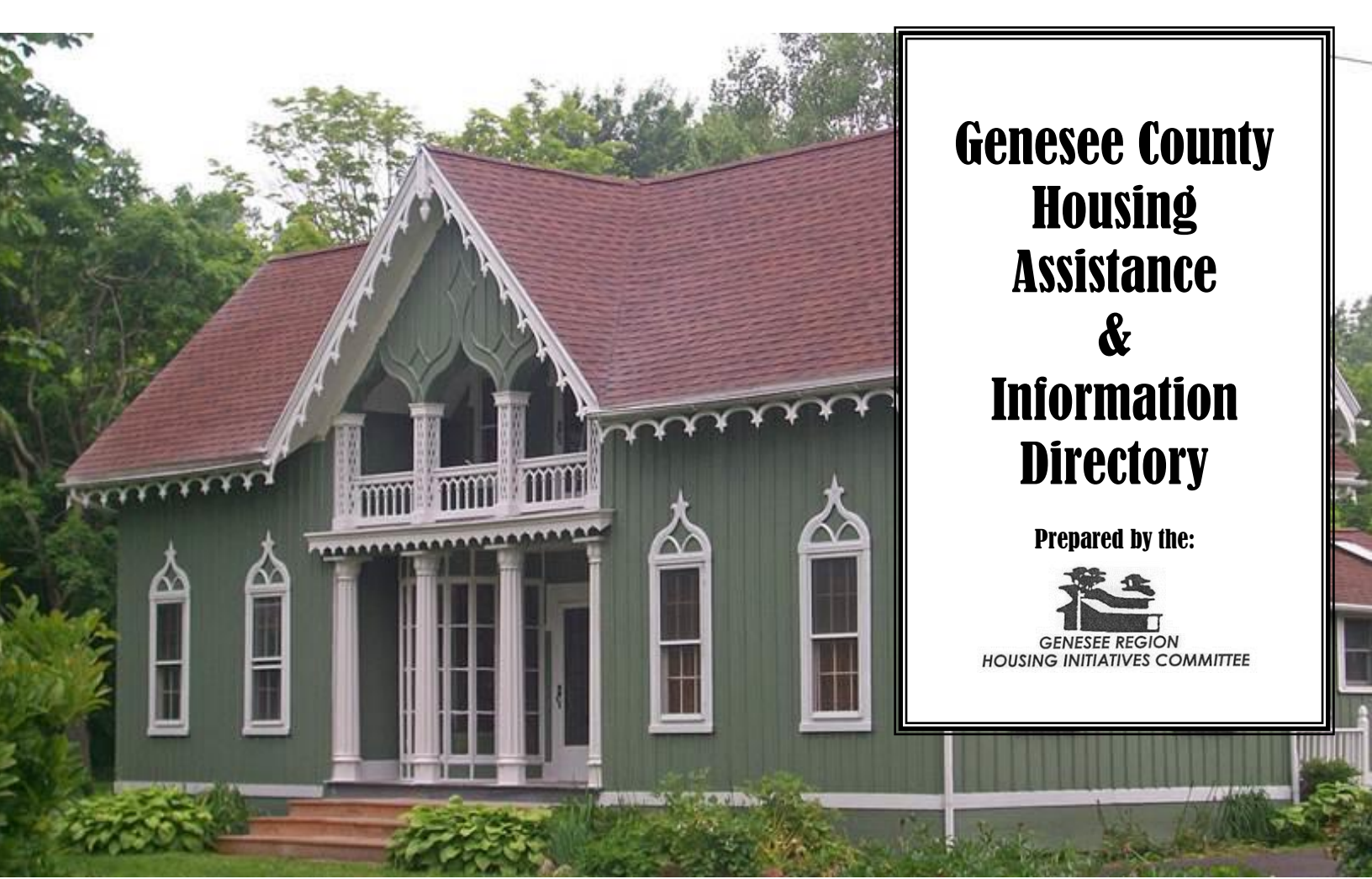
**HAMFI = \$67,700
(HUD AREA MEDIAN FAMILY INCOME)**

STATE-NEW YORK

-----S E C T I O N 8 I N C O M E L I M I T S-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Essex County, NY FY 2015 MFI: 61900	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	13000 21700 34650	15930 24800 39600	20090 27900 44550	24250 30950 49500	28410 33450 53500	32570 35950 57450	36730 38400 61400	40890 40900 65350
Franklin County, NY FY 2015 MFI: 57800	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12600 21000 33550	15930 24000 38350	20090 27000 43150	24250 29950 47900	28410 32350 51750	32570 34750 55600	36730 37150 59400	39550 39550 63250
Fulton County, NY FY 2015 MFI: 56300	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12600 21000 33550	15930 24000 38350	20090 27000 43150	24250 29950 47900	28410 32350 51750	32570 34750 55600	36730 37150 59400	39550 39550 63250
Genesee County, NY FY 2015 MFI: 67700	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	14250 23700 37950	16250 27100 43350	20090 30500 48750	24250 33850 54150	28410 36600 58500	32570 39300 62850	36730 42000 67150	40890 44700 71500
Greene County, NY FY 2015 MFI: 60700	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12750 21250 34000	15930 24300 38850	20090 27350 43700	24250 30350 48550	28410 32800 52450	32570 35250 56350	36730 37650 60250	40100 40100 64100
Hamilton County, NY FY 2015 MFI: 64400	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	13550 22550 36050	15930 25800 41200	20090 29000 46350	24250 32200 51500	28410 34800 55650	32570 37400 59750	36730 39950 63900	40890 42550 68000
Jefferson County, NY FY 2015 MFI: 57200	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12850 21450 34300	15930 24500 39200	20090 27550 44100	24250 30600 48950	28410 33050 52900	32570 35500 56800	36730 37950 60700	40400 40400 64650
Lewis County, NY FY 2015 MFI: 56800	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12600 21000 33550	15930 24000 38350	20090 27000 43150	24250 29950 47900	28410 32350 51750	32570 34750 55600	36730 37150 59400	39550 39550 63250
Montgomery County, NY FY 2015 MFI: 56900	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12600 21000 33600	15930 24000 38400	20090 27000 43200	24250 30000 48000	28410 32400 51850	32570 34800 55700	36730 37200 59550	39600 39600 63400
Otsego County, NY FY 2015 MFI: 62300	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	13100 21850 34900	15930 24950 39900	20090 28050 44900	24250 31150 49850	28410 33650 53850	32570 36150 57850	36730 38650 61850	40890 41150 65850
Schuyler County, NY FY 2015 MFI: 61200	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12750 21250 34000	15930 24300 38850	20090 27350 43700	24250 30350 48550	28410 32800 52450	32570 35250 56350	36730 37650 60250	40100 40100 64100
Seneca County, NY FY 2015 MFI: 63200	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	12850 21400 34200	15930 24450 39100	20090 27500 44000	24250 30550 48850	28410 33000 52800	32570 35450 56700	36730 37900 60600	40350 40350 64500

APPENDIX C
GENESEE COUNTY HOUSING DIRECTORY



Genesee County Housing Assistance & Information Directory

Prepared by the:



GENESEE REGION
HOUSING INITIATIVES COMMITTEE



In collaboration with the
Genesee County Department of Planning
County Building 2
3837 West Main Street Road
Batavia, NY 14020-9404



(585) 815-7901
planning@co.genesee.ny.us
www.co.genesee.ny.us/departments/planning

Fall 2015



Genesee County Housing Assistance & Information Directory

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Introduction

About the Genesee Region Housing Initiatives Committee

The Genesee Region Housing Initiatives Committee evolved from a county-wide long-range strategic planning project undertaken in the late 1980's referred to as "Genesee 2000." This Committee's purpose is to increase the availability of safe, affordable housing for low-income and moderate-income citizens of Genesee County. The Committee is comprised of community volunteers and local officials, and its efforts are financially supported by the County of Genesee, City of Batavia, United Way and grant funding from local area banks. All funding received is used for housing consultant grant writing services.

About the Directory

This directory is intended to provide information which will be of assistance to Genesee County residents desiring to improve their current housing situation. The information has been provided by the named agencies, landlords, and municipalities and assembled by the Genesee Region Housing Initiatives Committee with the help of the Genesee County Department of Planning. Every effort has been made to provide a current and comprehensive list of organizations in Genesee County which are involved with the administration and/or provision of housing or housing related services. However, all programs and agencies may not be listed. The information contained in this directory is presented in a summary format. All information is subject to change. For more detailed or current information on any of the listings, the individual agency, landlord, or municipal official should be contacted.

Genesee Region Housing Initiatives Committee

Members

Patti Michalak

Erik Fix

Cindy Earl

Maureen Estabrooks

Dorian Ely

Jessica Tomidy

Betsy Koch

Dawn Kuras

Mike Gundel

Nathan Varland

Rae Frank

Alex Pierce

Michael Weiss

Representing

Chairperson

United Way, Inc.

YWCA of Genesee County, Inc.

Genesee County Office for the Aging

Genesee County Office for the Aging

Private Citizen

Bank of Castile

USDA Rural Development

USDA Rural Development

Batavia Housing Authority

Independent Living of the Genesee Region

Wyoming County Community Action

Wyoming County Community Action

Ex-Officio Members

Jay Gsell

Jason Molino

Matt Landers

Frank Ferrando

Ed DeJaneiro

Representing

Genesee County Manager

Batavia City Manager

Assistant Genesee County Manager

Genesee County Legislature

Genesee County Legislature

Staff Members

Susan Boss

Derik Kane

Mary Leo

Felipe Ultramari

Keith Scholes

Representing

PathStone

Genesee Co. Department of Planning

PathStone

Genesee Co. Department of Planning

PathStone



GENESEE REGION HOUSING INITIATIVES COMMITTEE

Local Agencies Providing Housing Assistance

American Red Cross of Western New York

786 Delaware Avenue
Buffalo, NY, 14209

Telephone Number: (716) 886-7500

Website: www.redcross.org/ny/buffalo

Area Served: Allegany, Cattaraugus, Chautauqua, Erie, Niagara, Genesee, Orleans and Wyoming Counties

Clientele Served: Victims of natural and man-made disasters

PROGRAMS AND/OR SERVICES PROVIDED: The housing assistance provided is limited to temporary lodging for the victims of natural and man-made disasters. The agency will pay for lodging in motel rooms for disaster victims not to exceed three nights.

Batavia Housing Authority

400 East Main Street
Batavia, NY 14020

Telephone Number: (585) 344-1888

Fax: (585) 344-2290

Website: www.bataviahousing.org

Area Served: Genesee County

Clientele Served: Low-income families, elderly, disabled

PROGRAMS AND/OR SERVICES PROVIDED: Provision of public housing for low-income families and low-income elderly. Preference given to permanent residents of Genesee County.

Note: Acceptance is based on eligibility requirements. Application required. Waiting list may apply. Schedule of income limits available at office.

Better Business Bureau (BBB) Dispute Settlement Center

Upstate New York Better Business Bureau
100 Bryant Woods South
Amherst NY 14228

Telephone Number: 1-800-828-5000 ext.294

E-Mail: info@upstatenybbb.org

Website (non-local): www.bbb.org

Area Served: Upstate New York

Clientele Served: Any persons who are willing to submit to arbitration/mediation

PROGRAMS AND/OR SERVICES PROVIDED: Provide mediation and arbitration services to those involved in disputes.

Center for Resolution and Justice

**Child and Family Services
Genesee County Courts Facility
One West Main Street
Batavia, NY 14020**

Telephone Number: (585) 344-2550 Ext. 2440
E-Mail: mediate@cfsbny.org
Website (non-local): www.cfsbny.org
Area Served: Genesee, Orleans and Wyoming Counties
Clientele Served: Any persons who are willing to submit to arbitration/mediation

PROGRAMS AND/OR SERVICES PROVIDED: Provides Dispute Resolution to help people with everyday conflicts and complex disputes.

Community Action of Orleans & Genesee

**5073 Clinton Street Road
Batavia, NY 14020**

Telephone Number: (585) 343-7798
E-Mail: info@caoginc.org
Website: www.caoginc.org/programs/weatherization/
Area Served: Genesee and Orleans Counties

PROGRAMS AND/OR SERVICES PROVIDED: Community Action of Orleans & Genesee administers two housing programs: (1) a Weatherization and Energy Services program, and (2) a Home Rehabilitation Program that provides repairs for health and safety or energy efficiency upgrades, when funding is available.

Weatherization and Energy Services Program

The program applies weatherization and energy conservation techniques to eligible homes. Eligibility is based on income. Seniors and disabled are given priority. Service both owner and rental units. Low income persons who reside in rental dwellings can receive weatherization services provided the property owner pays 25% of the cost. High priority is given to testing all fuel fired appliances for steady state efficiency, drafting and venting problems. A high priority is given to the safety of our customers. The appliances are tested in and out after the work has been performed. A high priority is given to the home's insulation: attic, sidewalls and kneewalls. Air sealing, weather-strip kits, door sweeps, smoke alarms, carbon-monoxide alarms are some other measures taken. Window replacement is not a priority in the program. Depending on the other issues that the home may have, windows may not be replaced. **Note:** Long waiting list (approximately 4 years).

Home Rehabilitation Program

The program provides home repairs for income eligible households in Genesee and Orleans Counties. The repairs can include any health and safety or energy efficiency upgrades. Homeowners must live in the house for a period of time (determined by the cost of the work completed) after repairs are completed or repay the program for a portion of the costs. Eligibility is based on income. Homeowners may pay up to 40% of the cost of repairs. **Note:** funding is cyclical, so the program is not always available.

Cornell Cooperative Extension of Genesee County

420 East Main Street
Batavia, NY 14020

Telephone Number: (585) 343-3040
E-Mail: genesee@cornell.edu
Website: www.genesee.cce.cornell.edu
Area Served: Genesee County
Clientele Served: General public

PROGRAMS AND/OR SERVICES PROVIDED: Cornell Cooperative Extension of Genesee County brings university resources to meet local community needs including Agriculture, 4-H Youth Development, Consumer Horticulture and Leadership programs.

Genesee County Council on Alcoholism and Substance Abuse (GCASA)

Atwater Community Residence
424 East Main Street
Batavia, NY 14020

Telephone Number: Community Residence (Halfway House) (585) 343-8330
Supportive Living Program (585) 815-1889
Community Housing Program (585) 815-1886
E-Mail: smurphy@gcasa.org
Website: www.gcasa.net
Area Served: Genesee and Orleans Counties
Clientele Served: Clients in recovery from alcohol and/or substance addiction who need a supportive environment and time to strengthen recovery skills before living independently

PROGRAMS AND/OR SERVICES PROVIDED: Provides community residence and supportive living housing assistance. Residents are under the close supervision of GCASA staff and receive a high level of support including: meals, vocational training, group and individual counseling, and family support activities. Residents are also encouraged to donate time to community service activities as part of their recovery therapy. The duration of residency at the community residence is limited to six months. Residents receive no subsidy for the program. The cost of the program is borne either by the resident or by an insurance company if the resident has health insurance. GCASA also provides Supportive Living services to clients who have “graduated” from the community residence and other clients who do not need the high level of supervision provided in the community residence. All the supportive living residences are located in the City of Batavia. Supportive living residences are not staffed 24 hours, but GCASA staff meets weekly with

residents and make periodic visitations to monitor clients and their progress. Clients independently cook, make appointments, and also pay rent and the cost of utilities. Community Housing is available through the supportive living program. This service provides housing only with access to support. Limited availability.

Note: Waiting list for the community residence and supportive living residences.

Genesee County Department of Planning

**3837 West Main Street Road
Batavia, NY 14020**

Telephone Number: (585) 815-7901
E-Mail: planning@co.genesee.ny.us
Website: www.co.genesee.ny.us/departments/planning
Area Served: Genesee County
Clientele Served: Municipalities, individual homeowners and tenants, developers, home builders

PROGRAMS AND/OR SERVICES PROVIDED: Provide information, referrals, and technical assistance on housing related topics including zoning, subdivision, the regulation of mobile homes, flood insurance mapping, and wetlands and land use determinations.

Genesee County Department of Social Services (DSS)

**5130 East Main Street Road
Batavia, NY 14020**

Telephone Number: (585) 344-2580
Website: www.co.genesee.ny.us/departments/socialservices/
Area Served: Genesee County
Clientele Served: Any qualified individual requiring assistance through the many programs that we offer.

PROGRAMS AND/OR SERVICES PROVIDED: Genesee County Department of Social Services provides a wide range of financial assistance and social service programs to those in need. Among the benefits available to eligible recipients are: Temporary Assistance (cash benefits), Medicaid (assistance with medical expenses), SNAP (supplemental nutritional assistance), and HEAP (utility assistance).

Specific to housing, DSS may be able to help with rental assistance, security deposits, and with locating suitable housing. In some circumstances, DSS may be able to assist with emergency housing to those who have found themselves in a homeless situation.

In addition to the above-mentioned benefits that we offer, DSS also provides Child Protection, Adult Protection, Preventive, Foster Care, and Adoptive Services.

Genesee County Office for the Aging (OFA)

2 Bank Street
Batavia, NY 14020

Telephone Number: (585) 343-1611
E-Mail: ofa@co.genesee.ny.us
Website: www.co.genesee.ny.us (Click on "Office for the Aging" under "County Departments" section or "NY Connects Genesee Care Options" under the "Genesee County Calendar of Events")
Area Served: Genesee County
Clientele Served: Senior citizens, age 60 and over, Caregivers and Disabled Persons of any age

PROGRAMS AND/OR SERVICES PROVIDED: It is the mission of the Genesee County Office for the Aging to provide information, support, and advocacy to our residents 60 years of age and older, their caregivers, and disabled persons of all ages. Our aim is to promote their independence and improve their quality of life by providing them with information, screening, assistance, linkage to long term services and supports, programs, and services. Programs and services include recreation; nutrition services; in-home care, social adult day care, and emergency response system services; health insurance counseling, information, and assistance including Medicare counseling for individuals 65 and over or disabled of any age, Medicaid application assistance for individuals 65 and over or disabled of any age; screening for financial programs based on age and income eligibility; legal services; transportation and coordination; caregiver support and services; care options counseling; and volunteer coordination.

- Housing referrals
- Assistance preparing applications for senior citizen housing apartment buildings
- Assistance preparing applications for Section 8 housing vouchers (applications can be obtained at Pathstone, 8A Batavia City Centre, Section 8, Batavia, NY 14020 585-343-3861)
- Legal assistance to deal with housing problems that arise due to negligent landlords.
- Coordination with service providers to evaluate the mental and physical capabilities of senior/disabled citizens and to identify the appropriate type of housing such as independent living, assisted living and nursing home appropriate for each client.
- Eligibility screening for the home energy assistance program (HEAP)
- Eligibility screening and referral to area agencies providing grant and loan programs for home repair, rehabilitation, accessibility modification (ex. ramps, grab bars, etc.), and energy audits.
- Handyman (home repairs) program (this service is provided by PathStone and funded by the Muriel H. Marshall Fund for the Aging in Genesee County, but referrals are made through OFA and available only to Genesee County senior citizens).

Genesee-Orleans Ministry of Concern

5073 Clinton Street Road
Batavia, NY 14020

Telephone Number: (585) 343-5452
E-Mail: geneseeadvocate@ministryofconcern.org
Website: www.ministryofconcern.org
Area Served: Genesee and Orleans Counties
Clientele Served: Those with temporary emergency or other transient needs

PROGRAMS AND/OR SERVICES PROVIDED: Services provided include personal care items, prescription medications, assistance with utility bills, and advocacy and referrals to other service providers. Additionally, we offer very limited assistance with emergency shelter. Programs offered include the Furniture Program, which accepts donations of usable furniture and working appliances and distributes them to needy families and individuals, and a youth mentoring program called Just Friends

Genesee Region Housing Initiatives Committee

**3833 West Main Street Rd
Batavia, NY 14020**

E-Mail: pmichalak@townofbatavia.com
Area Served: Genesee County
Clientele Served: Municipalities; low and moderate income County residents

PROGRAMS AND/OR SERVICES PROVIDED: Involved with the establishment and/or continuation of housing programs and projects including: first-time home buyer programs, housing rehabilitation programs, handyman program, and housing development for the elderly, handicapped, and low income families. Provide technical assistance to municipalities in improving the delivery of housing services and in developing affordable housing opportunities for homeowners and renters.

Genesee Valley Rural Preservation Council, Inc.

**5861 Groveland Station Road (Route 63 at Hampton Corners)
Mt. Morris, NY 14510**

Telephone Number: (585) 658-4860
E-Mail: gvrpc@gvrpc.com
Website: www.gvrpc.com
Area Served: Genesee, Livingston, Wyoming and Chemung Counties
Clientele Served: Low and moderate income persons

Programs and/or Services Provided: In Genesee County, the agency administers various rehabilitation programs for owner occupied homes and owns and manages apartments for people who are elderly and/or disabled. The housing rehab program is designed to provide financial assistance to lower income people who own their own home but cannot afford essential repairs. GVRPC helps determine what work is needed, assists in securing bids for the work, monitors construction progress and helps with the costs of the rehab. In some cases the full cost of the rehab may be covered by grant funds. In addition, GVRPC manages an Accessibility program to assist with accessibility modifications for person with a disability. Genesee Park Place Apartments in the City of Batavia provides affordable housing to lower income people who are elderly or disabled of any age. Rent is based on the household income. Havenwood Congregate Apartments also in the City of Batavia provides affordable housing with a services component for the elderly and disabled of any age. Rent is based on the household income. Service packages are purchased based on individual needs.

Habitat for Humanity of Genesee County

PO Box 711
Batavia, NY 14021-0711

Telephone Numbers: (585) 345-1656
(585) 343-2372 ext. 16 (ReStore)
Email: info@geneseehabitat.com
Website: www.geneseehabitat.com
Area Served: Genesee County
Clientele Served: Anyone may apply, but HUD income guidelines are used for qualification

Programs and/or Services Provided: Provides a homeownership program for qualified individuals. Families are evaluated on their willingness to partner with the organization, ability to pay a 0% interest mortgage to us monthly, and their need for simple, decent housing. Habitat for Humanity of Genesee County also operates a ReStore located in the Batavia First United Methodist Church, 8221 Lewiston Rd. Batavia, NY. The ReStore is a retail outlet that re-sell new and used building and household materials donated by large companies, job sites, and individuals. Proceeds from the ReStore helps Habitat fund the construction of Habitat houses within the community.

Independent Living of the Genesee Region (ILGR) (Formerly Genesee Region Independent Living Center, Inc.)

113 Main Street, Suite 5
Batavia, NY 14020

Telephone Number: (585) 815-8501 (Voice and TDD) - Intake/Information Ext. 400
E-Mail: rfrank@wnyil.org
Website: www.wnyil.org
Area Served: Genesee, Orleans and Wyoming Counties
Clientele Served: Persons who have physical, health, mental or developmental disabilities that impair a major life function

PROGRAMS AND/OR SERVICES PROVIDED: Services include benefit advisement, employment assistance, and transition to living independently in the community. Provides information on housing programs, as well as, assistance in contacting housing agencies and landlords. Can be contacted for referral on emergency housing. Independent Living Specialists also assist consumers complete applications and related paperwork. Beyond housing, ILGR's four core services include Information & Referral, Independent Living Skills, Individual & Community Advocacy and Peer Counseling

Living Opportunities of DePaul

Batavia Treatment Apartment Program
555 East Main St.
Batavia, NY 14020

Telephone Number: Treatment Apartment Program (585) 344-0198
Website: www.depaul.org

Area Served: Genesee, Orleans & Wyoming Counties
Clientele Served: Adults with psychiatric disabilities

Referrals & Intake (716) 608-1000
Cost: Yes
Waiting list Yes

PROGRAMS AND/OR SERVICES PROVIDED: DePaul is a not-for-profit that provides secure, recovery orientated living environments for individuals with psychiatric disabilities. The organization is committed to assisting its clientele live meaningful, productive lives by providing flexible supports in a person-centered atmosphere. Residents of all programs learn the skills necessary to live independently. Treatment Apartments are certified by the New York State Office of Mental health and provide consumers with the highest level of independence in a certified program. This site is staffed 24 hours per day, seven days a week. The program is designed to be a preparatory step before the consumer begins to live independently within the community. There are 31 one-bedroom apartments at this site. Two of which are handicap accessible.

Batavia Special Needs

**555 East Main St
Batavia, NY 14020**

Telephone Number: (716)712-1353 direct line
(585) 329-4915 cell
E-Mail: mdelavern@depaul.org
Website: www.depaul.org
Area Served: Genesee Erie & Monroe Counties
Clientele Served: Individuals 18 and older of low income
Cost: Yes
Waiting list: Yes

Send applications to: Melissa R. DeLavern
Director of Tax Credit Compliance
DePaul Properties
238 Ontario Street
Buffalo, New York 14207

PROGRAMS AND/OR SERVICES PROVIDED: Provides housing to individuals of low income. There are a total of 11 apartments available at this site. Two of the apartments are 2-bedroom 9 are 1-bedroom. Apartments come with appliances, many utilities included. Must sign a lease and a credit check is done.

DePaul Supported Housing

**555 East Main St
Batavia, NY 14020**

Telephone Number: (585) 344-3727 direct line
(585) 201-7527 Director's Line
E-Mail: mmccoy@depaul.org
Website: www.depaul.org
Area Served: Genesee, Orleans & Wyoming Counties

Clientele Served: Individuals 18 years of age or older who have a serious and persistent mental illness and demonstrate the skills needed to reside independently in the community. Applicants must be receptive to applying for HUD Section 8 housing

Cost: Portion of rent plus utilities

Waiting list: Yes

Referrals: **Mail to:**
Michelle McCoy
Director of Supported Housing
555 East Main St.
Batavia, NY 14020

PROGRAMS AND/OR SERVICES PROVIDED: The Supported Housing Program is a non-certified Office of Mental Health program that secures permanent housing for populations including the mentally ill, mentally ill/chemically addicted (MICA). Staff provides resources for consumers with limited incomes to successfully find housing that meets their needs. The program offers individuals a safe and affordable apartment, furniture, linkage to necessary community supports, and advocacy. Staff collaborates with consumers to procure, establish and maintain households that meet each person’s specific needs. Services include contacting landlords, arranging lease agreements, obtaining essential household item, rental assistance and assistance in identifying service gaps

Neighborhood Legal Services

**5073 Clinton Street Road
Batavia, NY 14020**

Telephone Number: (585) 343-5450
Website: www.nls.org
Email: jzonitch@wnylc.com
Area Served: Genesee, Orleans, Wyoming Counties
Clientele Served: Low income persons, senior citizens

PROGRAMS AND/OR SERVICES PROVIDED: Provide legal representation in civil cases, divorces, social security/SSI disability, public benefits, and correction of housing conditions.

PathStone

(Formerly ROI or Rural Opportunities, Inc.)

Website (non-local): www.pathstone.org

PROGRAMS AND/OR SERVICES PROVIDED: PathStone, formerly Rural Opportunities, Inc. (ROI), is a not-for-profit agency that administers a variety of housing, counseling and economic development programs. PathStone administers five programs in Genesee County: (1) a rental assistance program, (2) a first-time home buyers program, (3) a housing rehabilitation program, (4) a handyman program, and (5) a foreclosure prevention counseling program.

Rental Assistance Services
8A Batavia City Centre
Batavia, NY 14020

Telephone: (585) 343-3861
E-Mail: mrice@pathstone.org
Director of Section 8
pstantoncase@pathstone.org
FSS Manager & Homeowner Manager

PathStone administers the Section 8 Housing Choice Voucher Program in Genesee County funded by the U.S. Department of Housing and Urban Development (HUD). in addition to, Family Self Sufficiency Program, Family Unification Program, Section 8 to Homeownership, & Nursing Home Transition/Diversion Program.

Rental assistance in the form of vouchers is provided to eligible clients. Persons and families must meet income-eligibility requirements to be eligible to receive Section 8 vouchers. Annual eligibility recertification is also required. Families are responsible for finding their own apartments or houses to rent. There are no geographical restrictions as to where the Section 8 vouchers may be used. PathStone inspects each dwelling prior to the tenants moving in and annually thereafter. The amount of Section 8 financial assistance a family is eligible to receive is pegged to family size/dwelling size (number of bedrooms). Families are required to pay 30% of their income toward the cost of rent and utilities. This office also administers the Family Self-Sufficiency (FSS) Program. The FSS program works closely with other agencies to aid people in achieving educational, financial, occupational, family related, health & wellness, and personal goals. It is a five year program with the main objectives being: finding and retaining employment, freedom from dependence on public assistance and ultimately achieving homeownership.

Note: Waiting list.

Home Ownership Services **First-Time Home Buyers Program**

7 Batavia City Centre
Batavia, NY 14020

Telephone: (585) 343-2188
Fax: (585) 343-5442
E-Mail: mnewmark@pathstone.org
Marianne Newmark, (Homeownership Counselor)

Telephone: (585) 546-3700 Ext 3033
E-Mail: mleo@pathstone.org
Mary Leo, (Director of Homeownership Programs)

PathStone administers a first-time home buyers program designed to provide financial assistance to eligible applicants to enable them to purchase homes. Eligibility is based on income and the ability to obtain an affordable mortgage product. In addition to satisfying the income requirements, applicants must complete a homeowner educational program PathStone sponsors. Financial assistance is usually in the form of a grant and low-interest loan combined. First-time home buyers are required to do their own house hunting. The property must be in Genesee, Orleans, Livingston, or Wyoming Counties. PathStone inspects structures prior to purchase to ensure that they meet HUD's minimum housing quality standards. The first-time, home-buyers program also has a housing rehabilitation component so that homes not meeting the minimum housing quality standards can be brought up to those standards at the time of purchase. PathStone also collaborates with other agencies to secure funding for rehabilitation, if necessary.

Housing Rehab & Energy Services

400 East Avenue
Rochester, NY 14607

Telephone: (585) 442-2030 x 210
Fax: (585) 442-2039

E-Mail: craymond@pathstone.org
Deputy of Housing Rehabilitation Programs

PathStone administers a housing rehabilitation program designed to assist eligible homeowners to undertake major repairs or to perform major maintenance tasks on their dwellings. Eligibility is dependent on income. There are currently two programs available. The Genesee HOME (Home Investment Partnerships) program pays for 50% of the cost of rehabilitation. The AHC (Affordable Housing Corporation) program pays for 60% of the cost of the rehabilitation. Grants may be combined to assist in paying for repairs. The most frequent rehabilitation work performed includes re-roofing dwellings and making dwellings more energy efficient through the installation of insulation and/or new windows. Occasionally, electrical wiring is also upgraded. In addition, PathStone administers a low-interest, revolving loan fund to lend money to clients who are unable to secure other grants. Such loans are made only to credit worthy families and are structured as short-term loans.

Handyman/Mini-repair Program

Telephone: (585) 747-1514
E-Mail: jwelch@pathstone.org
Handyman Coordinator

PathStone operates a Handyman Program. The primary purpose of the Handyman Program is to provide no/low cost, high quality, and timely home repairs to senior citizens in Genesee County in order to provide safe and sanitary housing, assist in maintaining the client in their own home and assists with maintaining the marketability of the home. The program participant/beneficiary is any client who is a resident of Genesee County, 60 years of age, and a homeowner. The type of work that has been undertaken includes minor electrical work, (outlets, switches and easily re-wired fixtures), minor plumbing (faucet repairs and replacement, unclogging drains, repairs to sinks and toilets, etc), painting, installing weather stripping and other minor weatherization activities, safety devices: installing dead bolt locks, install smoke detectors, grab bars in showers and bathrooms, and handrails, and general repairs: adjusting doors and latches, porch and stair repair, window and screen repair, patching holes in walls, minor repairs to sidewalks and foundations, minor roof work, gutter repairs and cleaning, minor furniture repair, deck repairs, fence repairs, installing shelving, etc.

Foreclosure Prevention

75 College Ave, 4th Floor
Rochester, NY 14607

Telephone: (585) 546-3700 Ext 3015
E-Mail: jlopez@pathstone.org
Johanna Lopez, (Intake Specialist)

Telephone: (585) 546-3700 Ext 30
E-Mail: tisaman@pathstone.org
Trisha Isaman, (Director of Foreclosure Prevention)

The Housing Council at PathStone provides a Foreclosure Prevention Counseling program for Genesee, Monroe, Livingston and surrounding counties. The foreclosure prevention department meets with clients who are at risk of, or facing mortgage and tax default. The program provides assistance by evaluating a client's financial situation and concentrates on a solution that would work best for the individual. The foreclosure prevention counselors meet with over 600 families a year. The program has over a 90% success rate on preventing foreclosures. Counselors are available to meet clients in the counties where the household is located.

The Salvation Army

529 East Main Street
Batavia, NY 14020

Telephone Number: (585) 343-6284
Email: Robert.Kurtz@use.salvationarmy.org
Website (non-local): www.salvationarmyusa.org
Area Served: Genesee County
Clientele Served: County residents, transients

PROGRAMS AND/OR SERVICES PROVIDED: Provide emergency sheltering, food, rental assistance, and mortgage assistance for housing. Utilize local motels and rooming houses. The emergency sheltering is limited to lodging for one night for each client assisted. Local motels are used for the lodging. In addition to the emergency lodging, the Salvation Army also provides emergency rent and mortgage assistance. Such assistance is generally available only to persons who have received an eviction notice (if renting) or who are facing foreclosure proceedings (if a homeowner). The financial assistance is limited to one month's rent or one mortgage payment.

Note: Assistance depends on grant availability. No security deposit funding available.

U.S. Department of Agriculture (USDA) Rural Development

29 Liberty Street
Suite 2
Batavia, NY 14020

Telephone Number: (585) 343-9167 x2200 x 4
Fax: 1-855-889-1627
Email: dawn.kuras@ny.usda.gov
Website (non-local): www.rurdev.usda.gov/ny
Area Served: Genesee, Erie, Niagara, Orleans and Wyoming Counties
Clientele Served: Very low, low and moderate income rural clients (includes City of Batavia)

Programs and/or Services Provided: Provides low interest loans for individual home ownership, housing repair, and subsidized rental housing. Section 502 SFH loans provide 100% financing to low and very low income borrowers for purchases, which can include repair if needed, of an existing home, construction of a new home, or repair of a home already financed with 502 direct funds. Interest rate is subsidized and based on income. Section 502 Guaranteed loans provide 100% financing to moderate income borrowers and are processed through approved lenders. Section 504 finances the repair of homes already in ownership in the form of a 1% loan, or possibly a grant. Grants have age requirements and income limits. Section 515 rural rental multi-family housing finances and subsidizes low and very low income rental properties. Also, subsidizes apartment rents for eligible low income persons living in Rural Development financed apartment complexes.

Note: Development also has loans and grants available for water and sewer to municipalities and non-for-profits; business and industry loans (guaranteed); community facility loans; programs for small businesses, renewable energy programs and value added programs for farmers.

U.S. Department of Veterans Affairs (VA) Programs for Homeless Veterans

**222 Richmond Avenue
Batavia, NY 14020**

Telephone: (585) 297-1000
Toll free: 1-877-4AID VET (1-877-424-3838)
E-Mail: kristen.weese@va.gov
Websites (non-local): VA Health Care Upstate New York - VISN 2: www.visn2.va.gov
Housing Support Services: www.va.gov/HOMELESS/housing.asp
U.S. Department of Veterans Affairs: www.va.gov

PROGRAMS AND/OR SERVICES PROVIDED: The Western NY branch of the U.S. Department of Veterans Affairs (VA) administers two housing programs for homeless Veterans: (1) a rental housing voucher program called Department of Housing & Urban Development/VA Supportive Housing (HUD-VASH), and (2) a transitional housing facility and service center called Grant and Per Diem (GPD).

Department of Housing & Urban Development/VA Supportive Housing (HUD-VASH)

The Department of Housing and Urban Development and VA Supported Housing (HUD-VASH) Program provides permanent housing and ongoing case management treatment services for homeless Veterans who require these supports to live independently. HUD has allocated over 20,000 “Housing Choice” Section 8 vouchers to Public Housing Authorities (PHAs) throughout the country for eligible homeless Veterans. This program allows Veterans and their families to live in Veteran-selected apartment units. The vouchers are portable, allowing Veterans to live in communities where VA case management services can be provided. This program provides for our most vulnerable Veterans, and is especially helpful to Veterans with families, women Veterans, recently returning Veterans and Veterans with disabilities. Evaluation of an earlier, similar program demonstrated that most Veteran participants remained permanently housed.

Grant and Per Diem (GPD) Program

The Grant and Per Diem (GPD) Program provides transitional housing and services for homeless Veterans. The Batavia VA Campus contains an 18-bed halfway facility for men and women. Veterans are referred from a variety of sources from the VA and the community. Length of stay at the program will vary according to individual treatment plans. A typical stay may be from 6 months to 12 months but will not exceed 24 months.

Other VA Support Services

Based on the information the applicant provides to the Homeless Program Case Manager and what needs are identified by the applicant, the Veteran may be eligible for other VA services, such as Domiciliary Care, Substance Abuse rehabilitation, and Vocational Services. Although these services are separate from the VA Homeless Program, case managers work as partners to help the Veteran achieve his/her goals. Case Managers from each will maintain communication as needed to help with transitions from one level of care, or location, to another.

YWCA of Genesee County Domestic Violence Program

301 North Street
Batavia, NY 14020

Telephone Numbers: (585) 343-5808
(585) 344-4400 Care + Crisis Helpline or Toll-Free 1-844-845-4400
(585) 343-7513 (24 hour hotline)

Fax: (585) 343-0143

E-Mail: info@ywcagenesee.org

Website: www.ywcagenesee.org/

Area Served: Genesee County

Clientele Served: Women and their children who are the victims of domestic abuse and/or violence

PROGRAMS AND/OR SERVICES PROVIDED: The YWCA of Genesee County Domestic Violence Crisis and Prevention Services provide a number of services which include emergency, temporary housing at a "safe dwelling" operated by the agency. Basic necessities such as food, clothing and lodging are provided along with transportation to and from the "safe dwelling" and various other appointments the client might have. The "safe dwelling" is available 24/7. To qualify for "safe dwelling", a woman and her children must be in imminent danger of physical harm and be classified as homeless. When no space is available at the agency's "safe dwelling", clients are referred to "safe dwellings" in adjoining counties. Women in need of lodging who are not in imminent danger of physical harm are referred to area homeless shelters. In cases in which the victim qualifies for Department of Social Services (DSS) assistance, Domestic Violence Crisis and Prevention Services staff will advocate on behalf of the victims to obtain such assistance.

Subsidized Senior Housing Developments

**Subsidized Senior (ages 62 and over) complexes also accept the handicapped/disabled of any age where facilities are provided.

Batavia Housing Authority

**400 East Main Street
Batavia, NY 14020**

Telephone Number: (585) 344-1888
Fax: (585) 344-2290
Website: www.bataviahousing.org
Subsidy Source: Public Housing
Utilities Included: All
Waiting List: There may be a waiting list.
Rent: Based on 30% of annual income
Number of Handicapped Accessible Units: All are handicapped accessible, but none are handicapped equipped

BATAVIA HOUSING AUTHORITY HOUSING UNIT INFORMATION			
Location	Total Units	Unit Size	Number of Units
400 Towers	149	Efficiency	86
		1 Bedroom	58
		2 Bedroom	5

Bergen Meadows

**6619 North Lake Road (NYS Rt. 19)
Bergen, NY 14416**

Telephone Number: (585) 494-2168, TDD Relay 711
Fax: (585) 494-0209
E-Mail: bergenmdws@frontiernet.net
Website: www.belmontmgmt.com/apartment-listings/apartment-detail/22/
Subsidy Source: NYSDHCR and USDA Rural Development
Utilities Included: Water, Sewer, Garbage pick-up and utility allowance is deducted from rent
Waiting List: Yes
Rent: Based on 30% of income; minimum indicated below
Number of Handicapped Accessible Units: 2 accessible and partly equipped

BERGEN MEADOWS HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
24	1 Bedroom	No Minimum – 30% of monthly income

Corfu Meadows

**53 West Main Street
Corfu, NY 14036**

Telephone Number: (585) 343-2356
E-Mail: v_vdevelopment@yahoo.com
Subsidy Source: USDA Rural Development
Utilities Included: Garbage pick-up and utility allowance is deducted from rent
Waiting List: Yes
Rent: Based on 30% of monthly income
Number of Handicapped Accessible Units: 2 partly equipped

CORFU MEADOWS HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
24	1 Bedroom	No Minimum – 30% of monthly income

Genesee Park Place Apartments

**145 Park Road
Batavia, NY 14020**

Telephone Number: (585) 343-2804 or (585) 658-4870
E-Mail: mfrounick@gvrpc.com
Website: www.gvrpc.com/GPPA.htm
Subsidy Source: USDA Rural Development and NYS Division of Housing
Utilities Included: Heat, Water, Sewer and Garbage pick-up
Waiting List: Yes
Rent: 30% of monthly income with a cap (determined annually)
Number of Handicapped Accessible Units: 2 fully handicapped equipped, 30 accessible/adaptable units

GENESEE PARK PLACE APARTMENTS HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
32	1 Bedroom	30% of monthly income with a cap (determined annually)

Havenwood Congregate Apartments

**240 Richmond Avenue
Batavia, NY 14020**

Telephone Number: (585) 344-1260 or (585) 658-4870
E-Mail: mfrounick@gvrpc.com
Website: www.gvrpc.com/HCA.htm
Subsidy Source: USDA Rural Development and NYS Division of Housing
Utilities Included: Heat, Water, Sewer and Garbage pick-up
Waiting List: Yes
Rent: 30% of monthly income with a cap (determined annually)
Number of Handicapped Accessible Units: 4 fully handicapped equipped, 28 accessible/adaptable units

HAVENWOOD CONGREGATE APARTMENTS HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
32	1 Bedroom	30% of monthly income with a cap (determined annually)

Jerome Senior Apartments

**16 Bank Street
Batavia, NY 14020**

Telephone Number: (585) 345-4180
E-Mail: jerome@coniferllc.com
Website: www.coniferliving.com
Subsidy Source: HUD and NYS Division of Housing and Community Renewal
Utilities Included: Water, gas for heat and trash removal
Waiting List: Yes
Rent: All of the units have income limits. Most of the units are a flat rate. Eight units are subsidized with rent based on approximately 30% of income
Number of Handicapped Accessible Units: All units are handicapped accessible

JEROME SENIOR APARTMENTS HOUSING UNIT INFORMATION		
Total Units	Unit Size	Number of Units
37	1 Bedroom	34
	2 Bedroom	3

Leisure Timers Apartments

**364 Bloomingdale Road
Basom, NY**

Telephone Number: (585) 542-5984
Email: seniorliving@people-inc.org
Subsidy Source: HUD Section 8
Utilities Included: Water and Garbage pick-up
Waiting List: Yes
Rent: Based on 30% of income
Number of Handicapped Accessible Units: 2 fully equipped

LEISURE TIMERS APARTMENTS HOUSING UNIT INFORMATION		
Total Units	Unit Size	Number of Units
22	1 Bedroom	18
	2 Bedroom	4

LeRoy Meadows

**18 Genesee Street
LeRoy, NY 14482**

Telephone Number: (585) 343-2356
E-Mail: v_vdevelopment@yahoo.com
Subsidy Sources: USDA Rural Development and HUD
Utilities Included: HUD Units – Sewer, Water, Garbage pick-up, utility allowance deducted for electric; USDA Units – Garbage pick-up and a utility allowance is deducted from rent
Waiting List: Yes
Rent: 30% of income, no minimum
Number of Handicapped Accessible Units: 8 partly equipped

LEROY MEADOWS HOUSING UNIT INFORMATION		
Total Units	Unit Size	Number of Units
80	HUD 1 Bedroom	40
	USDA 1 Bedroom	40

The Meadows at South Main

172 ½ South Main Street
Batavia, NY 14020

Telephone Number: (585) 343-2356
 E-Mail: v_vdevelopment@yahoo.com
 Subsidy Source: NYSDHCR and USDA Rural Development
 Utilities Included: Water, Sewer, Garbage pick-up and utility allowance deducted for electric
 Waiting List: Yes
 Rent: Based on 30% of income
 Number of Handicapped Accessible Units: 2 fully equipped

THE MEADOWS AT SOUTH MAIN HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
24	1 Bedroom	No Minimum – 30% of monthly income

Monsignor Kirby Apartments

203 Oak Street
Batavia, NY 14020

Telephone Number: (585) 344-3610
 E-Mail: MonsignorKirbyApartments@ccwny.org
 Website: www.deltadevelopmentwny.com/Properties/Monsignor-Kirby-Apartments
 Subsidy Source: HUD PRAC 202 Section 8
 Utilities Included: Heat, Water, Sewer and Garbage pick-up
 Waiting List: Yes
 Rent: Based on 30% of income
 Number of Handicapped Accessible Units: 3 handicapped accessible and partly handicapped equipped

MONSIGNOR KIRBY APARTMENTS HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
39	1 Bedroom	No Minimum – 30% of monthly income

PathStone - Housing Choice Voucher Program (Section 8)

**Batavia City Centre
Room 8A
Batavia, NY 14020**

Telephone Number: (585) 343-3861
Email: mrice@pathstone.org
Website (non-local): www.pathstone.org
Subsidy Source: HUD Section 8 - Vouchers (County-Wide) – 699 Units
Utilities Included: Varies with individual landlords
Waiting List: Yes - approximately three to four (3-4) years
Rent: Variable, based on 30% of income
Number of Handicapped Accessible Units: Varies with individual landlords

School House Manor

**1 North Pearl Street
Oakfield, NY 14125**

Telephone Number: (716) 542-3030
Subsidy Source: USDA Rural Development
Utilities Included: Water
Waiting List: Small Wait List
Rent: Based on 30% of income
Number of Handicapped Accessible Units: 2 fully equipped

SCHOOL HOUSE MANOR HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
27	1 Bedroom	No Minimum – 30% of monthly income

Village Square

57 West Main Street
LeRoy, NY 14482

Telephone Numbers: (585) 768-6862
(800) 848-8569
(202) 720-6382 TDD
(800) 662-1220 (NYS Relay)
Fax: (716) 633-3113
Website: www.qanddmanagement.com/html/leroy.html
Subsidy Source: USDA Rural Development
Utilities Included: Hot water, Sewer and Garbage pick-up
Waiting List: Yes
Rent: 30% of adjusted gross income; Base indicated below
Number of Handicapped Accessible Units: 4 fully equipped; 14 accessible only

VILLAGE SQUARE HOUSING UNIT INFORMATION		
Number of Units	Unit Size	Minimum Rent/Month
36	1 Bedroom	\$390

Washington Towers

1 State Street
Batavia, NY 14020

Telephone Number: (585) 344-0200
Email: towers@gautieri.com
Subsidy Source: HUD Section 8
Utilities Included: Hot water, utility allowance for electricity
Waiting List: Yes
Rent: 30% of adjusted gross income
Number of Handicapped Accessible Units: 12 fully equipped

WASHINGTON TOWERS HOUSING UNIT INFORMATION		
Total Units	Unit Size	Number of Units
130	1 Bedroom	126
	2 Bedroom	4

Senior Living Facilities

Genesee County Adult Home/Domiciliary

278 Bank Street
Batavia, NY 14020

Telephone Number: (585) 344-0584 ask for Admissions
E-Mail: donna.sullivan@co.genesee.ny.us
Total Rooms: 20
Max. Occupancy: 40
Rent: Must meet Genesee County financial and residency requirements
Waiting List: Yes
Handicapped Accessible: No. Must be able to descend two flights of stairs

PROGRAMS AND/OR SERVICES PROVIDED: The Genesee County Adult Home is a New York State licensed assisted living residence for adults with shared rooms, meals, medication assistance, housekeeping, laundry/linen service, social activities, personal care and 24-hour supervision. Within the 40 bed adult home is a 20 bed secured Special Care Unit.

Greens of LeRoy

1 West Avenue
LeRoy, NY 14482

Telephone Number: (585) 768-2740
E-Mail: greensof@bhcg.com
Website: www.greensof.com
Total Number of Apartments: 50
Max. Occupancy: Approx. 65
Waiting List: No
Handicapped Accessible: Yes

PROGRAMS AND/OR SERVICES PROVIDED: This is an independent living facility. Meals are provided in a community dining room. Services provided to residents include: housekeeping, linen service, medical transportation, around the clock security, and varied entertainment programs and activities.

LeRoy Manor

8678 Lake Street
P.O. Box 40
LeRoy, NY 14482

Telephone Number: (585) 768-6291
Fax: (585) 768-6293

Total Rooms: 51
Max. Occupancy: 93
Waiting List: No
Handicapped Accessible: No

PROGRAMS AND/OR SERVICES PROVIDED: LeRoy Manor is a 93 bed adult care facility. It is approved by the New York State Department of Social Services and accepts both private and SSI payments. Care is provided for persons requiring limited supervision and many activities are available. Services Included: Medication Management, 3 Meals per day with snacks, Laundry and Housekeeping. Eligibility Requirements: Must be independent with ADL's and must be able to walk independently. Cost of Service and Fee Structure: Cost of Service and Fee Structure dependent on type of room requested. How to Apply/Documentation Required for Service: 3122, Physical Form (DOH), Psychiatric mental health form if carries a mental health diagnosis, medical coverage. Intake Procedure (Application Process): Release form from physician required; interview process with admission specialist as well as meeting with family or Power of Attorney. Tour of the facility is also provided. Geographic Area Served: Genesee and all surrounding counties. Physical Accessibility/Proximity to Public Transportation: Facility has a van, which transports residents to and from all appointments.

The Manor House

**427 East Main Street
Batavia, NY 14020**

Telephone Number: (585) 344-2345
E-Mail: thagen@themanorhousesc.com
Website: www.themanorhouseasl.com
Total Number of Suites: 90
Waiting List: Yes
Handicapped Accessible: Yes

PROGRAMS AND/OR SERVICES PROVIDED: The Manor House is an Independent Senior Living Facility. All Manor residents are provided weekly housekeeping, transportation, availability of 3 meals, seven days a week, 24 hour security and a variety of programs and activities.

Subsidized Family Housing Developments

Batavia Housing Authority

**400 East Main Street
Batavia, NY 14020**

Three sites in the City of Batavia: 4 MacArthur Dr.; 15 Edward St.; 193 South Main St.

Telephone Number: (585) 344-1888
Fax: (585) 344-2290
Website: www.bataviahousing.org
Subsidy Source: Public Housing
Utilities Included: Water, Sewer and Garbage pick-up
Waiting List: There may be a waiting list.
Rent: Based on 30% of annual income
Number of Handicapped Accessible Units: None

BATAVIA HOUSING AUTHORITY HOUSING UNIT INFORMATION		
Total Units	Unit Size	Number of Units
49	3 Bedroom	31
	4 Bedroom	18

Batavia Meadows

**4112 West Main Street Road
Batavia, NY**

Telephone Number: (585) 343-2356
E-Mail: v_vdevelopment@yahoo.com
Subsidy Source: USDA Rural Development
Utilities Included: Garbage pick-up and a utility allowance is deducted from rent
Waiting List: Yes
Rent: Based on 30% of income, minimum indicated below
Number of Handicapped Accessible Units: 4

BATAVIA MEADOWS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Minimum Rent/Month
32	1 Bedroom	16	\$485
	2 Bedroom	16	\$621

Nichols Hillcrest Apartments

**5828 East Bethany-LeRoy Road
Bethany, NY**

Telephone Numbers: (800) 848-8569
(202) 720-6382 TDD
(800) 662-1220 (NYS Relay)
(716) 633-3113

Fax:

Website: www.qanddmanagement.com/html/e-bethany.html

Subsidy Source: USDA Rural Development

Utilities Included: Water and Garbage pick-up

Waiting List: No

Rent: Based on 30% of income

Number of Handicapped Accessible Units: None

NICHOLS HILLCREST APARTMENTS HOUSING UNIT INFORMATION		
Total Units	Unit Size	Number of Units
8	1 Bedroom	2
	2 Bedroom	6

Northside Meadows

**335 Bank Street
Batavia, NY**

Telephone Number: (585) 343-2356

E-Mail: v_vdevelopment@yahoo.com

Subsidy Source: NYSDHCR and USDA Rural Development

Utilities Included: Water, Sewer, Garbage pick-up and utility allowance deducted for electric

Waiting List: Yes

Rent: Based on 30% of income, or minimum listed below

Number of Handicapped Accessible Units: 2 fully equipped

NORTHSIDE MEADOWS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Minimum Rent/Month
24	2 Bedroom	14	No Minimum – 30% of monthly income
	3 Bedroom	6	No Minimum – 30% of monthly income
	2 Bedroom	2	\$654
	3 Bedroom	2	\$784

PathStone - Housing Choice Voucher Program (Section 8)

**Batavia City Centre
Room 8A
Batavia, NY 14020**

Telephone Number: (585) 343-3861
Email: mrice@pathstone.org
Website (non-local): www.pathstone.org
Subsidy Source: HUD Section 8 - Vouchers (County-Wide) – 699Units
Utilities Included: Varies with individual landlords
Waiting List: Yes - approximately three (3) years
Rent: Variable, based on 30% of income
Number of Handicapped Accessible Units: Varies with individual landlords

Tonawanda Terrace

**104 Pearl Street
Batavia, NY 14020**

Telephone Number: (585) 589-9244
Email: scurran@pathstone.org
Website (non-local): www.pathstone.org
Subsidy Source: HUD Section 8
Utilities Included: Water, Sewer and Garbage pick-up
Waiting List: No
Rent: Based 30% of income; Minimum indicated below
Number of Handicapped Accessible Units: None

TONAWANDA TERRACE HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Minimum Rent/Month
5	2 Bedroom	1	\$523
	3 Bedroom	2	\$690
	4 Bedroom	2	\$828

Student Housing Developments

College Village

**8170 Batavia-Stafford Townline Road
Batavia, NY 14020**

Student housing only – including the summer periods

Telephone Number: (585) 343-0163
E-Mail: CollegeVillage@genesee.edu
Website: www.genesee.edu/campuslife/housing
Utilities Included: Water, Sewer Laundry, Internet, Cable TV, Telephone service including long distance and Garbage pick-up
Waiting List: Possible
No. of Handicapped Accessible Units: 27

COLLEGE VILLAGE INFORMATION		
Total Units	Unit Size	Rent *
66	2 Bedroom	\$6,200/yr. Double Occupancy
46	4 Bedroom	\$7,600/yr. Single Occupancy

* These rates are not for the unit but rather one bed in an apartment that houses 4 or 5 students

Apartment Complexes

Batavia Gardens

679 East Main Street
Batavia, NY 14020

Telephone Number: (585) 343-5780
 Email: woodstockgardens@gmail.com
 Utilities Included: Water
 Waiting List: No
 No. of Handicapped Accessible Units: 2 Accessible but not equipped

BATAVIA GARDENS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
44	1 Bedroom	12	\$570
	2 Bedroom	32	\$595

Birchwood Village

88 Dewey Avenue
Batavia, NY 14020

Telephone Number: (585) 343-0205
 E-Mail: birchwoodvillage@rochester.twcbc.com
 Website: www.birchwoodvillageapartments.com
 Utilities Included: Water, Sewer and Garbage pick-up
 Waiting List: Yes
 No. of Handicapped Accessible Units: None

BIRCHWOOD VILLAGE HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
224	1 Bedroom	16	\$356
	2 Bedroom	16	\$372
	2 Bedroom Townhouse	26	\$463

3 Bedroom Townhouse	130	\$525
4 Bedroom Townhouse	36	\$564

Brigman Apartments- Call

**6275 East Main Road
Stafford, NY 14143**

Telephone Number: (585) 671-3806
E-Mail: ebrigman@rochester.rr.com
Utilities Included: Water, Electricity, Garbage pick-up and Heat on some
Waiting List: Yes
**No. of Handicapped
Accessible Units:** 1 partly equipped

BRIGMAN APARTMENTS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
12	Single Room	1	\$300
	Efficiency	8	\$400-500
	1 Bedroom	2	\$410-475
	3 Bedroom	1	\$700

Colony Run Town Homes

**89 Colony Run
Attica, NY 14011**

Telephone Number: (585) 825-7200
E-Mail: jmarrero@belmonthousingwny.org
Website: www.belmonthousingwny.org
Total Units: 24
Utilities Included: Water and Garbage pick-up
Waiting List: Yes
**No. of Handicapped
Accessible Units:** 1 (2-bdrm) fully equipped

COLONY RUN TOWNHOUSES HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
24	2 Bedroom	4	\$455
	3 Bedroom	12	\$485
	4 Bedroom	8	\$540

Creekside Manor Apartments

61 Myrtle Street
LeRoy, NY 14482

Telephone Number: (585) 768-4200
 Email: mschmitt@universalprecision.com
 Website:: www.creeksidemanorapt.com
 Utilities Included: Heat, Hot Water
 Waiting List: No
 No. of Handicapped Accessible Units: None

CREEKSIDE MANOR APARTMENTS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
32	1 Bedroom	12	\$660
	2 Bedroom	20	\$790

EZ-Buy Properties)
(includes Platt Properties and Creative Properties)

12 Center St
Batavia, NY 14020

Telephone Number: (585) 344-0387
 E-Mail: ezbuyproperties@yahoo.com
 Utilities Included: Varies
 Waiting List: No
 No. of Handicapped Accessible Units: None

EZ-BUY PROPERTIES HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent
50 Units at scattered sites	Rooms	40	\$125-\$160/week
	Studio	1	\$500/month
	1 Bedroom	4	\$500 - 600/month
	2 Bedroom	5	\$600-750/month

North Spruce Apartments

214 North Spruce Street
Batavia, NY 14020

Telephone Number: (585) 343-5780
 Email: woodstockgardens@gmail.com
 Utilities Included: Water & Gas
 Waiting List: No
 No. of Handicapped Accessible Units: None

NORTH SPRUCE APARTMENTS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
75	1 Bedroom	45	\$635 - \$655
	2 Bedroom	30	\$735 - \$755

Park Site Manor Apartments

541 East Main Street & 20 North Spruce Street
Batavia, NY 14020

Telephone Number: (585) 343-3984
 E-Mail: ps@barringtonresidential.com
 Website: www.barringtonresidential.com
 Utilities Included: Heat, Hot Water and Garbage pick-up. (Electric at E. Main St. only)
 Waiting List: No
 No. of Handicapped Accessible Units: None

PARK SITE MANOR APARTMENTS HOUSING UNIT INFORMATION				
Total Units	Unit Size	Location	Number of Units	Rent/Month
58 (Including office)	Efficiency	541 East Main St.	33	Starting at \$550
	2 Bedroom	20 North Spruce St.	24	Starting at \$750

Rolling Hills

**3274 Broadway Road
Alexander, NY 14005**

Telephone Number: (585) 547-3509
Utilities Included: Water, Heat
Waiting List: No
No. of Handicapped Accessible Units: None

ROLLING HILLS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
5	Efficiency	2	\$500 (All Utilities Incl.)
	2 Bedroom	2	\$600
	3 Bedroom Large Apt.	1	\$1000

Royal Apartments

**103 West Main Street
LeRoy, NY 14482**

Telephone Number: (585) 768-2161
E-Mail: royalaps@bluefrog.com
Utilities Included: Heat, Hot water and Garbage pick-up
Waiting List: No
No. of Handicapped Accessible Units:

ROYAL APARTMENTS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
136	Compact	16	\$515
	1 Bedroom	48	\$530 - \$595
	2 Bedroom	64	\$695 - \$700
	3 Bedroom	8	\$815

Walden Estates

337 Bank Street
Batavia, NY 14020

Telephone Number: (585) 343-4003
 E-Mail: we@barringtonresidential.com
 Website: www.barringtonresidential.com
 Utilities Included: Water, Sewer and Garbage pick-up
 Waiting List: Yes
 No. of Handicapped
 Accessible Units: None

WALDEN ESTATES HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
80	1 Bedroom	16	\$760
	2 Bedroom Deluxe (1 bath)	32	\$810
	2 Bedroom Large (1 1/2 bath)	16	\$870
	3 Bedroom	16	\$915

Woodstock Garden Apartments

219 North Spruce Street
Batavia, NY 14020

Telephone Number: (585) 343-5780
 Email: woodstockgardens@gmail.com
 Utilities Included: Water & Gas
 Waiting List: No
 No. of Handicapped

Accessible Units: 2 (1-bdrm) fully equipped

WOODSTOCK GARDEN APARTMENTS HOUSING UNIT INFORMATION			
Total Units	Unit Size	Number of Units	Rent/Month
128	1 Bedroom	40	\$660 - \$690
	2 Bedroom	88	\$740 - \$770

Mobile Home Parks

Antone's Mobile Home Park

8427 North Lake Road
Corfu, NY

Number of Sites: 19
Owner: Joan & Vincent Antonicelli
Telephone Number: (585) 599-3560

Applegrove Mobile Home Park

3207 Pratt Road
Batavia, NY

Number of Sites: 77
Owner: Morgan Management, LLC
Telephone Number: (585) 343-5447
E-Mail: Please fill out online contact form
Website: www.rmhsales.com

Babcock's Mobile Home Park

5100 Clinton Street Road
Batavia, NY

Number of Sites: 73
Owner: Affordable Great Locations, Inc.
Telephone Number: (585) 226-2727
E-Mail: information@aglhomes.com
Website: www.aglhomes.com

Barbary Coast Mobile Home Park

7862 Clinton Street Road
Bergen, NY

Number of Sites: 18
Owner: Affordable Great Locations, Inc.
Telephone Number: (585) 226-2727
E-Mail: information@aglhomes.com
Website: www.aglhomes.com

Batavia Mobile Home Park

3322 West Main Street Road
Batavia, NY

Number of Sites: 65
Owner: Batavia Mobile Home Park, Inc.
Telephone Number: (585) 232-7046
E-Mail: bgelb@jrgelb.com

Boulder Mobile Home Park

1288 Phelps Road
Pembroke, NY

Number of Sites: 12
Owner: Herman Clouse II
Email: hermclouse@allstate.com
Telephone Number: (716) 713-6630

Byron Mobile Home Park

6461 & 6469 Swamp Road
Byron, NY

Number of Sites: 48
Owner: Michael and Connie Gruttadaro
Telephone Number: (585) 233-0004
E-Mail: cgruttadaro@yahoo.com

Caesar's Palace Mobile Home Park

8486 West Bergen Road
LeRoy, NY

Number of Sites: 14
Owner: Affordable Great Locations, Inc.
Telephone Number: (585) 226-2727
E-Mail: information@aglhomes.com
Website: www.aglhomes.com

Country Meadows Mobile Home Park

5121 Clinton Street Road
Batavia, NY

Number of Sites: 203 sites total
Owner: Country Meadows, Inc.
Telephone Number: (585) 343-5941
E-Mail: jgarland@plndv.com

Dreamland Mobile Home Park

3532 West Main Street Road
Batavia, NY

Number of Sites: 26
Owner: Joseph and Sharon Garland
Telephone Number: (585) 409-1156
E-Mail: garland_sharon@hotmail.com

Genesee Heights Estates *

66 West Main Street
Corfu, NY

Number of Sites: 49
Owner: Witkop Properties, LLC
Telephone Number: (585) 589-4084 or (585) 738-2303 (cell)
E-Mail: ghe@eznet.net
Website: www.geneseeheightsestates.com

* Retirement community

Golden Mobile Home Park

5610 East Main Street Road
Batavia, NY

Located in Stafford, NY

Number of Sites: 21
Owner: John Cole
Telephone Numbers: (585) 739-2528

Hidden Meadows *

7289 South Lake Road
Bergen, NY

Number of Sites: 98
Owner: Hidden Meadows Cooperative Corp. (sites are individually owned)
Telephone Number: (585) 225-7440

* Residents 55 yrs. and older only

Lake Street Meadows

8769 Lake Road
LeRoy, NY

Number of Sites: 10
Owner: Sheila Quincey
Telephone Number: (585) 509-0846 Jeremy Liles (Manager)
(585) 344-4732 (Owner)

Maple Dale Estates

7762 Clinton Street Road
Bergen, NY

Number of Sites: 10
Owner: Don Ball
Telephone Number: (585) 261-2619

Oatka Creek Mobile Home Park

8131 East Main Road
LeRoy, NY

Number of Sites: 45
Owner: Neil Dambra
Telephone Number: (585) 738-0953
E-Mail: ndambra63@rochester.rr.com

Ridgewood Village

3233 Pratt Road
Batavia, NY

Number of Sites: 64
Owner: Morgan Management, LLC

Telephone Number: (585) 343-5447
E-Mail: Please fill out online contact form
Website: www.rmhsales.com

Sunny Brook Acres Mobile Home Park

62 Drake Street
Oakfield, NY

Number of Sites: 48
Owner: Judy Ward & Tammy Coville
Telephone Numbers: (585) 589-0696 - Tammy Coville
(585) 590-6427 - Judy Ward

Valley View Mobile Home Park

7251 Telephone Road
Pavilion, NY

Number of Sites: 25
Owner: Affordable Great Locations, Inc.
Telephone Number: (585) 226-2727
E-Mail: information@aglhomes.com
Website: www.aglhomes.com

West Bank

3189 Broadway Road
Alexander, NY

Number of Sites: 14
Owner: Affordable Great Locations, Inc.
Telephone Number: (585) 226-2727
E-Mail: information@aglhomes.com
Website: www.aglhomes.com

West End Trailer Park

4016 West Main Street Road
Batavia, NY

Number of Sites: 18
Owner: Steven Walsh
Telephone Number: (585) 297-8518 Steve Walsh or (585) 813-9246 Maria

Municipal Code and Zoning Enforcement Officials

Note: With regard to housing, Zoning Enforcement Officers (ZEOs) and Code Enforcement Officers (CEOs) are assigned to ensure that individual home improvements or expansion and new housing development are in compliance with State and local municipal laws, codes and regulations.

City of Batavia

ZEO/CEO: Doug Randall 1 Batavia City Centre
Telephone: (585) 345-6345 Batavia, NY 14020
Email: drandall@batavianewyork.com Website: www.batavianewyork.com

Village of Alexander

ZEO/CEO: Daniel Lang 3350 Church Street
Telephone: (585) 343-1729 Ext 222 Alexander, NY 14005

Village of Attica

ZEO: Douglas Post 9 Water Street
CEO: Dale Artus Attica, NY 14011
Telephone: (585) 591-0898 Website: www.attica.org
Email: villageofattica@attica.org

Village of Bergen

ZEO/CEO: Ken Kuter 11 North Lake Avenue
Telephone: (585) 494-1513 P.O. Box 100
Bergen, NY 14416
Website: www.villageofbergen.com

Village of Corfu

CEO: Craig Blake 116 East Main Street
Telephone: (716) 762-8484 Corfu, NY 14036
Website: www.corfuny.com

Village of Elba

ZEO/CEO: Mark Mikolajczyk 4 South Main Street
Telephone: (585) 356-8851 P.O. Box 55
Email: zeo-ceo@elbanewyork.com Elba, NY 14058
Website: www.elbanewyork.com

Village of LeRoy

ZEO/CEO: Jeff steinbrenner 48 Main Street
Telephone: (585) 768-6910 Ext. 223 LeRoy, NY 14482
Email: JSteinbrenner@leroyny.org

Village of Oakfield

ZEO: Richard Pastecki 37 Main Street
Telephone: (585) 948-5862 Oakfield, NY 14125
Email: ivillage@rochester.rr.com Website: www.oakfield.govoffice.com

CEO: Bruce Gerould 37 Main Street
Telephone: (585) 948-5862 Oakfield, NY 14125
Email: ivillage@rochester.rr.com Website: www.oakfield.govoffice.com

Town of Alabama

ZEO/CEO: Richard Robinson 2218 Judge Road
Telephone: (585) 474-0796 Oakfield, NY 14125

Town of Alexander

ZEO/CEO: Karl Bender 3060 Broadway Rd.
Telephone: (585) 547-3879 Alexander, NY 14005
Website: www.townofalexander.com

Town of Batavia

ZEO/CEO: Bruce Gerould 3833 West Main Street Road
Telephone: (585) 343-1729 Ext. 208 Batavia, NY 14020
Email: bgerould@townofbatavia.com Website: www.townofbatavia.com

ZEO/CEO: Daniel Lang 3833 West Main Street Road
Telephone: (585) 343-1729 Ext. 222 Batavia, NY 14020

Email: dlang@townofbatavia.com

Website: www.townofbatavia.com

Town of Bergen

ZEO/CEO: David Mason
Telephone: (585) 861-0728
Email: zeo-ceo@bergenny.org

10 Hunter St.
P.O. Box 249
Bergen, NY 14416
Website: www.bergenny.com

Town of Bethany

ZEO/CEO: Tom Douglas
Telephone: (585) 356-0824
Email: tdgoldenrod@yahoo.com

10510 Bethany Center Road
East Bethany, NY 14054
Website: www.townofbethany.com

Town of Byron

ZEO/CEO: Ken Kuter
Telephone: (585) 402-5137

7028 Byron Holley Rd.
P.O. Box 9
Byron, NY 14422
Website: www.byronny.com

Town of Darien

ZEO: Jerome Yoder
Telephone: (585) 547-2274 Ext. 27
Email: zeo@townofdarienny.com

10569 Allegheny Road
Darien Center, NY 14040
Website: www.townofdarienny.com

Town of Elba

ZEO/CEO: Mark Mikolajczyk
Telephone: (585) 757-2768 ext 6
Cell: (585) 356-8851
Email: zeo-ceo@elbanewyork.com

7 Maple Avenue
P.O. Box 295
Elba, NY 14058
Website: www.elbanewyork.com

Town of LeRoy

ZEO/CEO: Jeff Steinbrenner
Telephone: (585) 768-8622
Email: JSteinbrenner@leroyny.org

48 Main Street
LeRoy, NY 14482

Town of Oakfield

ZEO/CEO: Mark Mikolajczyk 3219 Drake Street
Telephone: (585) 948-5835 Oakfield, NY 14125
Email: mmikolaczyk@townofOakfieldny.com Website: www.townofOakfieldny.com

Town of Pavilion

ZEO/CEO: Daniel Lang 1 Woodrow Dr.
Telephone: (585) 584-3850 Ext 205 P.O. Box 126
Pavilion, NY 14525

Town of Pembroke

ZAO/ZEO: Charles Reid 1145 Main Road
Telephone: (585) 599-4892 Ext. 24 Corfu, NY 14036
Email: pembrokezoning@rochester.rr.com Website: www.townofPembroke.org

Town of Stafford

ZEO/CEO: Lester Mullen 8903 Route 237
Telephone: (585) 344-1554 x7 P.O. Box 52
Stafford, NY 14143
Website: www.townofStafford.com

ZEO/CEO: Gene Sinclair 8903 Route 237
Telephone: (585) 344-1554 x7 P.O. Box 52
Stafford, NY 14143
Website: www.townofStafford.com

Local Utility Companies

Monroe County Water Authority (MCWA)

475 Norris Drive
Rochester, NY 14610-0999

Telephone Numbers: (585) 442-2000 (Customer Service)
(585) 442-2009 After Business Hours Emergencies

E-Mail: information@mcwa.com

Website: www.mcwa.com

Area Served: MCWA stores over 130 million gallons of drinking water for homes in Monroe, Genesee, Ontario, Livingston, Wayne, and Orleans counties.

Clientele Served: The Authority provides water in Genesee County on a retail basis to the Towns of Bergen, Byron, Stafford, LeRoy, Stafford, Pembroke, Darien, and Pavilion, and on a wholesale basis to the Town of Batavia and Oakfield.

PROGRAMS AND/OR SERVICES PROVIDED: Assists customers with meter reading and bill payment problems, complaints, and general drinking water related education and questions. Provides automatic bill payment service for its customers.

National Fuel Resources, Inc.

6363 Main Street.
Williamsville, NY 14221

Telephone Numbers: (800) 365-3234 (General Customer Service)
(800) 444-3130 (Gas Emergencies - 24-Hr/7 Days a Week.)

E-Mail: Please fill out online contact form

Website: www.natfuel.com

Area Served: Western New York and northwestern Pennsylvania.

Clientele Served: Sells or transports natural gas to nearly 737,000 customers

PROGRAMS AND/OR SERVICES PROVIDED: Assists customers with meter reading and bill payment problems, complaints, and natural gas related education. Provides automatic bill payment service for its customers.

National Grid

300 Erie Boulevard West
Syracuse, NY 13202-4250

Telephone Number: (800) 642-4272 (Customer Service)
(800) 892-2345 (Gas or Electric Emergencies)
(800) 867-5222 (To report a power outage)

Website: www1.nationalgridus.com/StateLandingNY
E-Mail: Please fill out online contact form
Area Served: Offer Electrical and Gas services in 26 counties of Upstate NY including Genesee County
Clientele Served: Provides electric service to approximately approximately 3.4 million customers in Massachusetts, New York and Rhode Island

PROGRAMS AND/OR SERVICES PROVIDED: In addition to being an energy provider, National Grid also provides payment programs, programs for customers with diverse needs, services for seniors, and community services. Provides automatic bill payment service for its customers.

Rochester Gas & Electric Corporation (RG&E)

**89 East Avenue
Rochester, NY 14649**

Telephone Numbers: (800) 743-2110 (Information, billing inquiries, turn-ons/turn-offs)
(800) 266-3492 (Credit assistance, payment arrangements)
(800) 743-1701 (Electricity interruptions/emergencies)
(800) 743-1702 (Natural gas odors/emergencies)

Website: www.rge.com

E-Mail: Please fill out online contact form

Area Served: A nine county region centered on the City of Rochester, NY

Clientele Served: 371,000 electricity customers and 307,000 natural gas customers (in Genesee County only natural gas service is available).

PROGRAMS AND/OR SERVICES PROVIDED: Assists customers with meter reading and bill payment problems, complaints, and energy related education. Provides electronic bill presentment and payment for its customers.

Other Sources of Information

Genesee County Treasurer's Office - Assessment & Real Property Tax Services

County Building No. 1
15 Main Street
Batavia, NY 14020

Telephone Number: (585) 815-7808
Website: www.co.genesee.ny.us/departments/countytreasurer
E-Mail: treas@co.genesee.ny.us
Area Served: Genesee County
Clientele Served: Property owners and interested parties

SERVICES PROVIDED: Resource for information such as:

- List of local assessors and tax collectors
- Current assessment information
- Current tax rates
- Information and forms for tax exemptions
- Tax maps and owner index
- File of historic surveys

Note: Property taxes are a major expense to property owners. An owner will pay on average between 3% and 4% of their home's value every year in property taxes. A prospective owner needs to know and budget for this expense.

Genesee Valley Chapter of Buffalo Niagara Association of Realtors (BNAR)

61 Main Street, Suite 5
Geneseo, NY 14454

Telephone Number: (585) 243-4190- Office
(585) 943-9607 –Main Contact
Area Served: Genesee, Monroe, Livingston, Wyoming, Orleans, Ontario, Allegany, Steuben, and Erie Counties
Clientele Served: Property owners and interested parties
Website: www.bnar.org
E-Mail: lgleason@bnar.org

SERVICES PROVIDED: Provides a list of all realtors belonging to the Board. Acts as governing body for members. Answers inquiries from the general public regarding the sale or purchase of real property.

Note: All real estate brokers are not realtors. Only those that belong to a Board of Realtors are under our jurisdiction. All Board members are also members of both the NYS and National Associations of Realtors.

New York State Division of Housing and Community Renewal (DHCR)

Electric Tower, Suite 105
535 Washington Street
Buffalo, NY 14203

Telephone Number: 1-866-ASK-DHCR (1-866-275-3427) - Toll Free General Info.

Website: www.nysdhcr.gov

Email: HCRInfo@nyshcr.org

Buffalo Regional Office

Telephone Number: (716) 847-7955

Email: CDInfo@nyshcr.org

Fair Housing and Equal Opportunity

Telephone Number: (518) 473-3089

Email: FEHO@nyshcr.org

Housing Management Office

Telephone Number: (212) 480-7343

Rent Administration Office

Telephone Number: (718) 739-6400

Email: RentInfo@nyshcr.org

Manufactured Homes Hotline

Toll Free Phone Number: (800) 432-4210

SERVICES PROVIDED: The Division of Housing and Community Renewal is responsible for the supervision, maintenance and development of affordable low- and moderate-income housing in New York State.

U.S. Department of Housing and Urban Development (HUD)

Buffalo Field Office
Lafayette Court
2nd Floor
465 Main Street
Buffalo, NY 14203-1780

Telephone Number: (716) 551-5755

Fax: (716) 551-5752

TTY: (716) 551-5787

Website: www.hud.gov

Email: NY_Webmanager@hud.gov

SERVICES PROVIDED: HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

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GENESEE REGION HOUSING INITIATIVES COMMITTEE



**Genesee County Housing Assistance & Information Directory
2015**

APPENDIX D
TAPESTRY SEGMENTS

WHAT IS TAPESTRY SEGMENTATION?

The latest generation of Tapestry™ Segmentation, a market segmentation system designed to identify consumer markets in the United States, incorporates the effects of growth and decline in the last decade on established consumer markets plus the emergence of new markets populated by the Millennials and immigrants. Reflecting the increasing diversity among American consumers, Tapestry includes 67 distinct market segments and 14 summary groups.

Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify US neighborhoods. Neighborhoods with the most similar characteristics are grouped together, while neighborhoods with divergent characteristics are separated. Internally homogenous, externally heterogeneous market segments depict consumers' lifestyles and lifestages. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification model with 67 distinct, behavioral market segments

TAPESTRY SEGMENTS IN GENESEE COUNTY: 2015 AND 2040

2015 Tapestry Segments in Genesee County

Segment Name	Households	Rank
Salt of the Earth	10,502	1
Traditional Living	4,603	2
Midlife Constants	1,816	3
Rustbelt Traditions	1,470	4
Small Town Simplicity	949	5
Set to Impress	553	6
Hardscrabble Road	552	7
Rooted Rural	545	8
Comfortable Empty Nesters	532	9
Heartland Communities	437	10
In Style	426	11
Golden Years	392	12
Green Acres	357	13
Social Security Set	323	14
Southern Satellites	252	15
Rural Bypasses	181	16
The Great Outdoors	49	17
Top Tier	0	18
Top Tier	0	19
Top Tier	0	20

2040 Tapestry Segments in Genesee County

Segment Name	Households	Rank
Salt of the Earth	9,729	1
Traditional Living	4,465	2
Midlife Constants	1,805	3
Rustbelt Traditions	1,407	4
Small Town Simplicity	1,140	5
Hardscrabble Road	646	6
Set to Impress	624	7
Rooted Rural	517	8
Heartland Communities	419	9
Comfortable Empty Nesters	415	10
In Style	377	11
Social Security Set	348	12
Green Acres	333	13
Golden Years	309	14
Southern Satellites	239	15
Rural Bypasses	230	16
The Great Outdoors	38	17
Top Tier	0	18
Top Tier	0	19
Top Tier	0	20

Comfortable Empty Nesters

Households: 2,973,000

Average Household Size: 2.50

Median Age: 46.8

Median Household Income: \$68,000



WHO ARE WE?

Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 363). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly lower at 2.50.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 129).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

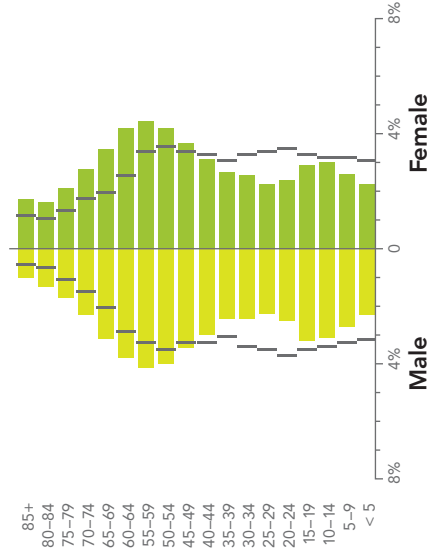
- Education: 34% college graduates; nearly 66% with some college education.
- Low unemployment at 7%; average labor force participation at 61%.
- Most households income from wages or salaries, but a third also draw income from investments (Index 154) and retirement (Index 166).
- Comfortable Empty Nesters residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

Comfortable Empty Nesters

AGE BY SEX (Esri data)

Median Age: 46.8 US: 37.6

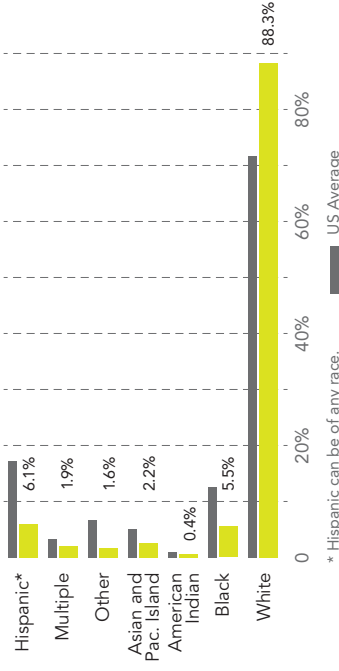
I Indicates US



RACE AND ETHNICITY (Esri data)

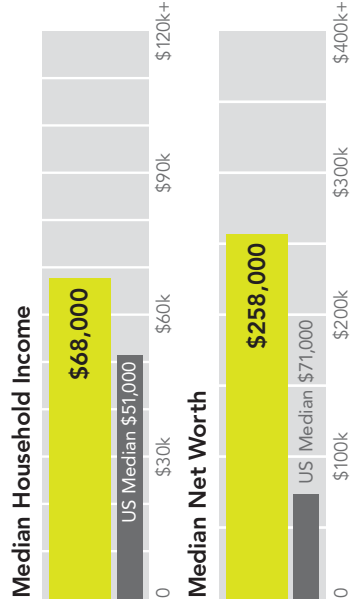
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 30.6 US: 62.1



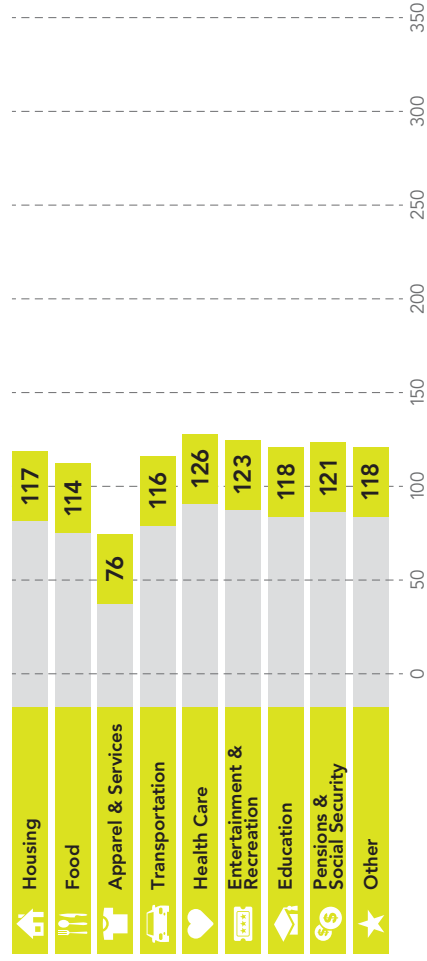
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



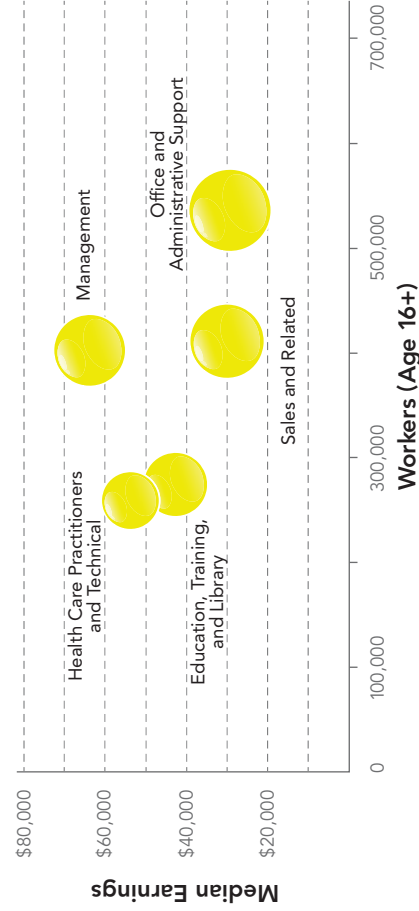
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



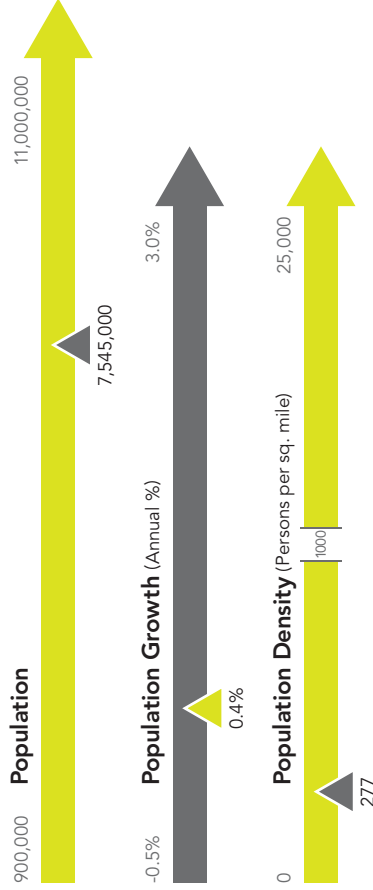
Typical Housing:
Single Family

Median Value:
\$187,000
US Median: \$177,000



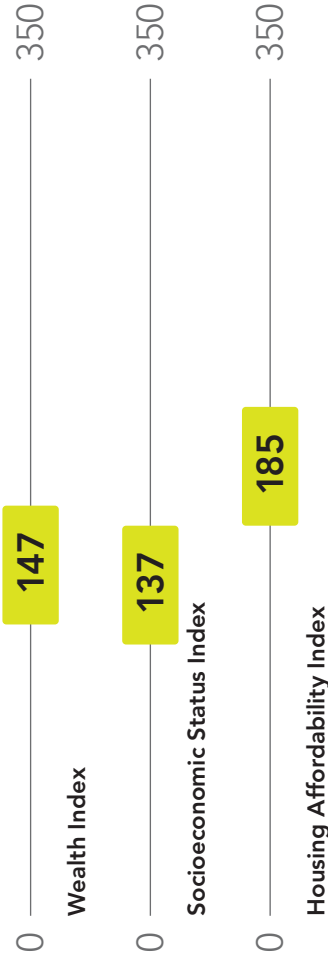
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: GenXurban

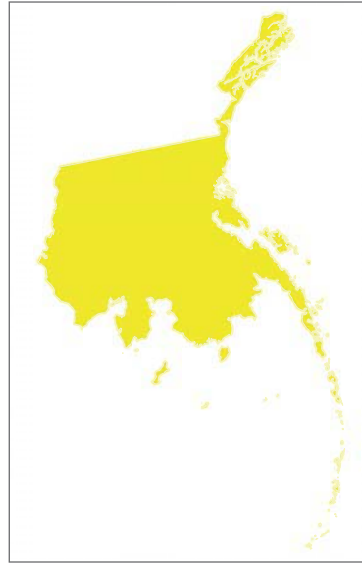
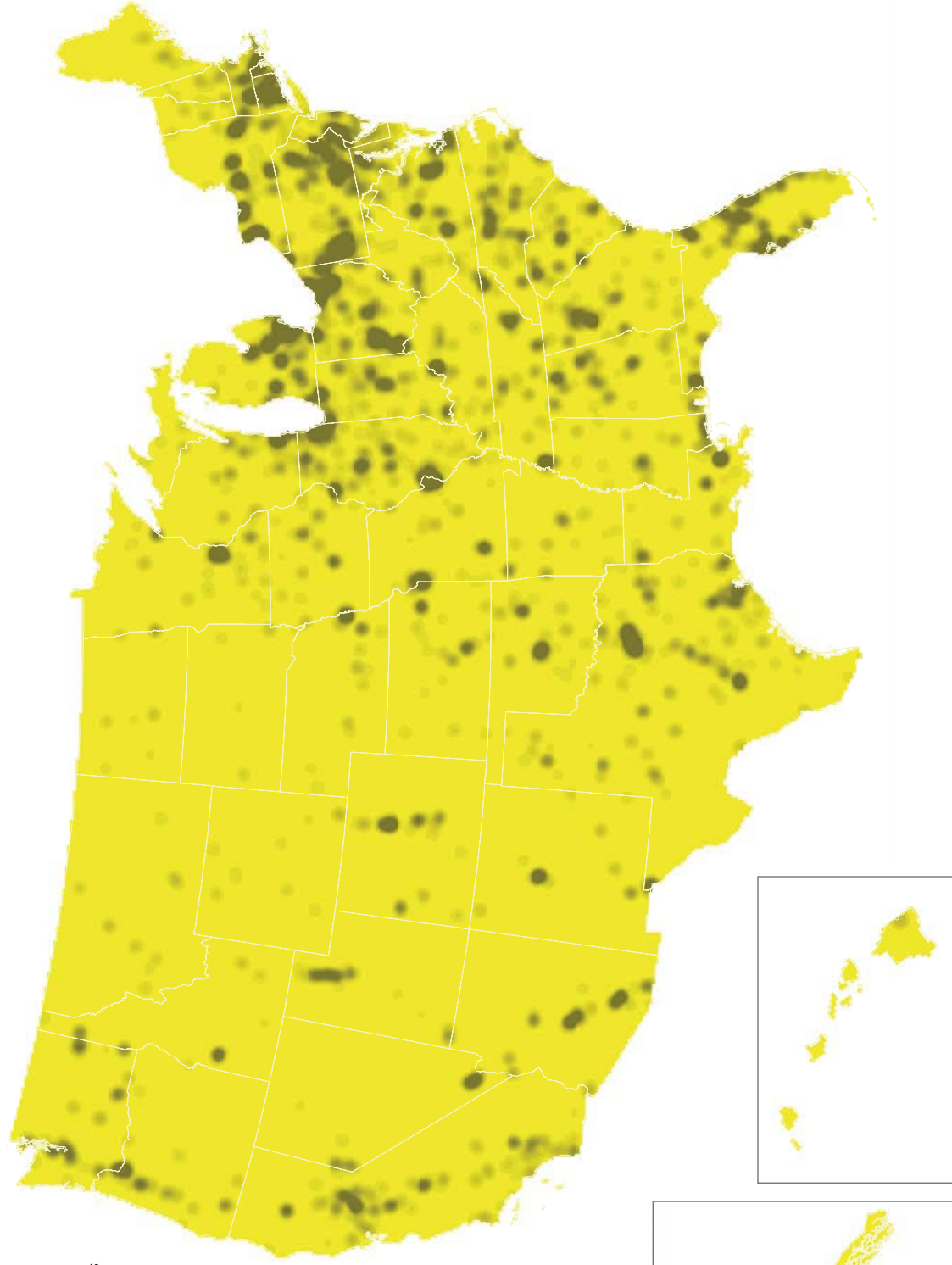
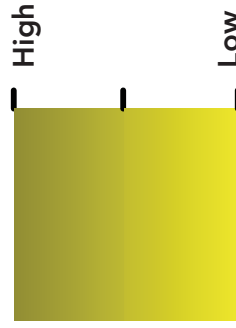
Comfortable Empty Nesters



TAPESTRY SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the Comfortable Empty Nesters Tapestry Segment by households.



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esri.com



Rustbelt Traditions

Households: 2,685,000

Average Household Size: 2.46

Median Age: 38.4

Median Household Income: \$49,000



WHO ARE WE?

The backbone of older industrial cities in states surrounding the Great Lakes, *Rustbelt Traditions* residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the work force is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. *Rustbelt Traditions* represents a large market of stable, hard-working consumers with modest incomes but above average net worth (Index 111). Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.

OUR NEIGHBORHOOD

- Almost half (46%) of the households are married-couple families, similar to the US (48%), most without children (also similar to the US); the slightly higher proportion of singles (Index 105) reflects the aging of the population.
- Average household size is slightly lower at 2.46.
- They are movers, slightly more mobile than the US population (Index 109), but almost half of householders (46%) moved into their current homes before 2000.
- Most residents live in modest, single-family homes in older neighborhoods built in the 1950s (Index 218).
- Nearly three quarters own their homes; over half of households have mortgages.
- A large and growing market, *Rustbelt Traditions* residents are located in the dense urban fringe of metropolitan areas throughout the Midwest and South.
- Most households have two or more vehicles available.

SOCIOECONOMIC TRAITS

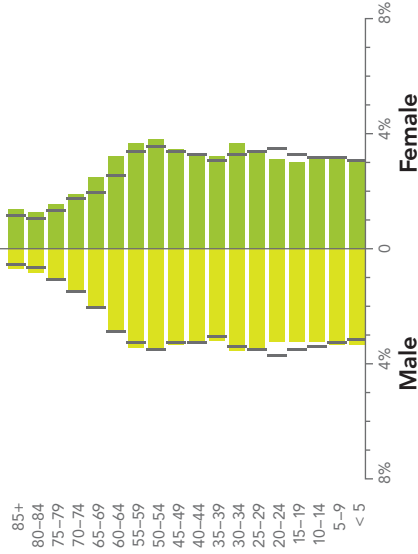
- Most have graduated from high school or spent some time at a college or university.
- Unemployment below the US at 8%; labor force participation slightly higher than the US at 67%.
- While most income derived from wages and salaries, nearly 30% of households collecting Social Security and nearly 20% drawing income from retirement accounts.
- Family-oriented consumers who value time spent at home.
- Most lived, worked, and played in the same area for years.
- Budget aware shoppers that favor American-made products.
- Read newspapers, especially the Sunday editions.



AGE BY SEX (Esri data)

Median Age: 38.4 US: 37.6

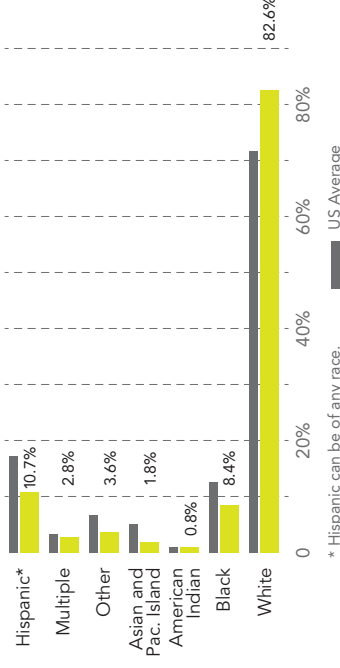
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RACE AND ETHNICITY (Esri data)

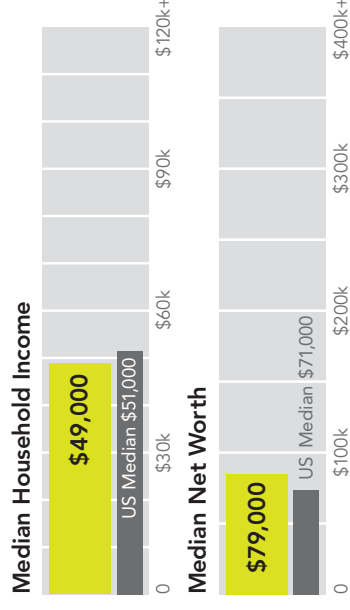
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 44.2 US: 62.1



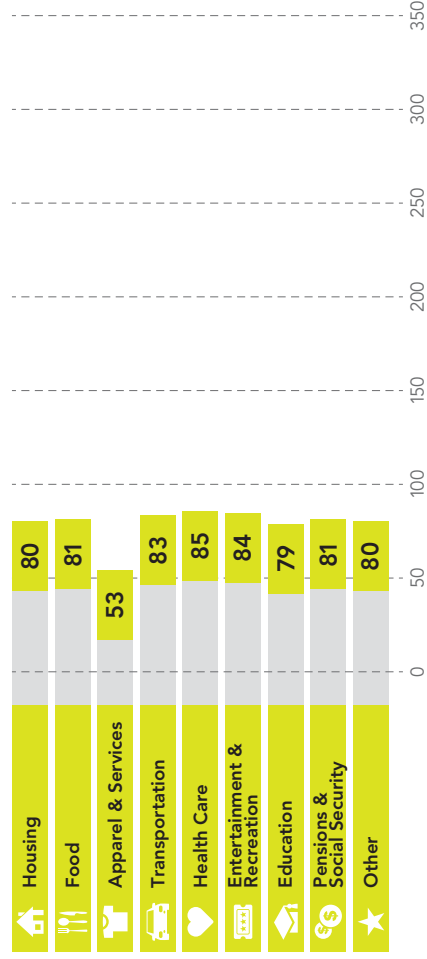
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



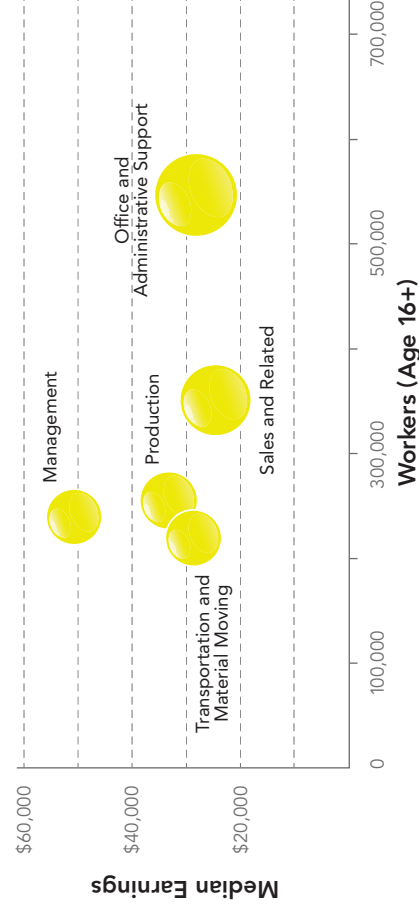
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Residents take advantage of convenience stores for fueling up and picking up incidentals.
- Watching television is a common pastime; many households have more than four TVs.
- Favorite programming ranges from ESPN, Animal Planet, and AMC to children's shows on Nickelodeon and Cartoon Network.
- Residents are connected; entertainment activities like online gaming dominate their Internet usage.
- Favorite family restaurants include Applebee's, Outback Steakhouse, and Texas Roadhouse.
- Radio dials are typically tuned to classic rock stations.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



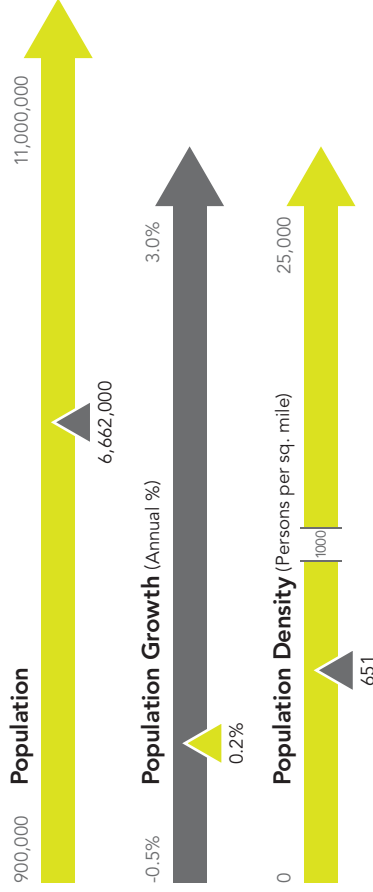
Typical Housing:
Single Family

Median Value:
\$118,000
US Median: \$177,000



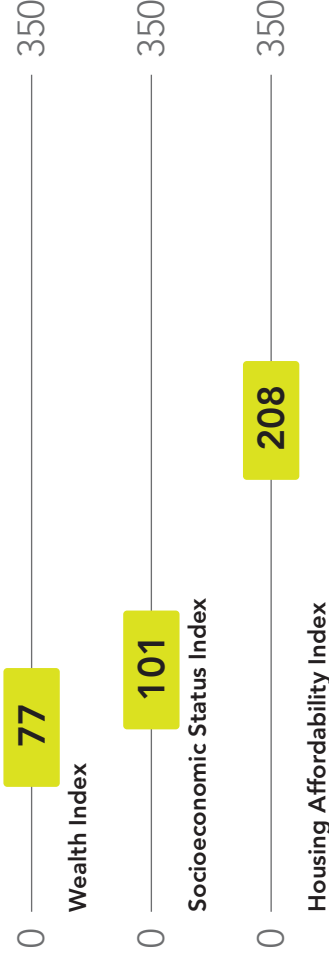
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





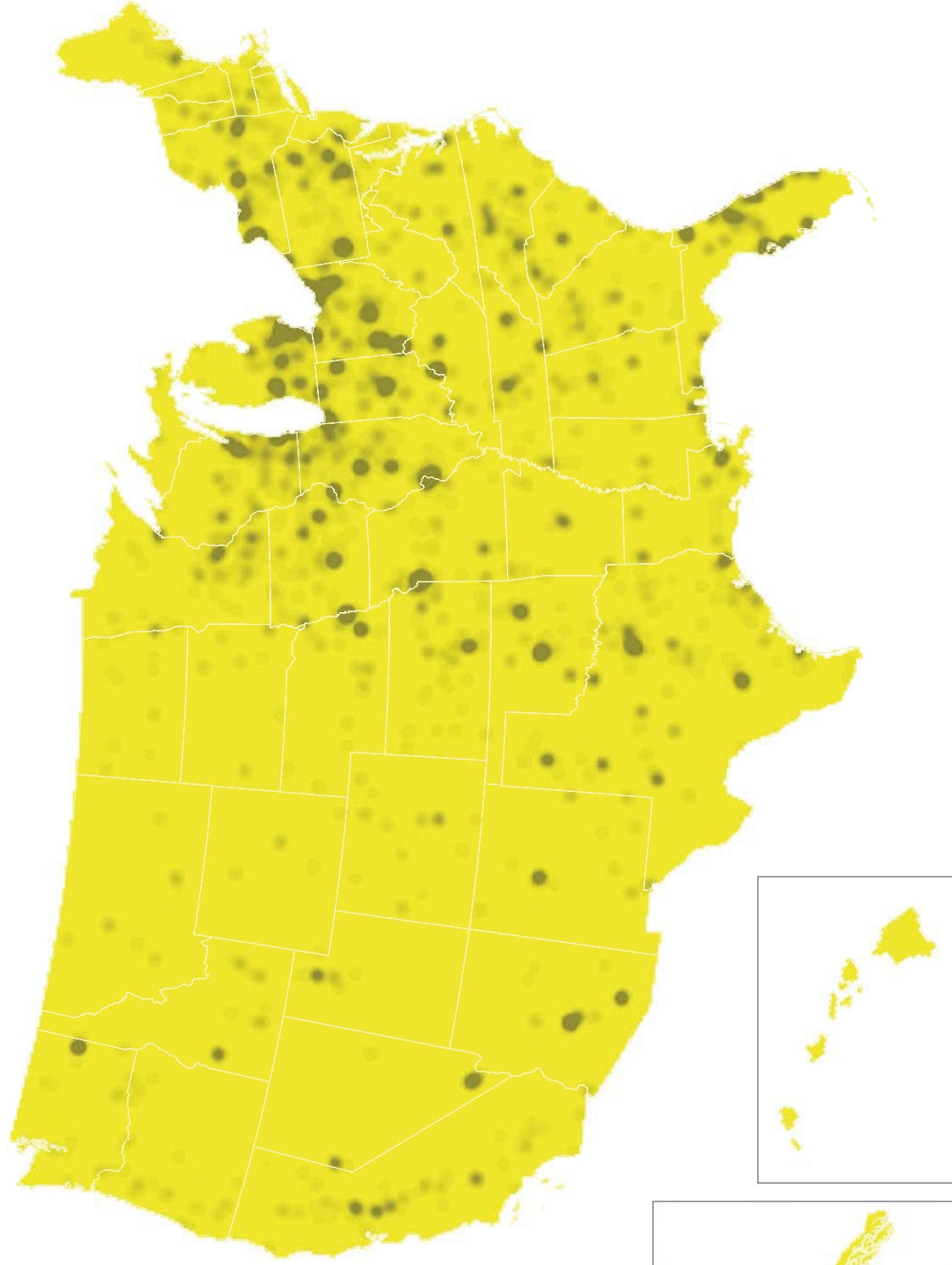
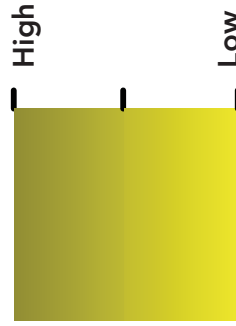
LifeMode Group: GenXurban

Rustbelt Traditions



SEGMENT DENSITY

This map illustrates the density and distribution of the *Rustbelt Traditions* Tapestry Segment by households.



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esri.com



LifeMode Group: GenXurban

Midlife Constants

5E

Households: 3,043,000

Average Household Size: 2.30

Median Age: 45.9

Median Household Income: \$48,000



WHO ARE WE?

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

OUR NEIGHBORHOOD

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets.
- Primarily married couples, with a growing share of singles.
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years.
- Single-family homes, less than half still mortgaged, with a median home value of \$141,000 (Index 80).

SOCIOECONOMIC TRAITS

- Education: 64% have a high school diploma or some college.
- Unemployment is lower in this market at 7.4% (Index 86), but so is the labor force participation rate (Index 89).
- Almost 42% of households are receiving Social Security (Index 150); 28% also receive retirement income (Index 160).
- Traditional, not trendy; opt for convenience and comfort, not cutting-edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television).

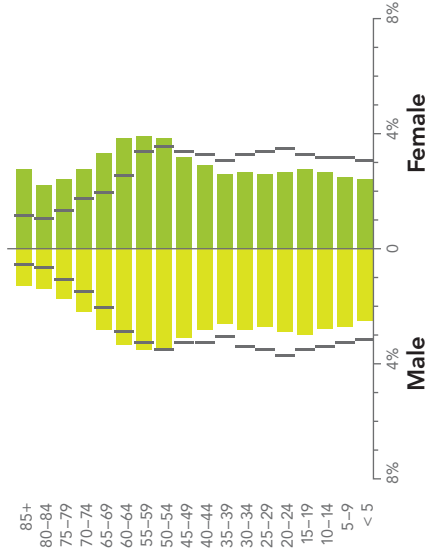


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 45.9 US: 37.6

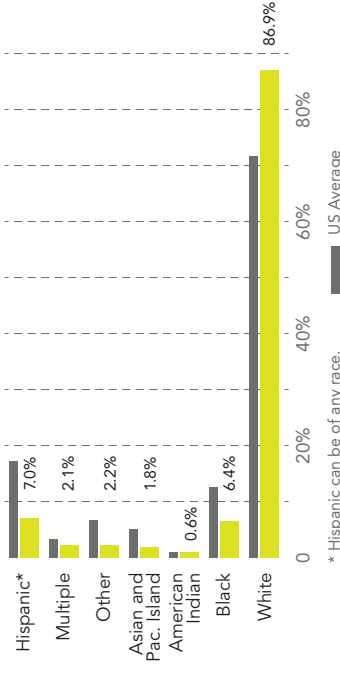
I Indicates US



RACE AND ETHNICITY (Esri data)

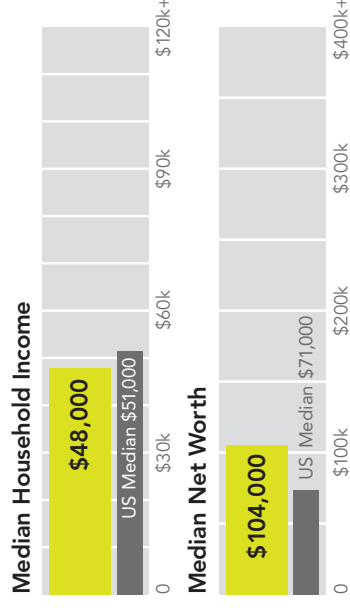
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 34.0 US: 62.1



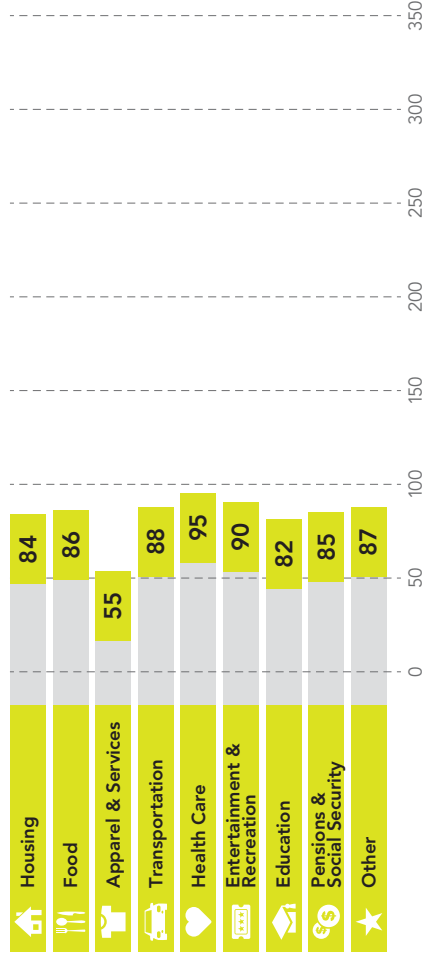
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



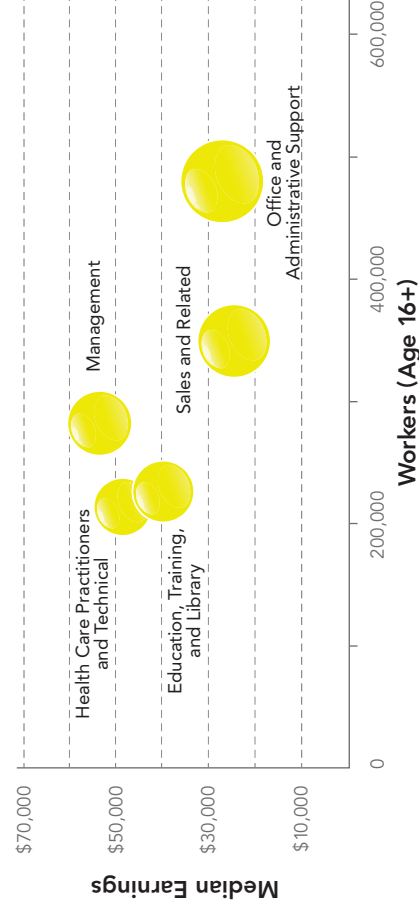
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Prefer practical vehicles like SUVs and trucks (domestic, of course).
- Sociable, church-going residents belonging to fraternal orders, veterans' clubs and charitable organizations and do volunteer work and fund-raising.
- Contribute to arts/cultural, educational, political, and social services organizations.
- DIY homebodies that spend on home improvement and gardening.
- Media preferences: country or Christian channels.
- Leisure activities include scrapbooking, movies at home, reading, fishing, and golf.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



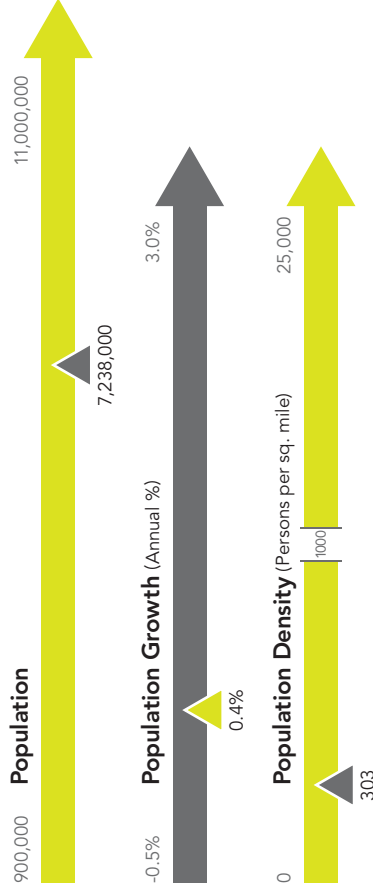
Typical Housing:
Single Family

Median Value:
\$141,000
US Median: \$177,000



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



LifeMode Group: GenXurban In Style

Households: 2,675,000

Average Household Size: 2.33

Median Age: 41.1

Median Household Income: \$66,000

5B



WHO ARE WE?

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.33.
- Home ownership average at 69% (Index 108); more than half, 51%, mortgaged (Index 112).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of town homes (Index 133) and smaller (5–19 units) apartment buildings (Index 110).
- Median home value at \$213,500.
- Vacant housing units at 8.8%.

SOCIOECONOMIC TRAITS

- College educated: 46% are graduates (Index 162); 75% with some college education.
- Low unemployment is at 5.6% (Index 65); higher labor force participation rate is at 68% (Index 108) with proportionately more 2-worker households (Index 112).
- Median household income of \$65,600 reveals an affluent market with income supplemented by investments (Index 143) and a substantial net worth (Index 179).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.

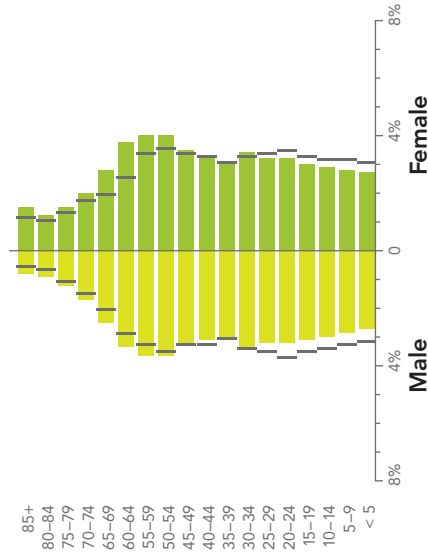


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 41.1 US: 37.6

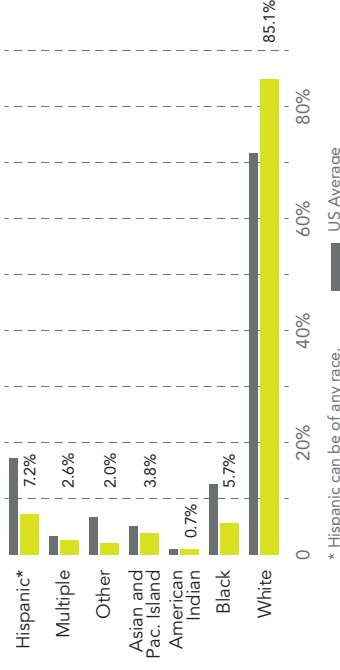
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RACE AND ETHNICITY (Esri data)

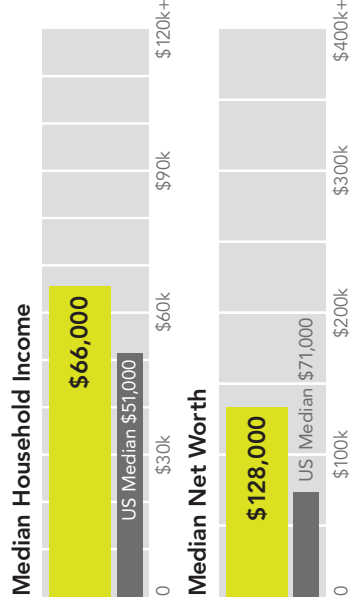
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 36.9 US: 62.1



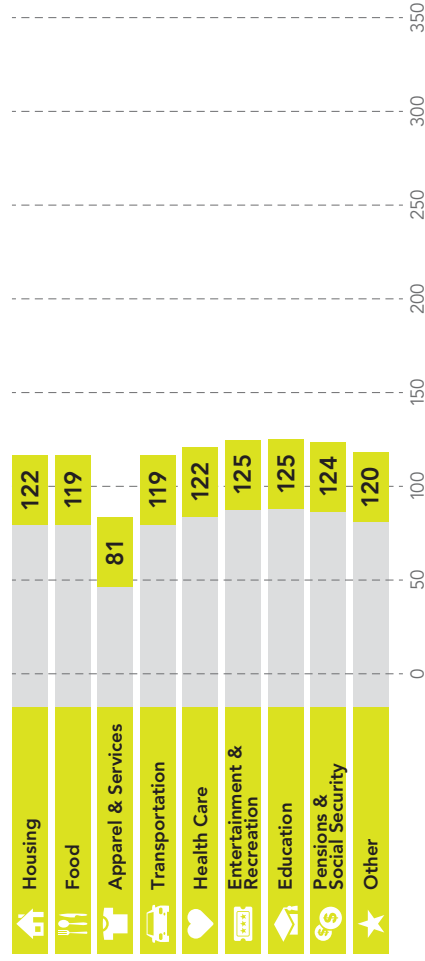
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



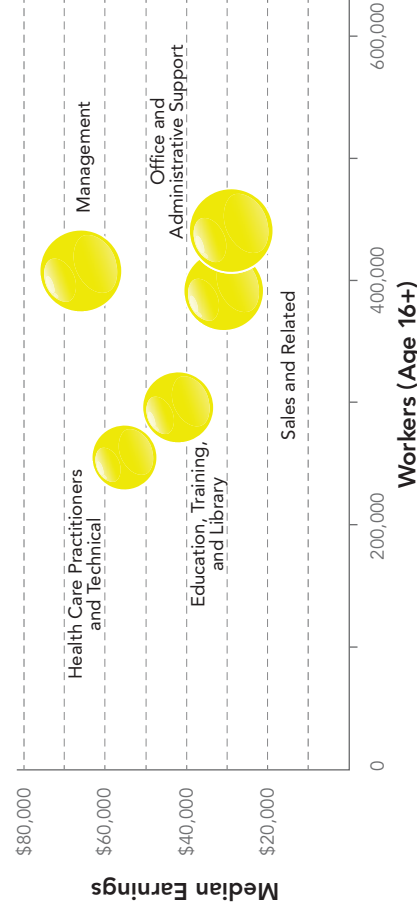
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Partial to late model SUVs or trucks.
- Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired.
- Prefer organic foods, including growing their own vegetables.
- Financially active, from a variety of investments to home equity lines of credit.
- Meticulous planners, both well insured and well invested in retirement savings.
- Generous with support of various charities and causes.
- Actively support the arts, theater, concerts, and museums.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

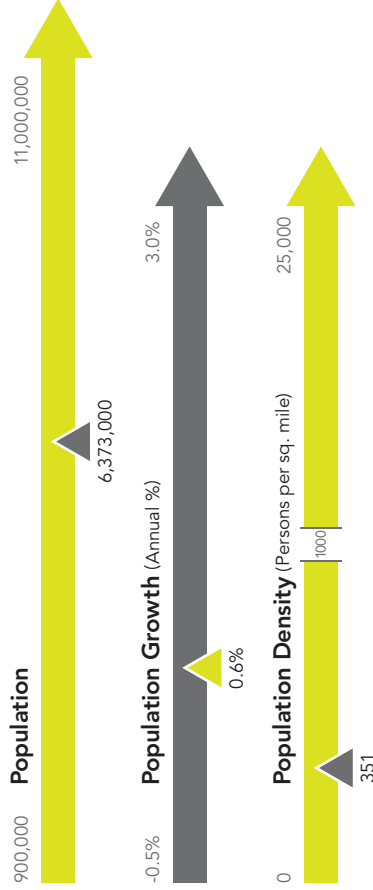
Median Value:
\$214,000

US Median: \$177,000



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



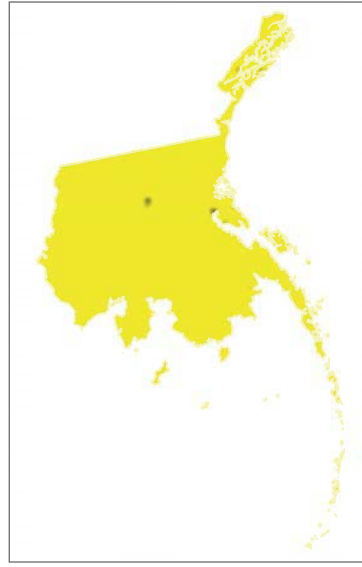
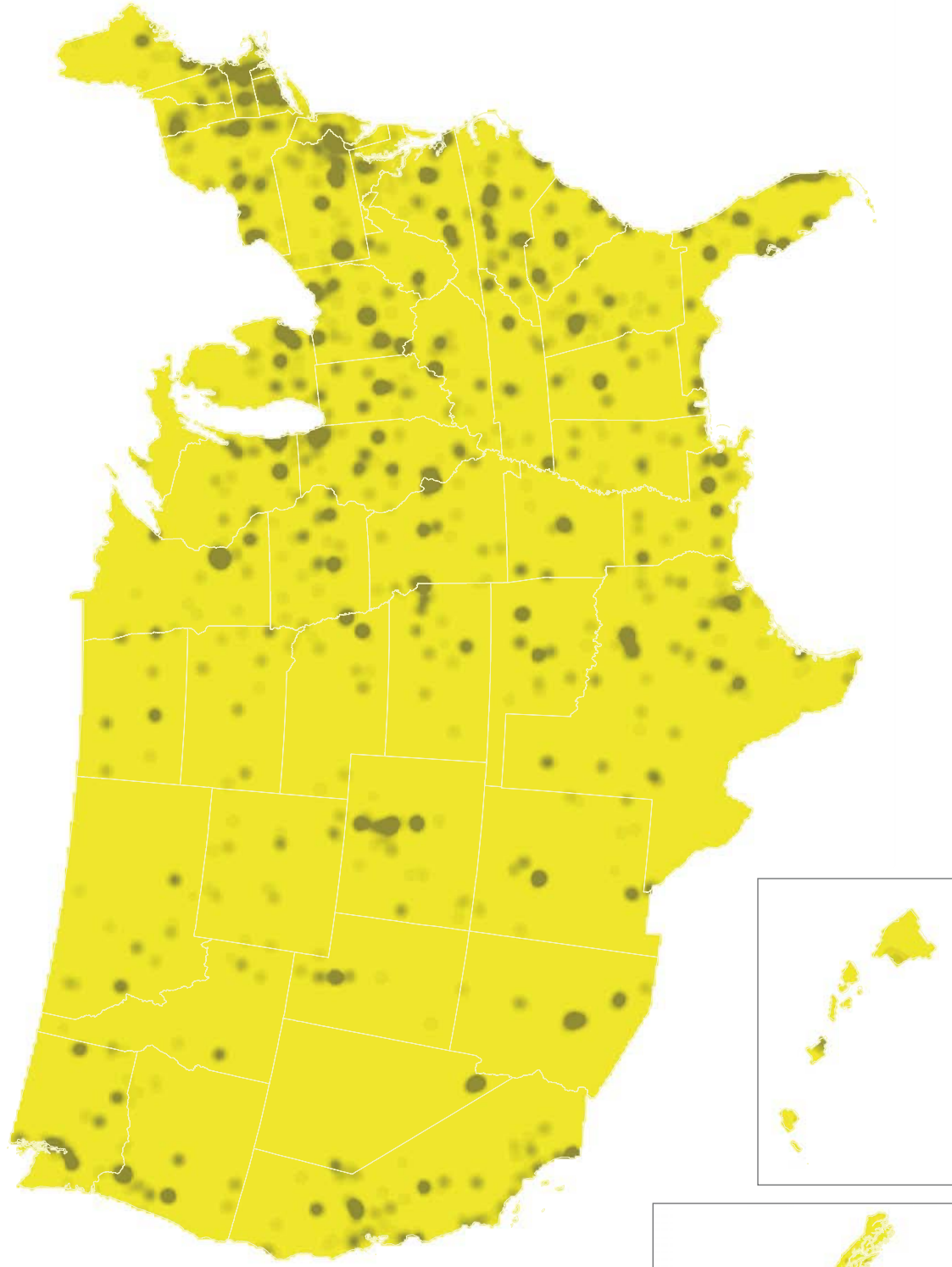
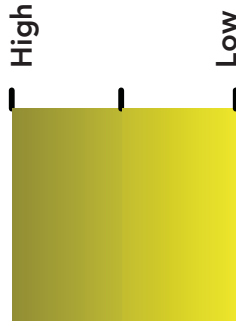
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the *In Style* Tapestry Segment by households.



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LifeMode Group: GenXurban

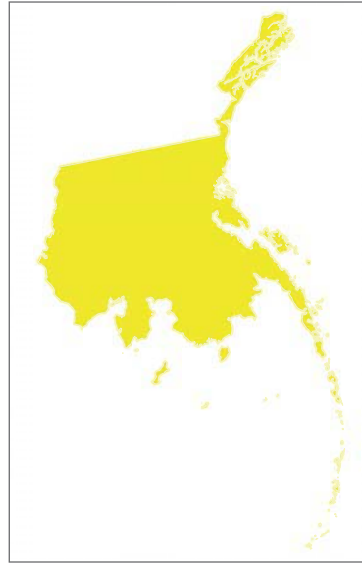
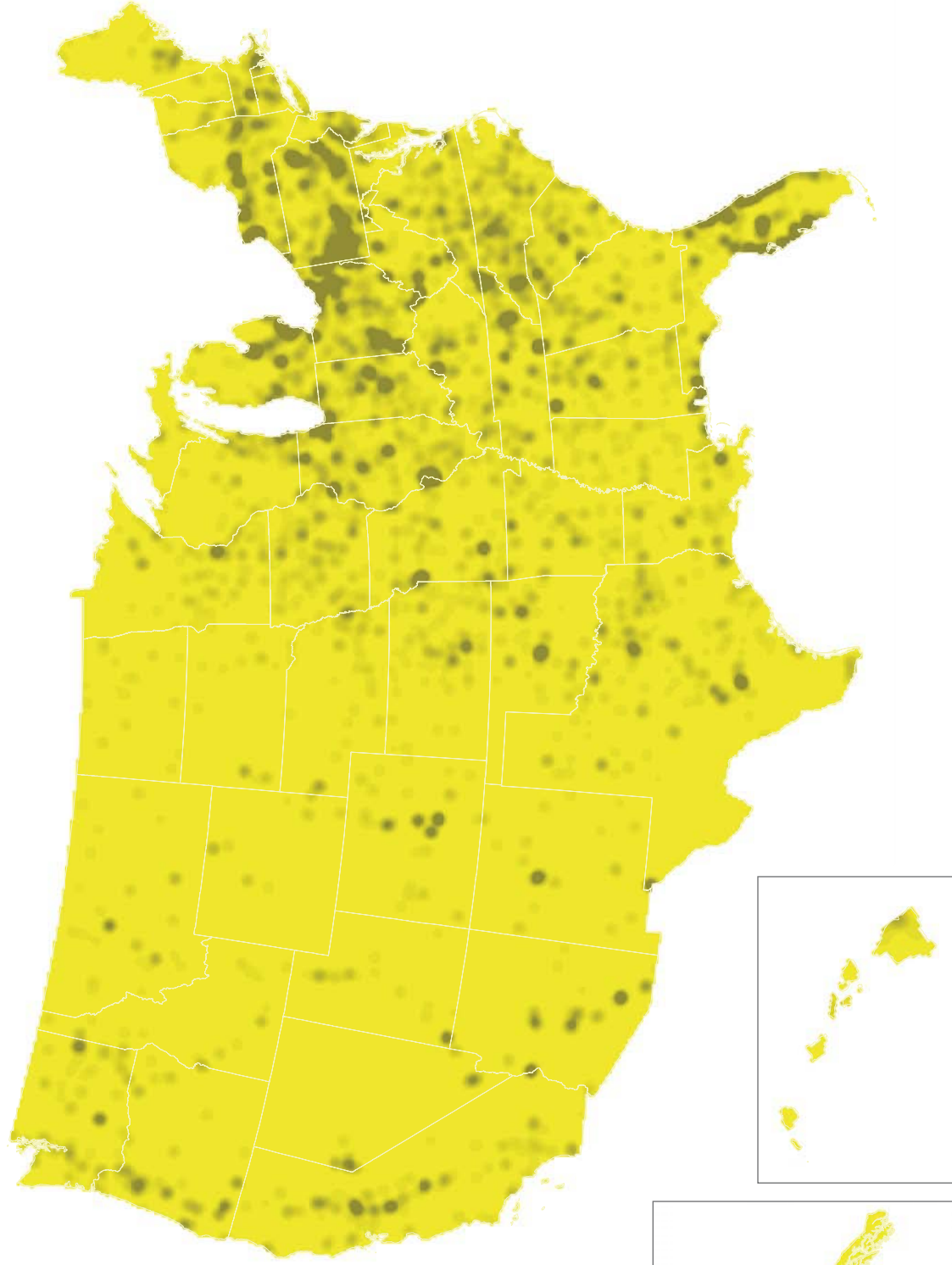
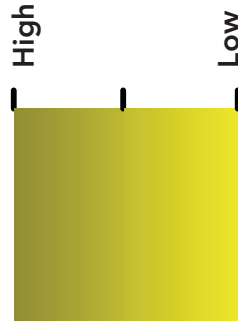
Midlife Constants



**TAPESTRY
SEGMENTATION**
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Midlife Constants* Tapestry Segment by households.



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LifeMode Group: Cozy Country Living
Green Acres

6A

Households: 3,794,000

Average Household Size: 2.69

Median Age: 43.0

Median Household Income: \$72,000



WHO ARE WE?

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

OUR NEIGHBORHOOD

- Rural enclaves in metropolitan areas, primarily (not exclusively) older homes with acreage; new housing growth in the past 10 years.
- Single-family, owner-occupied housing, with a median value of \$197,000.
- An older market, primarily married couples, most with no children.

SOCIOECONOMIC TRAITS

- Education: 60% are college educated.
- Unemployment is low at 6% (Index 70); labor force participation rate is high at 67.4% (Index 108).
- Income is derived not only from wages and salaries but also from self-employment (more than 15% of households), investments (30% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

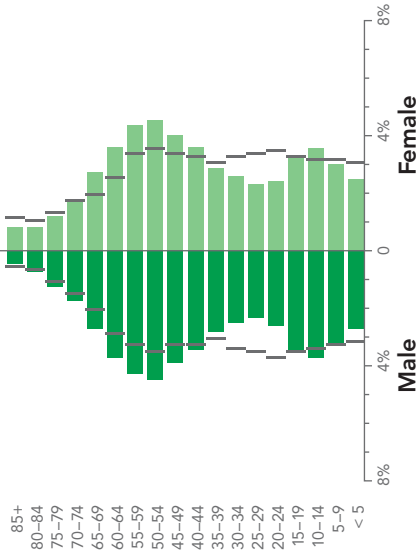


Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 43.0 US: 37.6

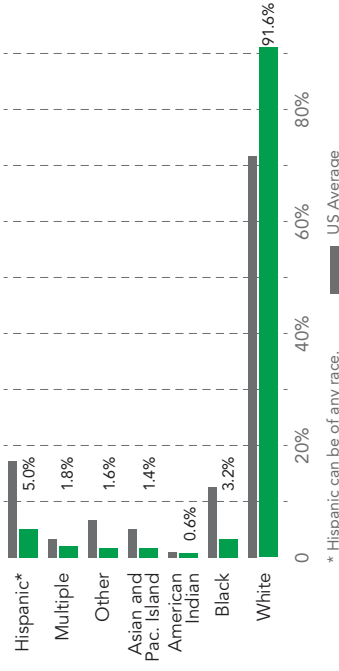
I Indicates US



RACE AND ETHNICITY (Esri data)

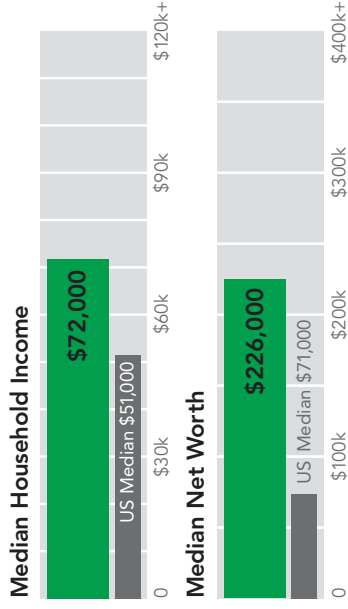
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 24.0 US: 62.1



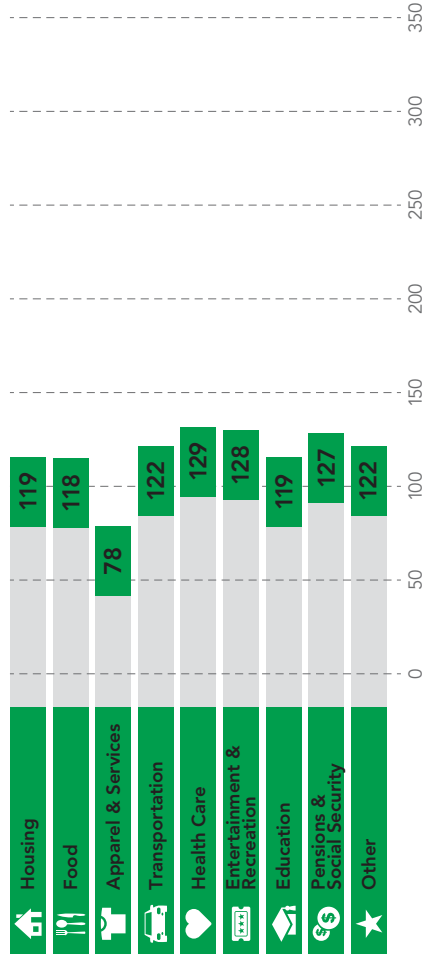
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



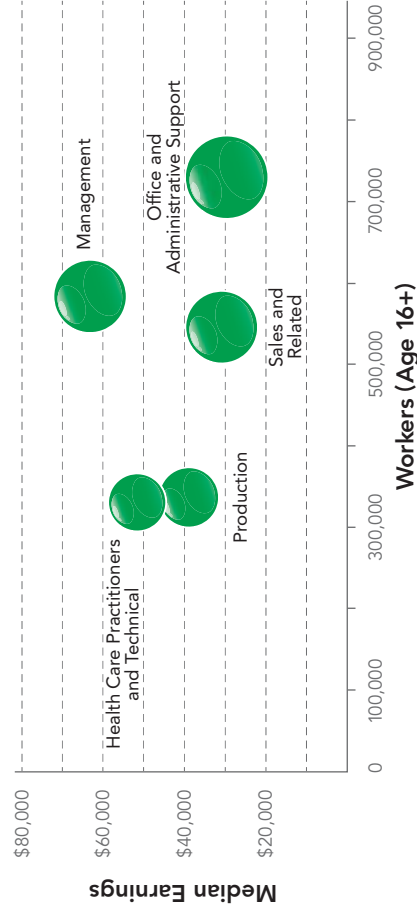
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Purchasing choices reflect Green Acres' residents country life, including a variety of vehicles from trucks and SUVs to ATVs and motorcycles, preferably late model.
- Homeowners favor DIY home improvement projects and gardening.
- Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden.
- Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.
- Residents are active in their communities and a variety of social organizations, from fraternal orders to veterans' clubs.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



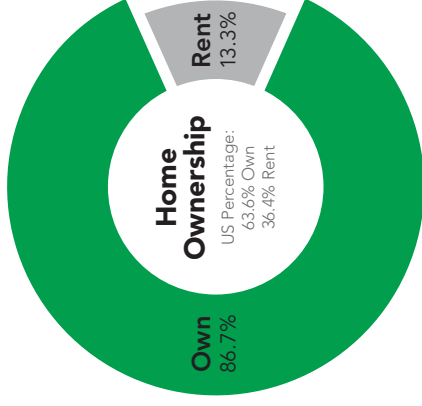
Typical Housing:

Single Family

Median Value:

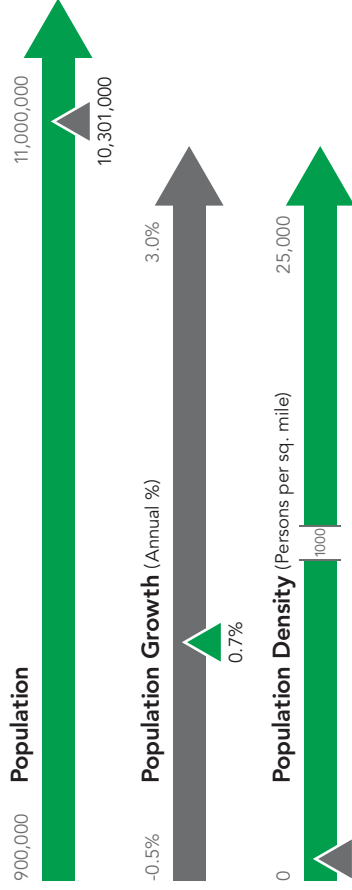
\$197,000

US Median: \$177,000



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



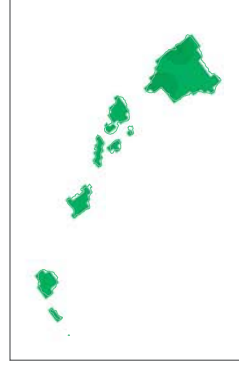
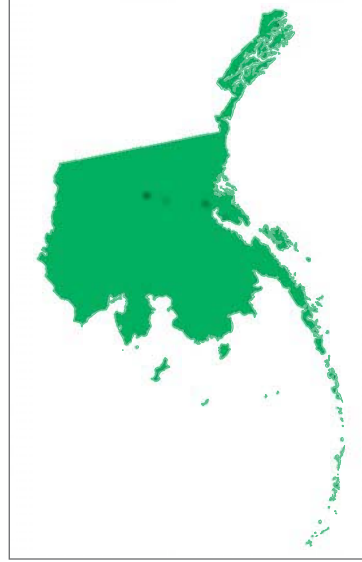
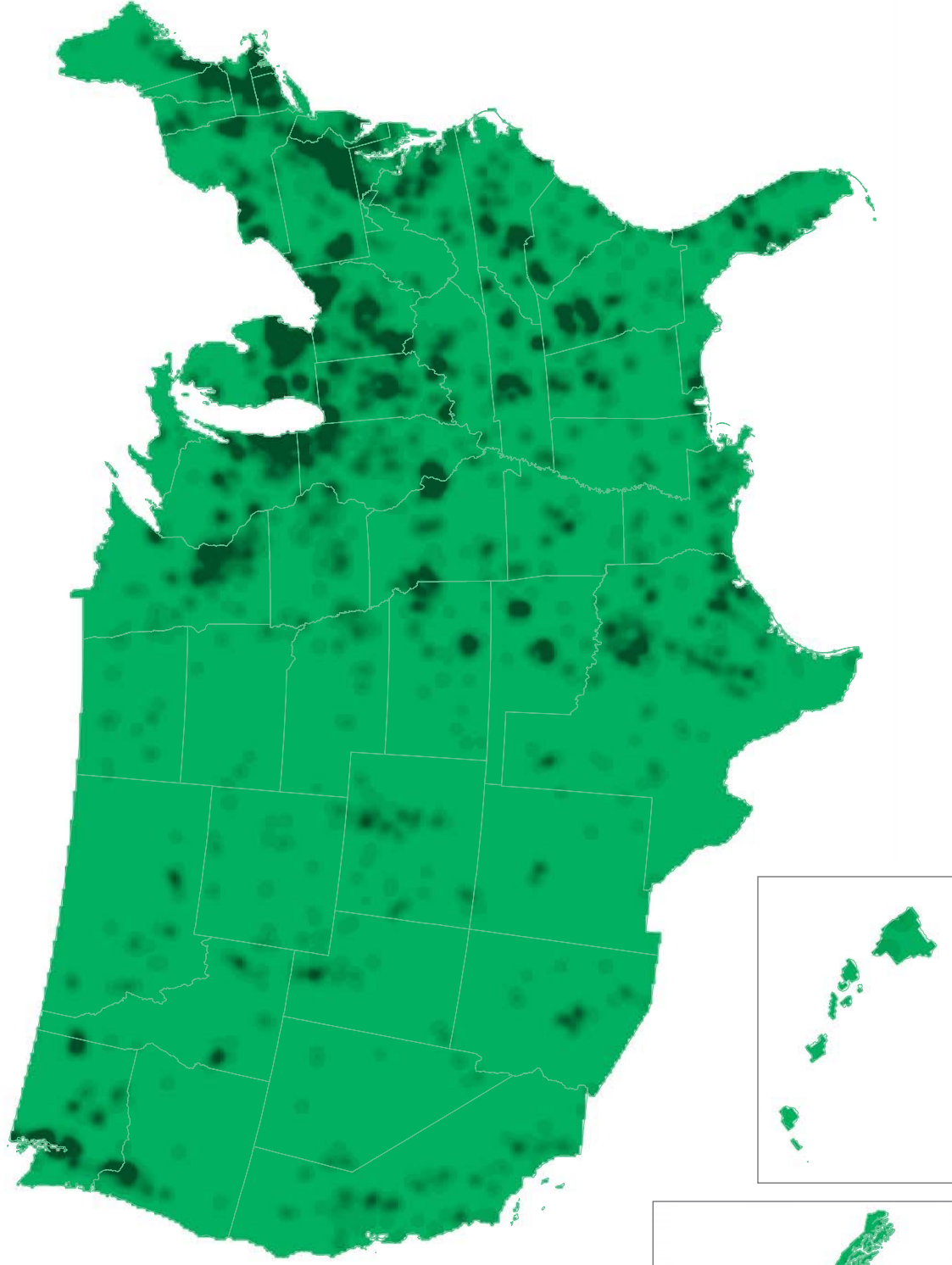


LifeMode Group: Cozy Country Living Green Acres



SEGMENT DENSITY

This map illustrates the density and distribution of the Green Acres Tapestry Segment by households.



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The Great Outdoors

Households: 1,850,000

Average Household Size: 2.43

Median Age: 46.3

Median Household Income: \$53,000



WHO ARE WE?

These neighborhoods are found in pastoral settings throughout the United States. Consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are more likely to invest in real estate or a vacation home than stocks. They are active gardeners and partial to homegrown and home-cooked meals. Although retirement beckons, most of these residents still work, with incomes slightly above the US level.

OUR NEIGHBORHOOD

- Over 55% of households are married-couple families; 36% are couples with no children living at home.
- Average household size is slightly smaller at 2.43.
- Typical of areas with rustic appeal, the housing inventory features single-family homes (76%) and mobile homes (16%); a significant inventory of seasonal housing is available (Index 398).
- Residents live in small towns and rural communities throughout the West, South, and Northeast regions of the country.
- More than half of all homes were constructed between 1970 and 2000.
- Most households have one or two vehicles; average travel time to work is slightly higher (28 minutes) despite a disproportionate number that work from home (Index 155).

SOCIOECONOMIC TRAITS

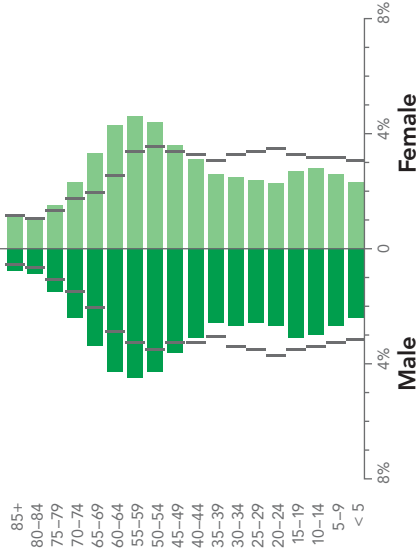
- Nearly 60% have attended college or hold a degree.
- Unemployment is lower at 8% (Index 88), but so is labor force participation at 60%.
- Typical of neighborhoods with older residents, income from retirement and Social Security is common, but residents also derive income from self-employment and investments.
- Residents are very do-it-yourself oriented and cost conscious.
- Many service their own autos, work on home improvement and remodeling projects, and maintain their own yards.
- They prefer domestic travel to trips abroad.



AGE BY SEX (Esri data)

Median Age: 46.3 US: 37.6

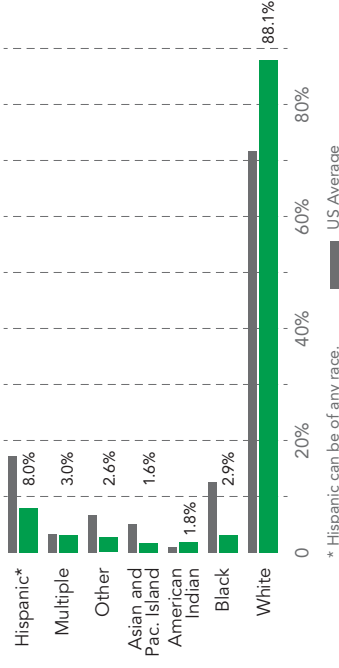
I Indicates US



RACE AND ETHNICITY (Esri data)

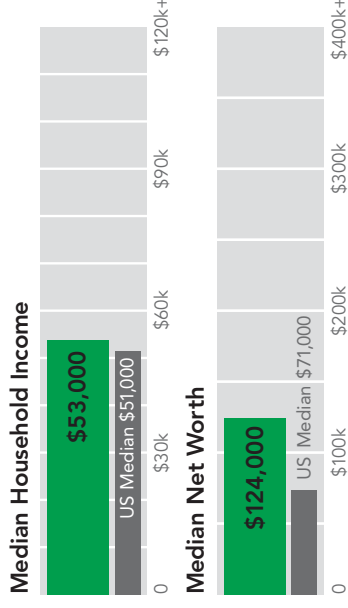
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 33.7 US: 62.1



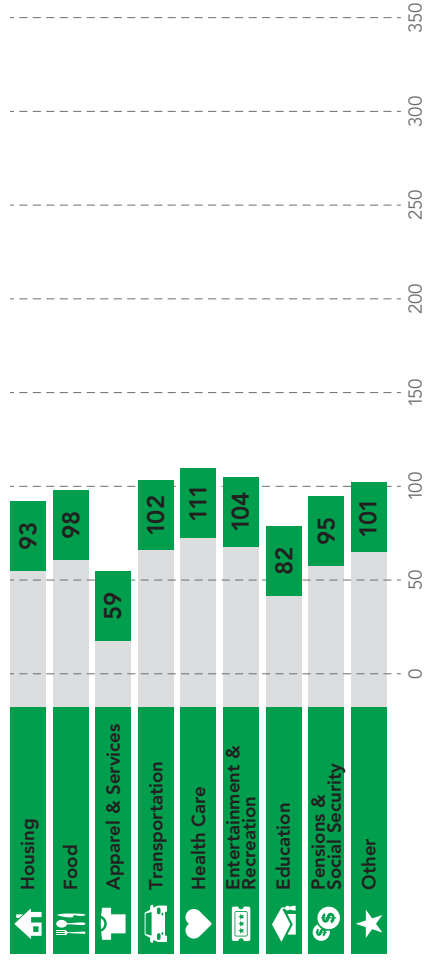
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



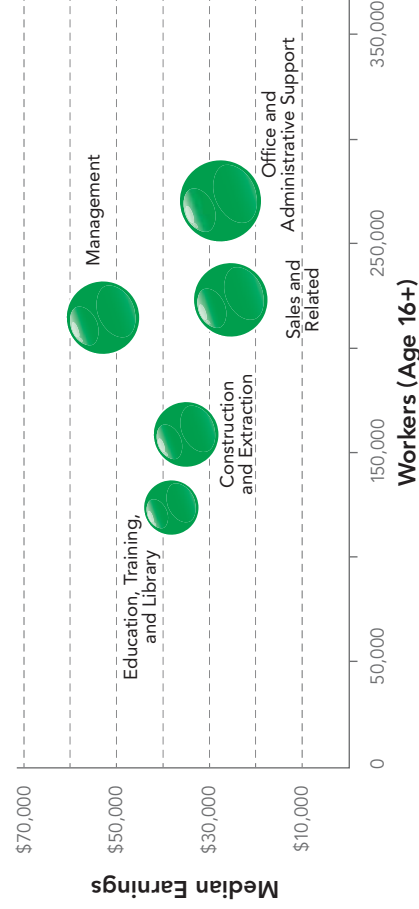
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Satellite dishes and riding lawn mowers are familiar sights in these rural settings, along with multiple vehicles; four-wheel drive trucks are popular, too.
- Residents are members of AARP and veterans' clubs and support various civic causes.
- Technology is not central in their lives: light use of Internet connectivity for shopping and entertainment.
- Most households have pets—dogs or cats.
- Television channels such as CMT, History, and Fox News are popular.
- They enjoy outdoor activities such as hiking, hunting, fishing, and boating.

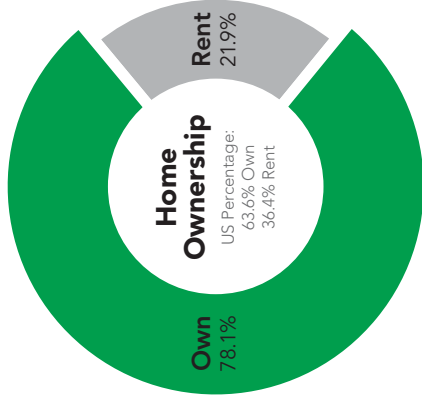
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



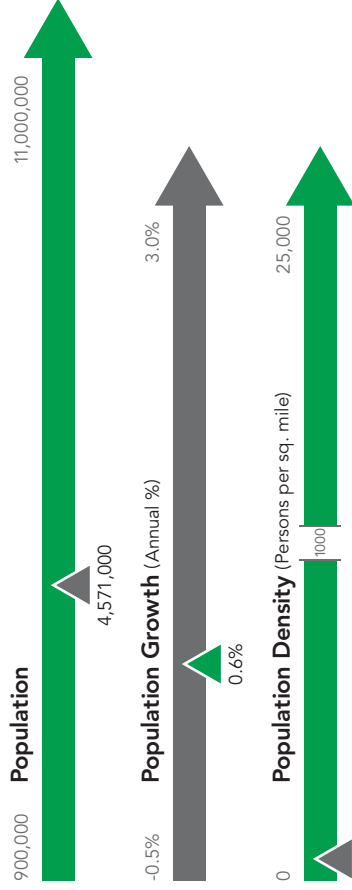
Typical Housing:
 Single Family

Median Value:
 \$189,000
 US Median: \$177,000



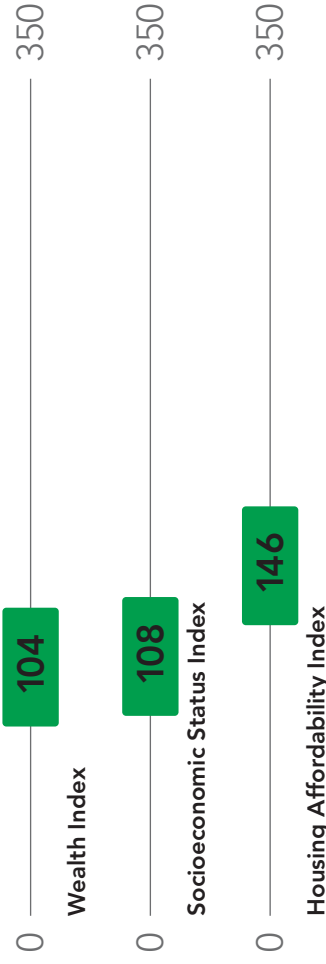
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



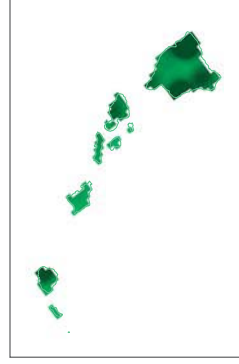
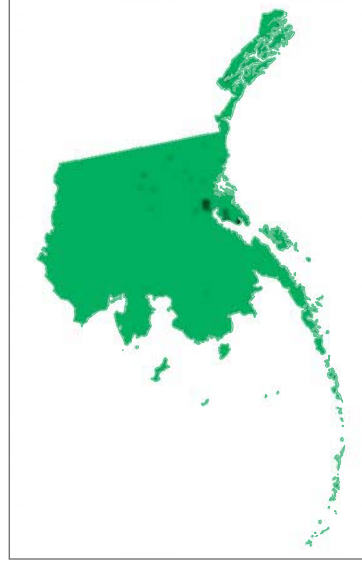
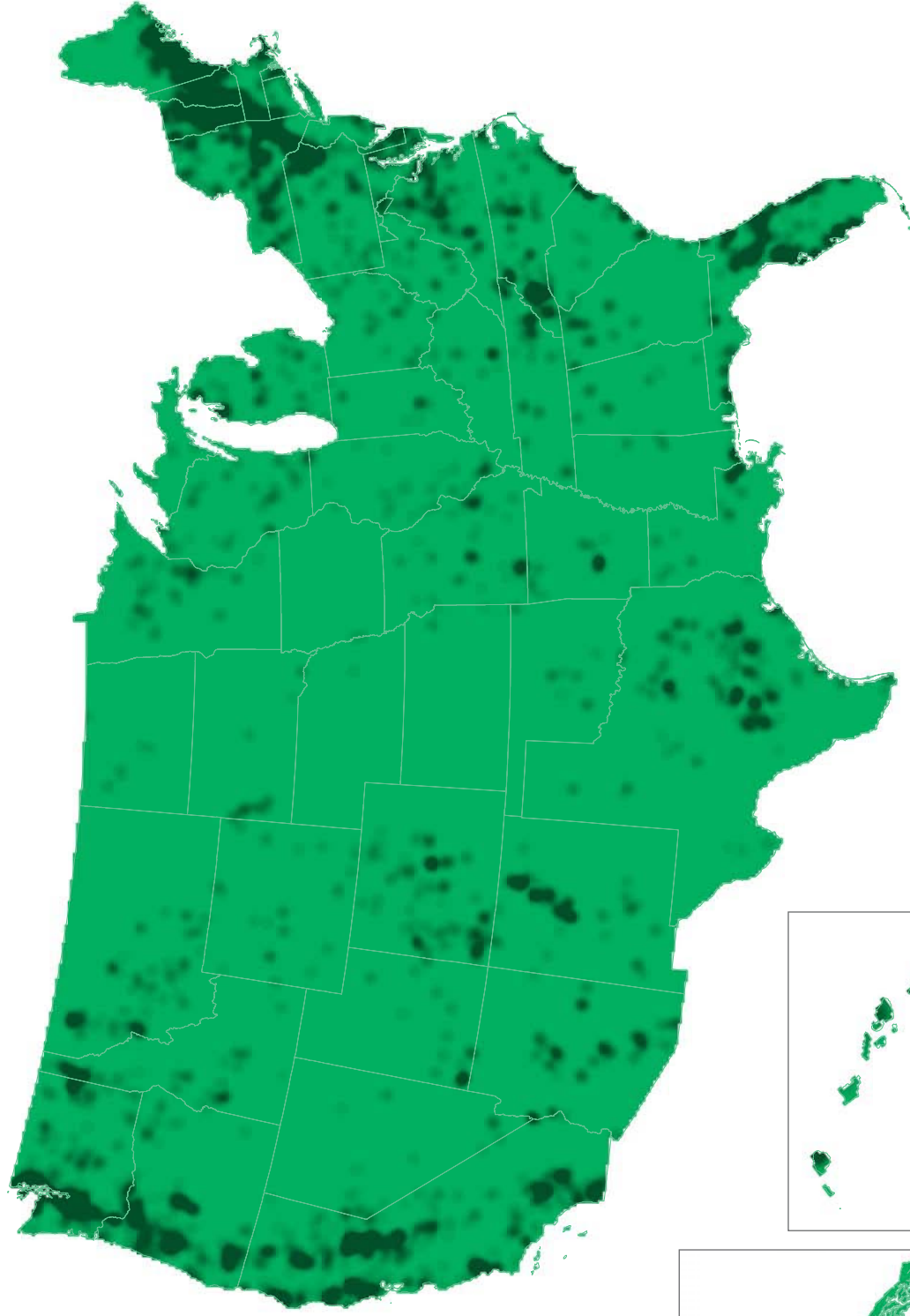


LifeMode Group: Cozy Country Living The Great Outdoors



SEGMENT DENSITY

This map illustrates the density and distribution of the *The Great Outdoors* Tapestry Segment by households.



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LifeMode Group: Cozy Country Living

Salt of the Earth

6B

Households: 3,517,000

Average Household Size: 2.58

Median Age: 43.1

Median Household Income: \$53,000



WHO ARE WE?

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.

OUR NEIGHBORHOOD

- This large segment is concentrated in the Midwest, particularly in Ohio, Pennsylvania, and Indiana.
- Due to their rural setting, households own two vehicles to cover their long commutes, often across county boundaries.
- Home ownership rates are very high (Index 132). Single-family homes are affordable, valued at 25 percent less than the national market.
- Two in three households are composed of married couples; less than half have children at home.

SOCIOECONOMIC TRAITS

- Steady employment in construction, manufacturing, and related service industries.
- Completed education: 42% with a high school diploma only.
- Household income just over the national median, while net worth is double the national median.
- Spending time with family their top priority.
- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.
- Try to eat healthy, tracking the nutrition and ingredients in the food they purchase.

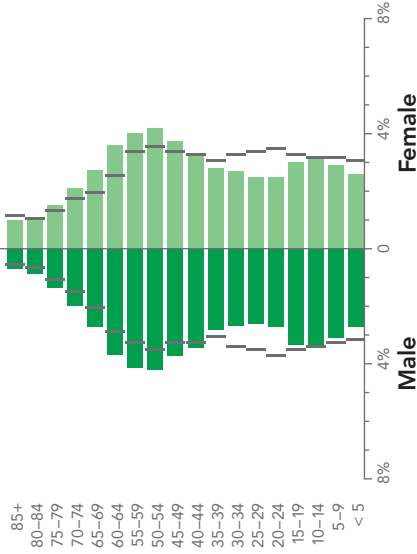


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 43.1 US: 37.6

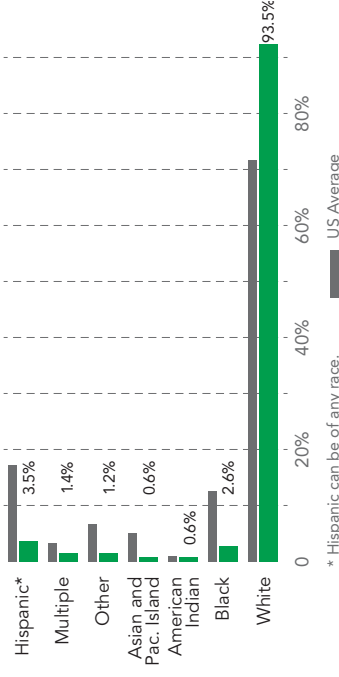
I Indicates US



RACE AND ETHNICITY (Esri data)

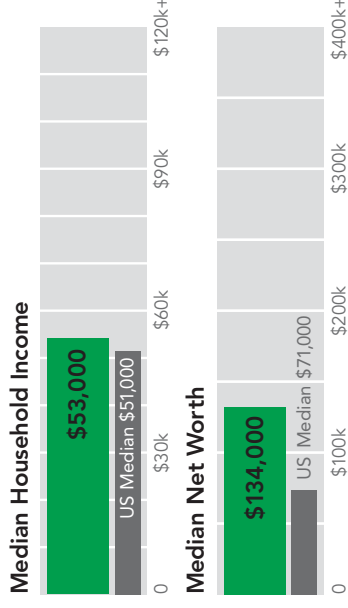
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Diversity Index: 18.3 US: 62.1



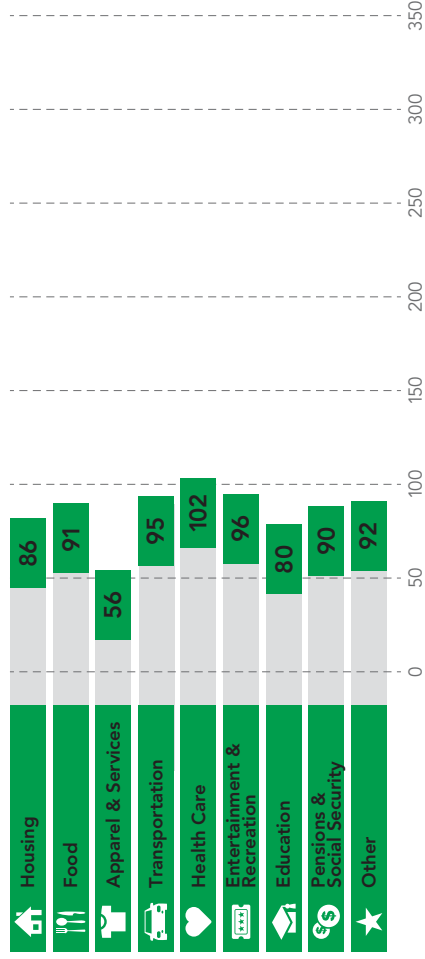
INCOME AND NET WORTH

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AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Outdoor sports and activities, such as fishing, boating, hunting, and overnight camping trips are popular.
- To support their pastimes, truck ownership is high; many also own an ATV.
- They own the equipment to maintain their lawns and tend to their vegetable gardens.
- Residents often tackle home remodeling and improvement jobs themselves.
- Due to their locale, they own satellite dishes, and many still require dial-up modems to access the Internet.
- These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

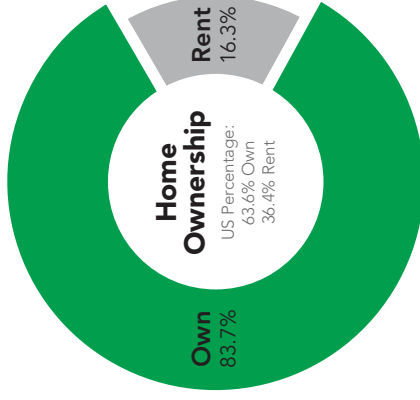
HOUSING

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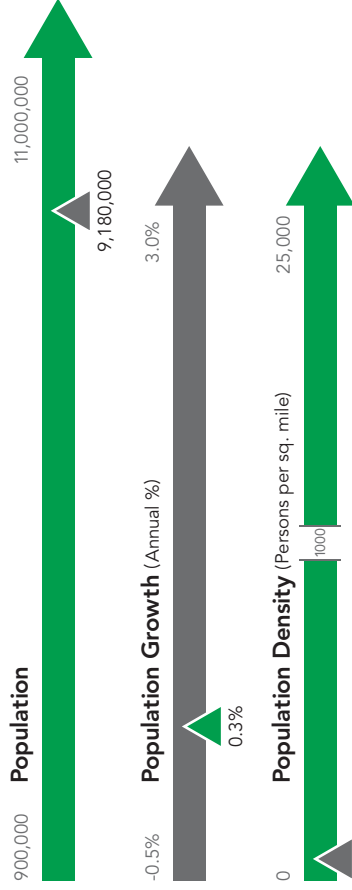
Typical Housing:
Single Family

Median Value:
\$134,000
US Median: \$177,000



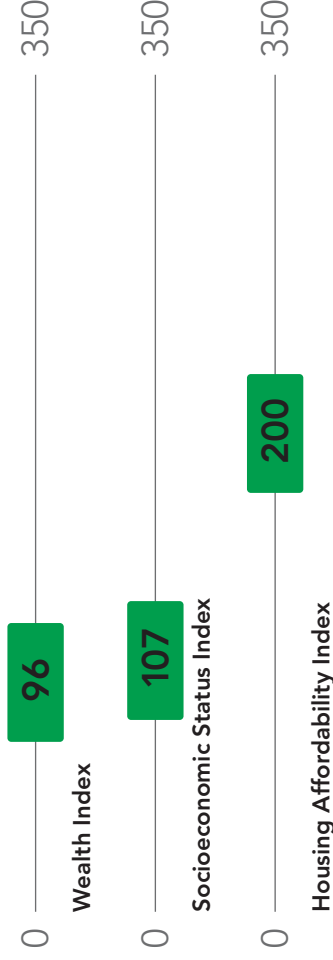
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



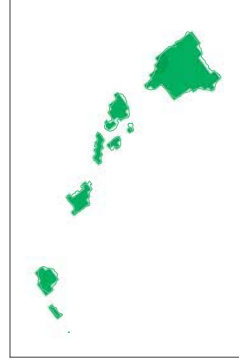
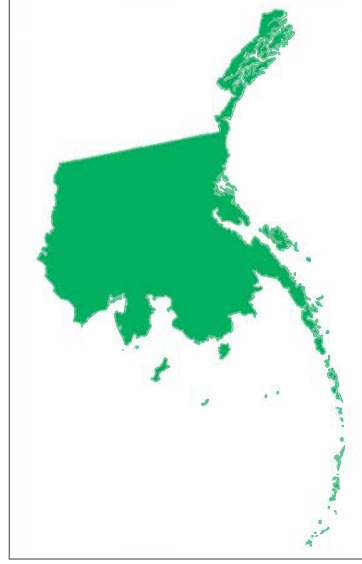
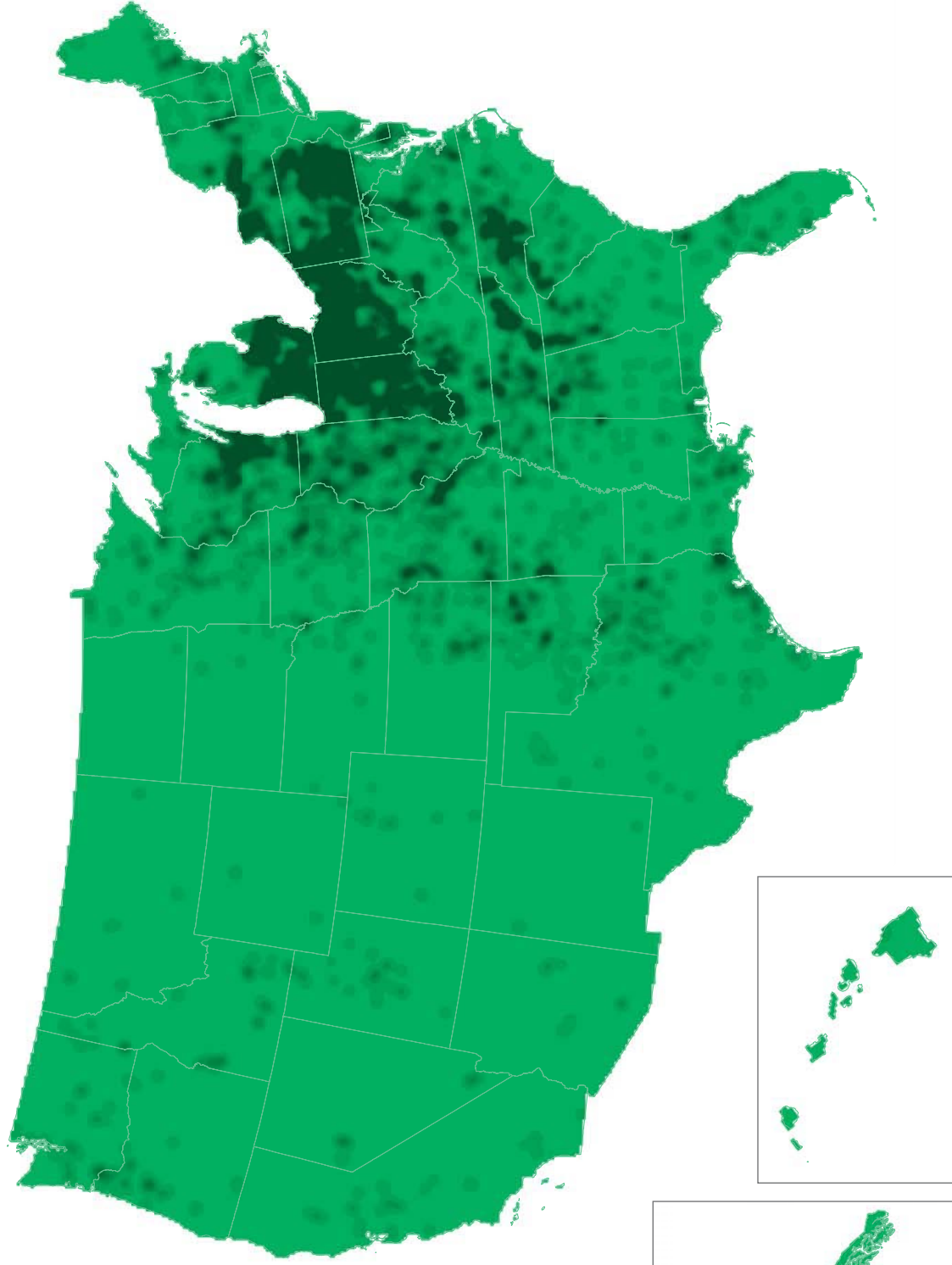
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the Salt of the Earth Tapestry Segment by households.



Heartland Communities

Households: 2,864,000

Average Household Size: 2.38

Median Age: 41.5

Median Household Income: \$39,000



WHO ARE WE?

Well settled and close-knit, *Heartland Communities* are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country; they embrace the slower pace of life here but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

OUR NEIGHBORHOOD

- Rural communities or small towns are concentrated in the Midwest, from older Rustbelt cities to the Great Plains.
- Distribution of household types is comparable to the US, primarily (but not the majority) married couples, more with no children, and a slightly higher proportion of singles (Index 112) that reflects the aging of the population.
- Residents own modest, single-family homes built before 1970.
- They own one or two vehicles; commutes are short (Index 95).

SOCIOECONOMIC TRAITS

- Retirees in this market depress the average labor force participation rate to less than 60% (Index 95), but the unemployment rate is comparable to the US.
- More workers are white collar than blue collar; more skilled than unskilled.
- The rural economy of this market provides employment in the manufacturing, construction, and agriculture industries.
- These are budget savvy consumers; they stick to brands they grew up with and know the price of goods they purchase. Buying American is important.
- Daily life is busy, but routine. Working on the weekends is not uncommon.
- Residents trust TV and newspapers more than any other media.
- Skeptical about their financial future, they stick to community banks and low-risk investments.

Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Cozy Country Living

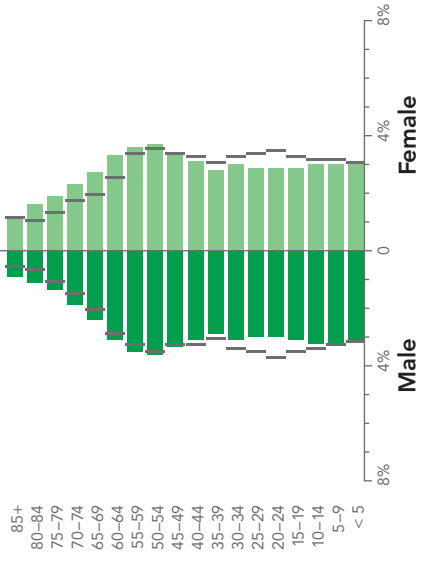
Heartland Communities



TAPESTRY SEGMENTATION
esri.com/tapestry

AGE BY SEX (Esri data)

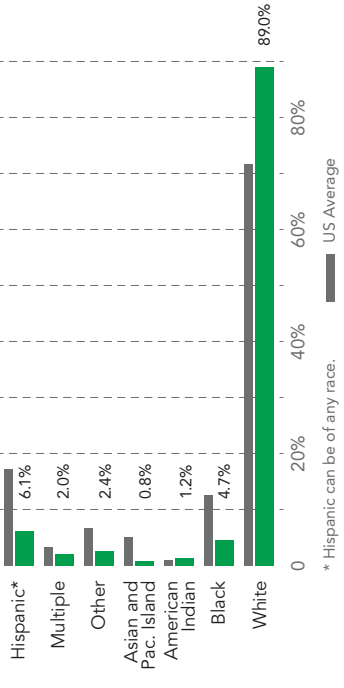
Median Age: 41.5 US: 37.6
I Indicates US



RACE AND ETHNICITY (Esri data)

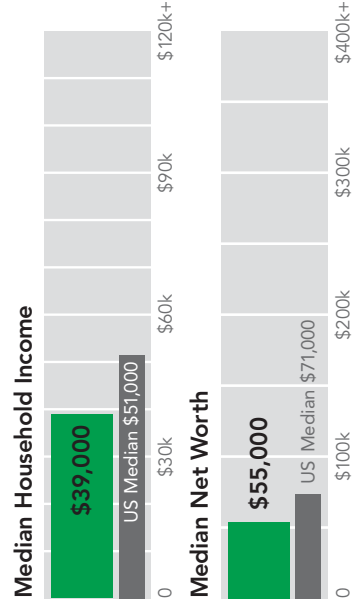
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 29.6 US: 62.1



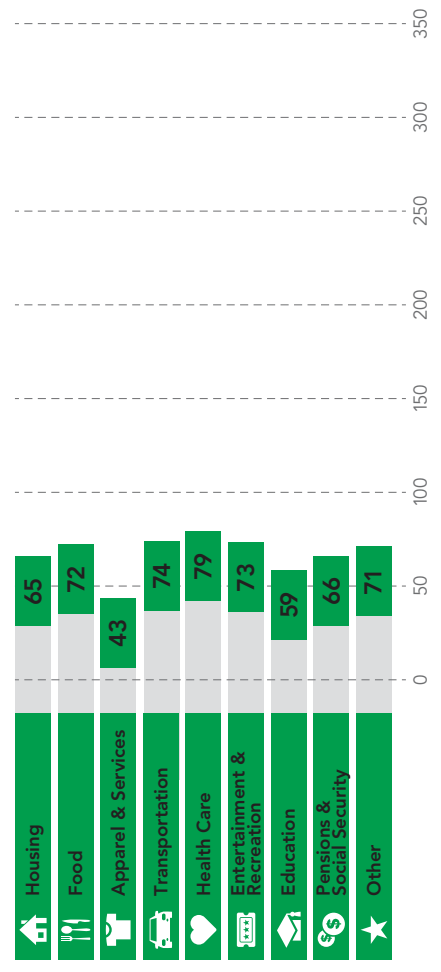
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



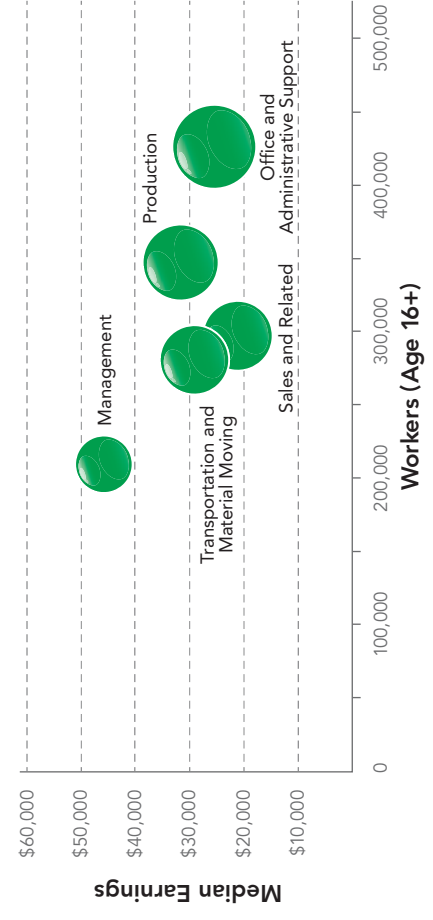
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Traditional in their ways, residents of *Heartland Communities* choose to bank and pay their bills in person and purchase insurance from an agent.
- Most have high-speed Internet access at home or on their cell phone but aren't ready to go paperless.
- Many residents have paid off their home mortgages but still hold auto loans and student loans. Noninterest checking accounts are common.
- To support their local community, residents participate in public activities.
- Home remodeling is not a priority, but homeowners do tackle necessary maintenance work on their cherished homes. They have invested in riding lawn mowers to maintain their larger yards.
- They enjoy country music and watch CMT.
- Motorcycling, hunting, and fishing are popular; walking is the main form of exercise.
- To get around these semirural communities, residents prefer domestic trucks or SUVs.
- They prefer to travel in the US and favor the convenience of packaged deals.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:

Single Family

Median Value:

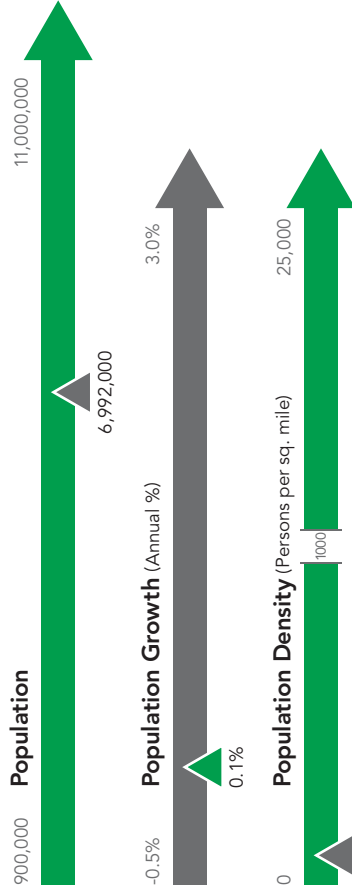
\$89,000

US Median: \$177,000



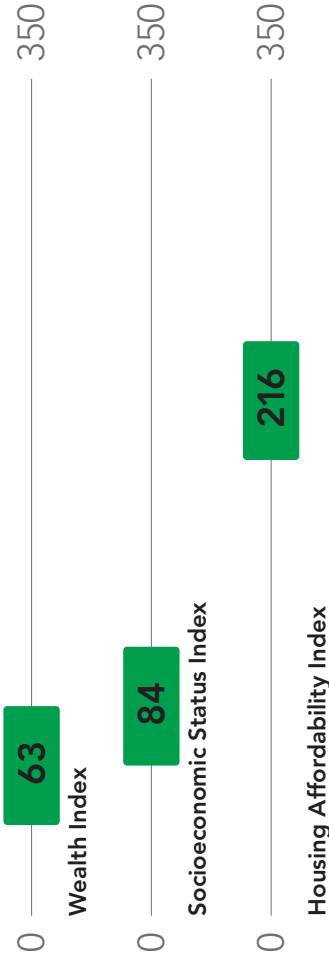
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





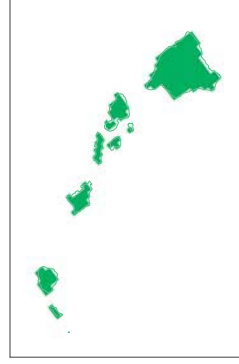
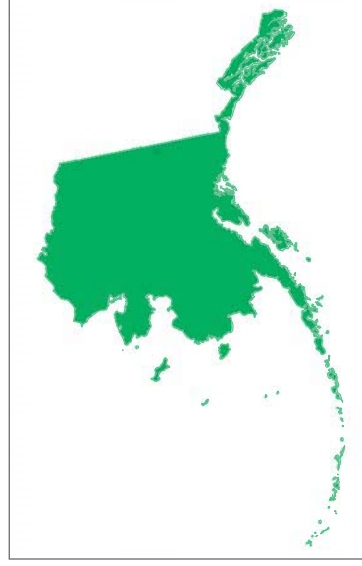
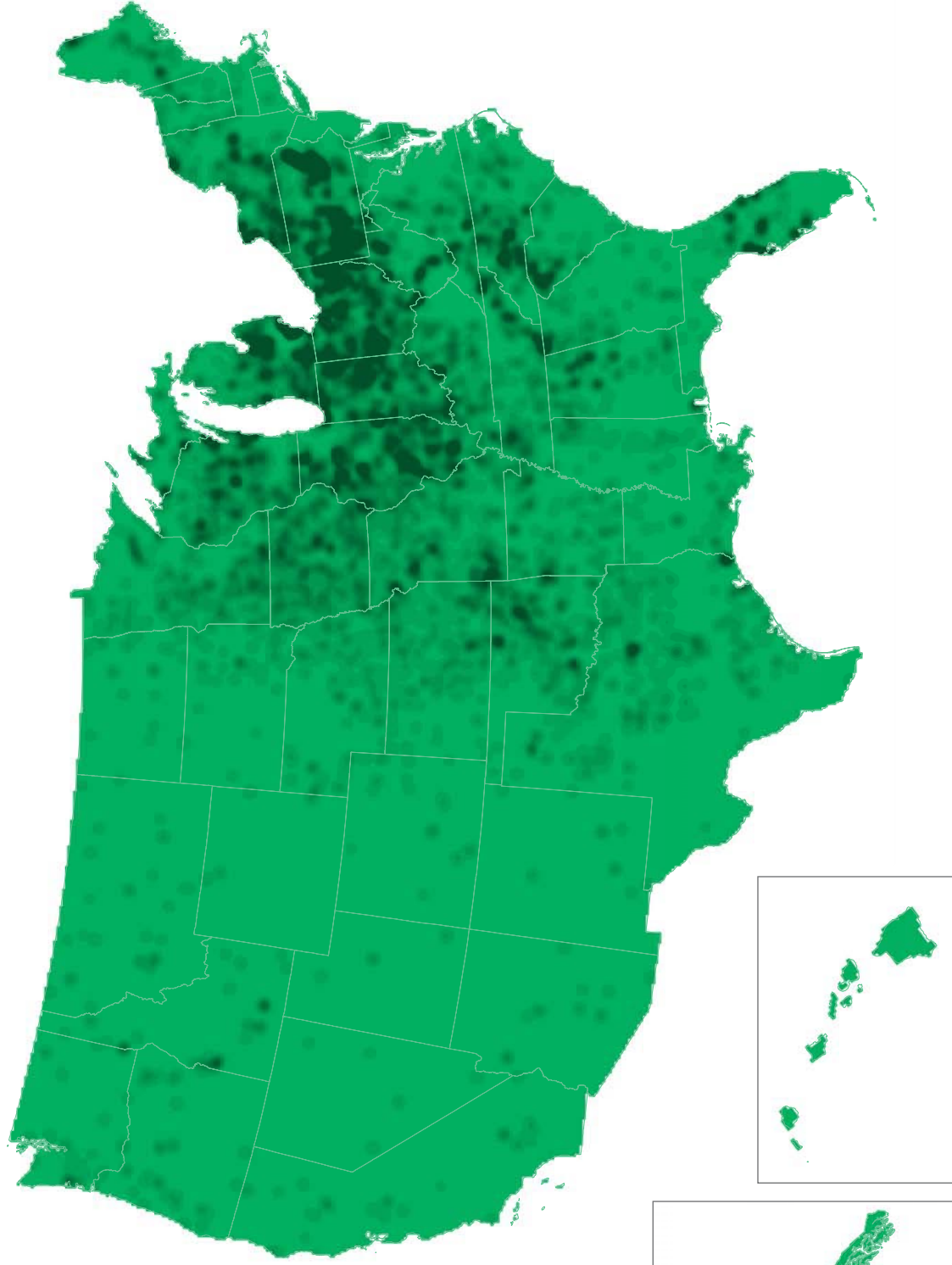
LifeMode Group: Cozy Country Living

Heartland Communities



SEGMENT DENSITY

This map illustrates the density and distribution of the Heartland Communities Tapestry Segment by households.



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ESR02/14d1

For more information
1-800-447-9778
info@esri.com
esri.com



Hardscrabble Road

Households: 1,489,000

Average Household Size: 2.64

Median Age: 31.7

Median Household Income: \$26,000



WHO ARE WE?

Hardscrabble Road neighborhoods are in urbanized areas within central cities, with older housing, located chiefly in the Midwest and South. This slightly smaller market is primarily a family market, married couples (with and without children) and single parents. Younger, highly diverse (with higher proportions of black, multiracial, and Hispanic populations), and less educated, they work mainly in service, manufacturing, and retail trade industries. Unemployment is high (almost twice the US rate), and median household income is half the US median. Almost 1 in 3 households have income below the poverty level. Approximately 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in 2-4 unit buildings. This market is struggling to get by.

OUR NEIGHBORHOOD

- Renters: About three-fifths of households.
- Primarily family households, married couples with or without children, single parents (Index 203), and multigenerational households (Index 137).
- Primarily single-family homes (61%), with a higher proportion of dwellings in 2-4 unit buildings (Index 225).
- Older housing, built before 1960 (62%), with a higher proportion built in the 1940s (Index 211) or earlier (Index 252).
- Four-fifths of owned homes valued under \$100,000 (more than 3.5 times the US).
- Higher percentage of vacant housing units at 17% (Index 147).
- Most households with 1 or 2 vehicles (71%), but 18% have no vehicle (Index 202).

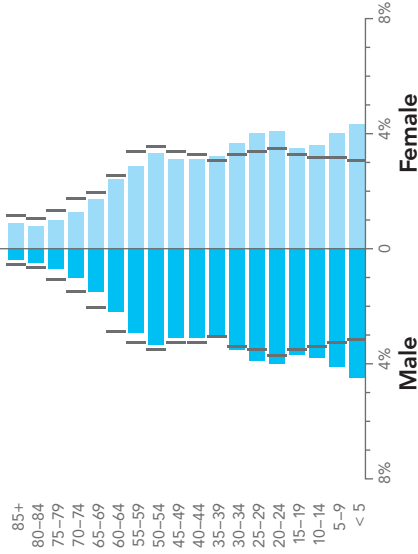
SOCIOECONOMIC TRAITS

- Education completed: 38% with a high school diploma only (Index 133); 25% with some college or an associate's degree (Index 86).
- Unemployment rate is higher at 16.6%, almost twice the US rate.
- Labor force participation rate is lower at 57.4%.
- Wages and salaries are the primary source of income for 71% of households, with contributions from Supplemental Security Income for 10% (Index 242) and public assistance for 7% (Index 280).
- These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.
- They tend to save money for a specific purpose.

AGE BY SEX (Esri data)

Median Age: 31.7 US: 37.6

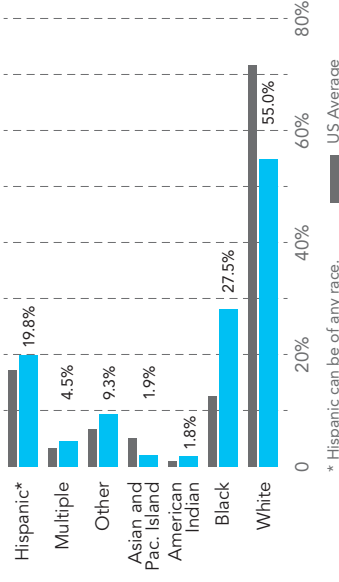
I Indicates US



RACE AND ETHNICITY (Esri data)

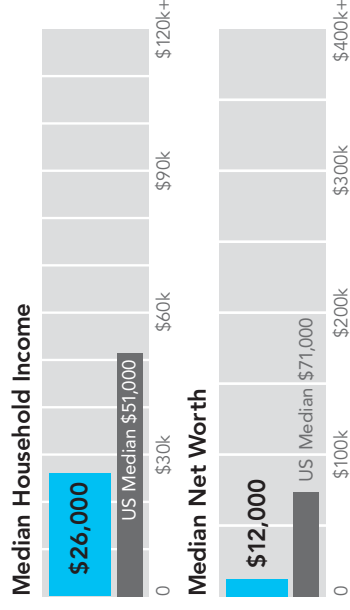
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Diversity Index: 74.2 US: 62.1



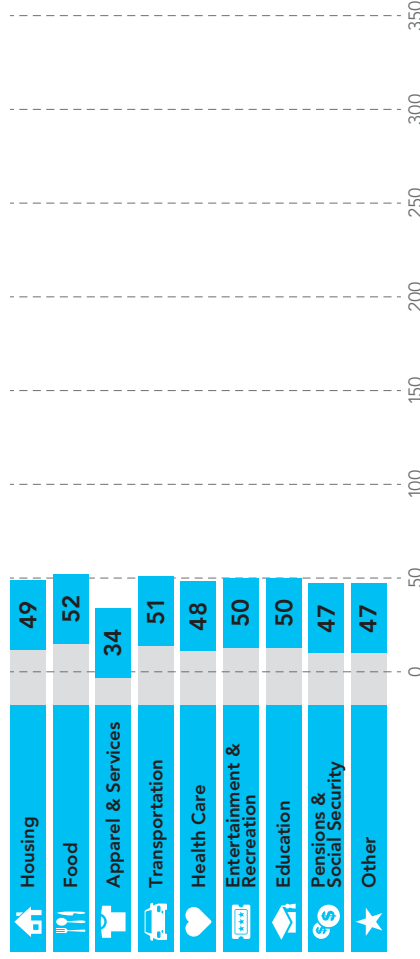
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



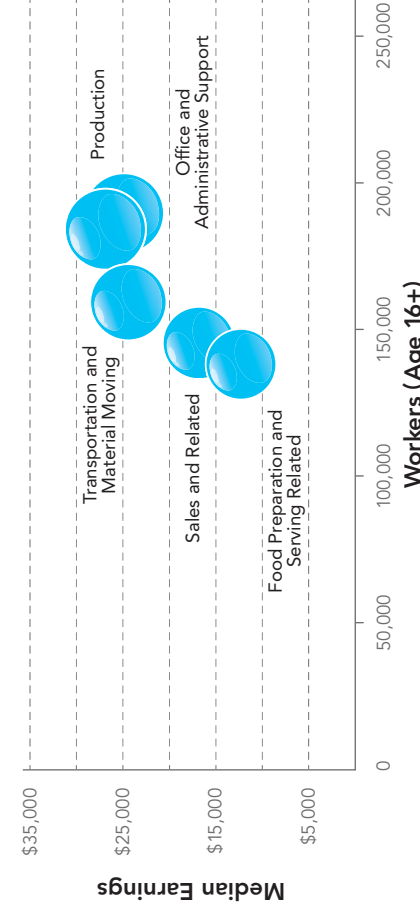
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Little extra money to invest in retirement savings plans, stocks, or bonds.
- For those with young children at home, watching Disney Channel, Cartoon Network, and Nickelodeon on TV is popular; diapers, baby food, and children's clothing are priority expenditures.
- Favor shopping through an in-home sales rep, QVC, or HSN.
- Read parenting and health magazines.
- Watch programs on BET, MTV, and Game Show Network.
- Prefer to listen to gospel, R&B, rap, and hip-hop music.
- Participate in basketball, football, and volleyball.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



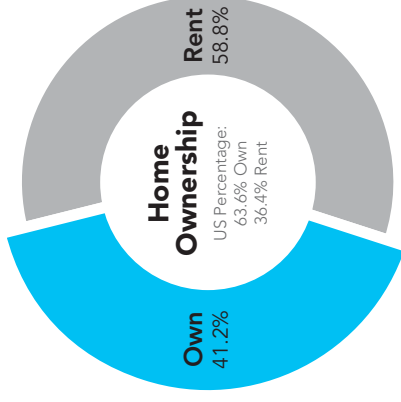
Typical Housing:

Single Family

Average Rent:

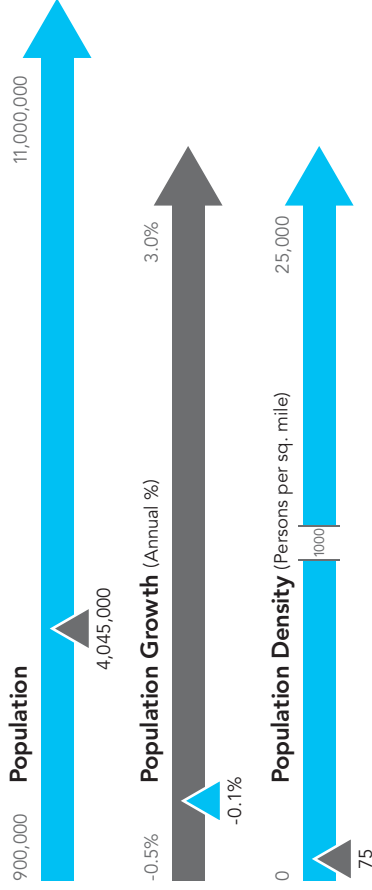
\$690

US Average: \$990



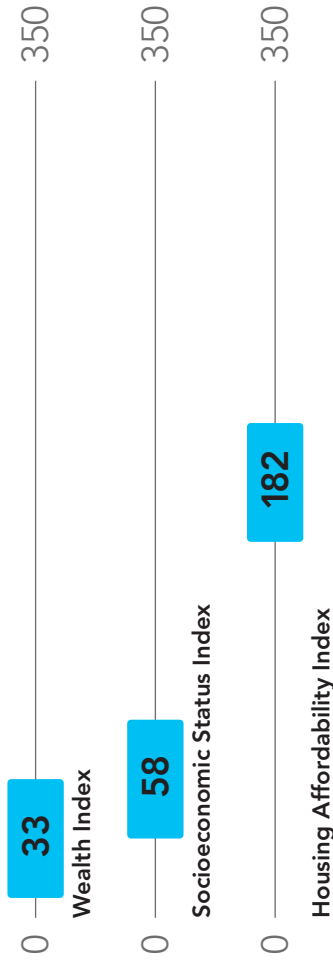
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

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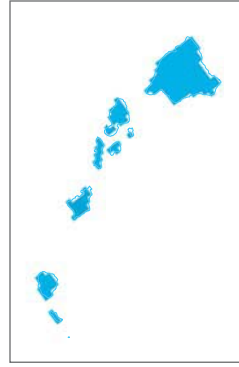
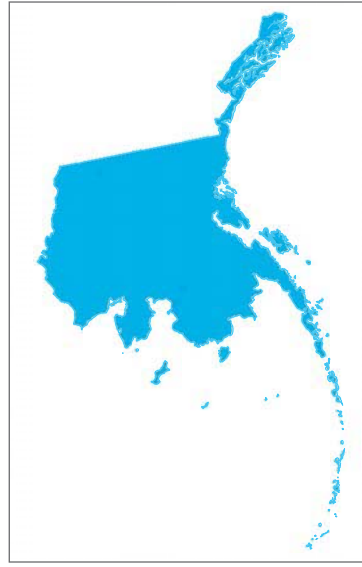
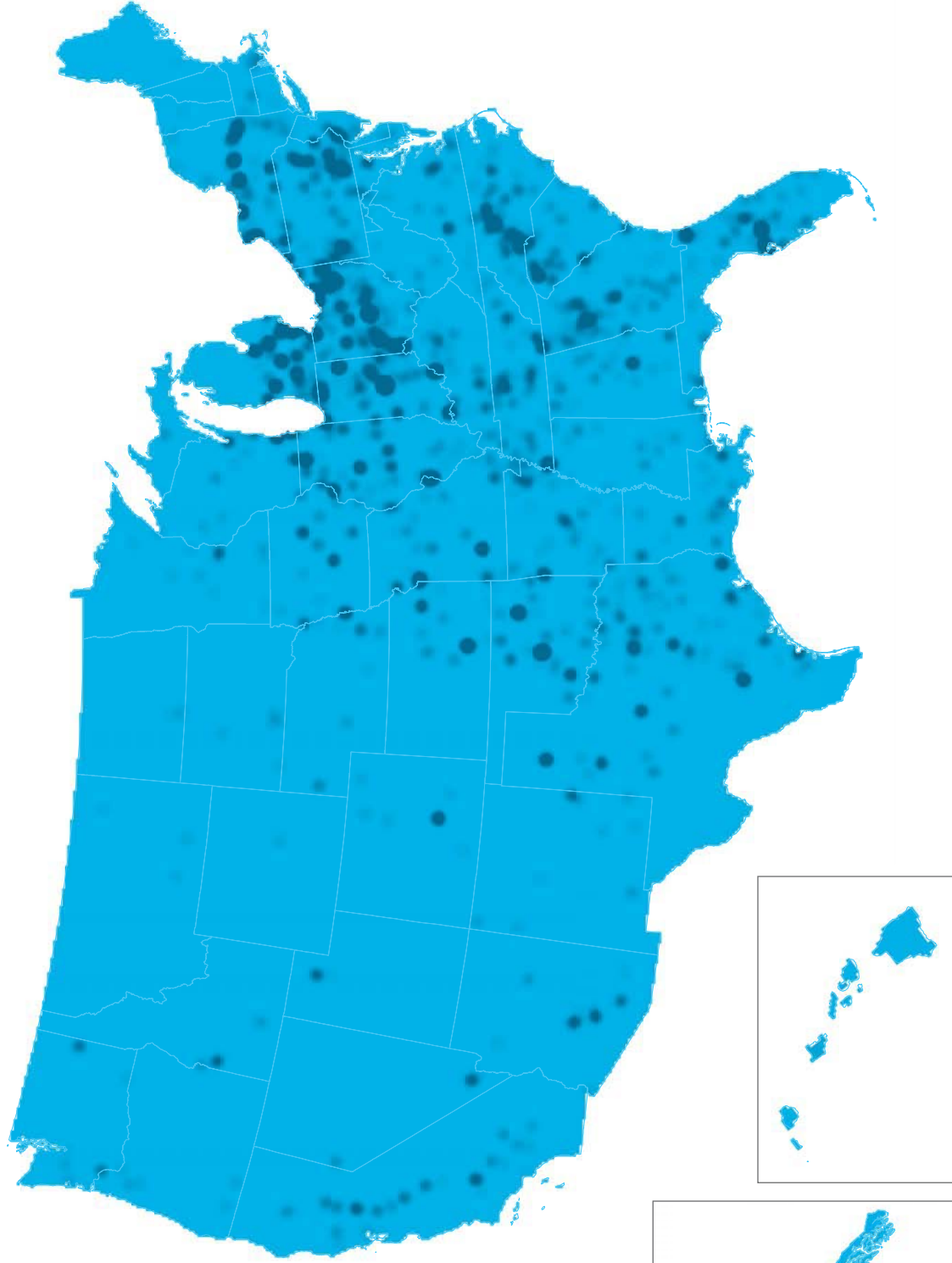
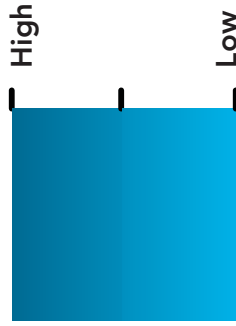


LifeMode Group: Middle Ground Hardscrabble Road



SEGMENT DENSITY

This map illustrates the density and distribution of the Hardscrabble Road Tapestry Segment by households.



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LifeMode Group: Senior Styles

Golden Years

Households: 1,597,000

Average Household Size: 2.05

Median Age: 51.0

Median Household Income: \$61,000

9B



WHO ARE WE?

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

OUR NEIGHBORHOOD

- This older market has a median age of 51 years and a disproportionate share (nearly 30%) of residents aged 65 years or older.
- Single-person households (over 40%) and married-couple families with no children (one-third) dominate these neighborhoods; average household size is low at 2.05 (Index 79).
- Most of the housing was built after 1970; approximately 43% of householders live in single-family homes and 42% in multiunit dwellings.
- These neighborhoods are found in large metropolitan areas, outside central cities, scattered across the US.

SOCIOECONOMIC TRAITS

- Golden Years residents are well educated—20% have graduate or professional degrees, 26% have bachelor's degrees, and 26% have some college credits.
- Unemployment is low at 7% (Index 76), but so is labor force participation at 55% (Index 88), due to residents reaching retirement.
- Median household income is higher in this market, more than \$61,000. Although wages still provide income to 2 out of 3 households, earned income is available from investments (Index 172), Social Security benefits (Index 153), and retirement income (Index 149).
- These consumers are well connected: Internet access is used for everything from shopping or paying bills to monitoring investments and entertainment.
- They are generous supporters of the arts and charitable organizations.
- They keep their landlines and view cell phones more as a convenience.

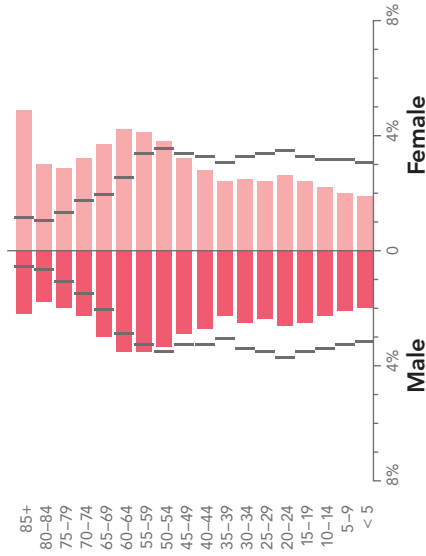
Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



AGE BY SEX (Esri data)

Median Age: 51.0 US: 37.6

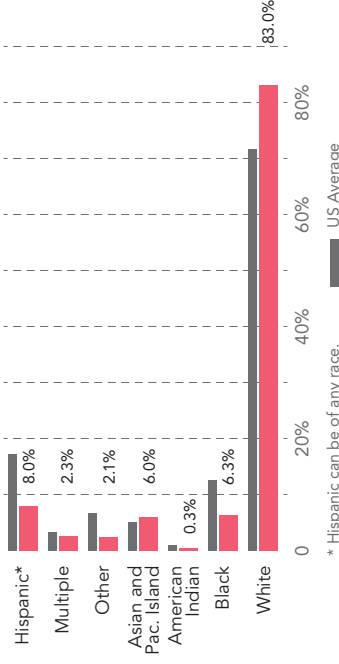
I Indicates US



RACE AND ETHNICITY (Esri data)

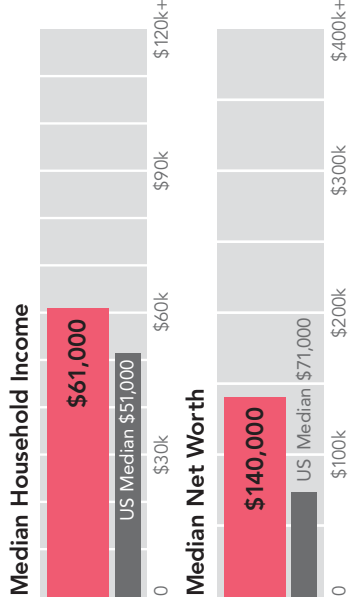
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 40.6 US: 62.1



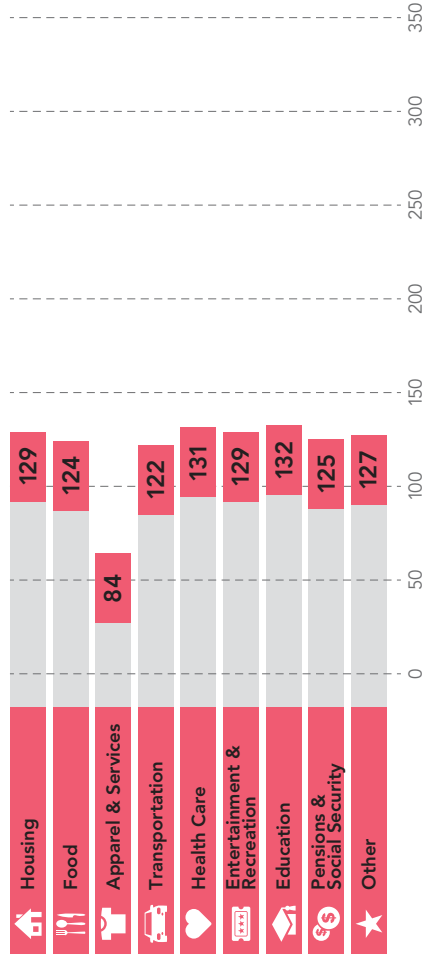
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Avid readers, they regularly read daily newspapers, particularly the Sunday edition.
- They subscribe to cable TV; news and sports programs are popular as well as on-demand movies.
- They use professional services to maintain their homes inside and out and minimize their chores.
- Leisure time is spent on sports (tennis, golf, boating, and fishing) or simple exercise like walking.
- Good health is a priority; they believe in healthy eating, coupled with vitamins and dietary supplements.
- Active social lives include travel, especially abroad, plus going to concerts and museums.
- Residents maintain actively managed financial portfolios that include a range of instruments such as common stock and certificates of deposit (more than six months).

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



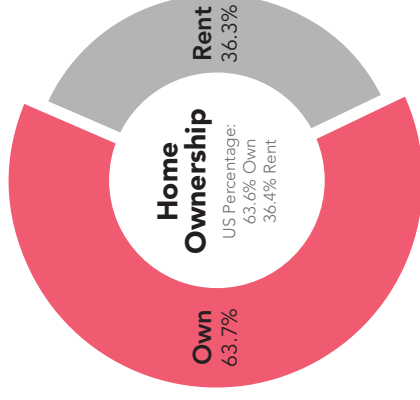
Typical Housing:

Single Family;
Multiunits

Median Value:

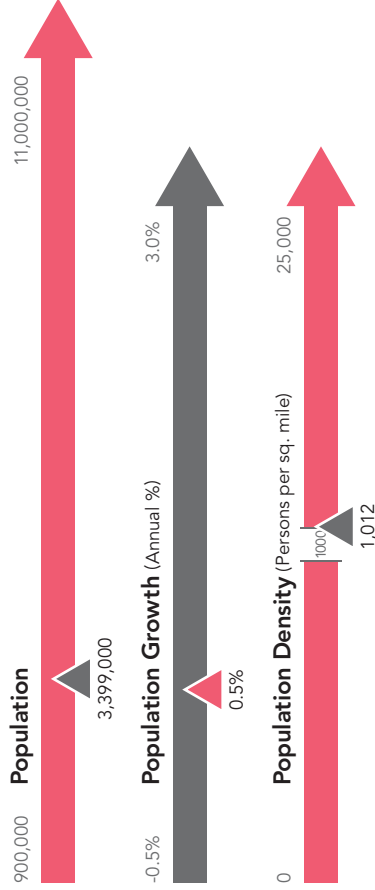
\$283,000

US Median: \$177,000



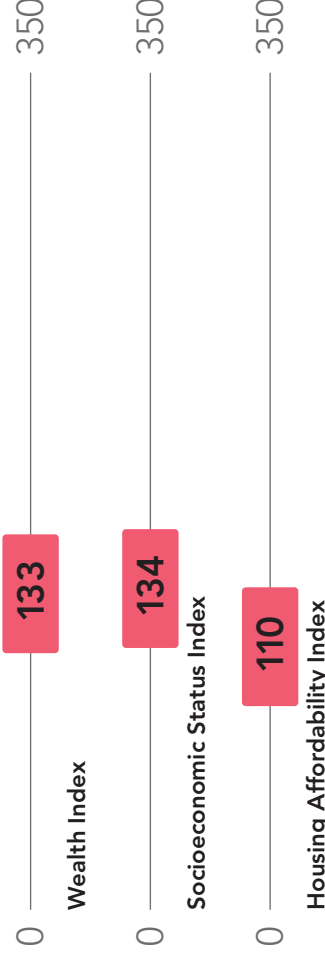
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

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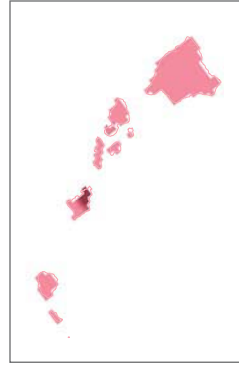
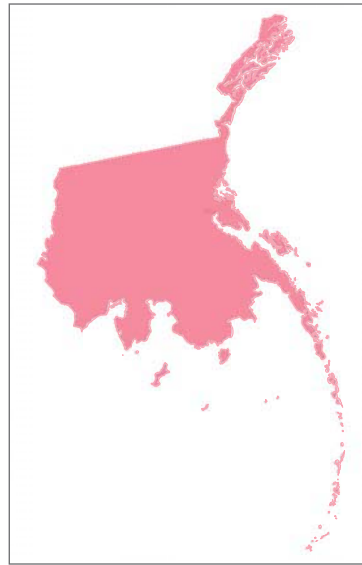
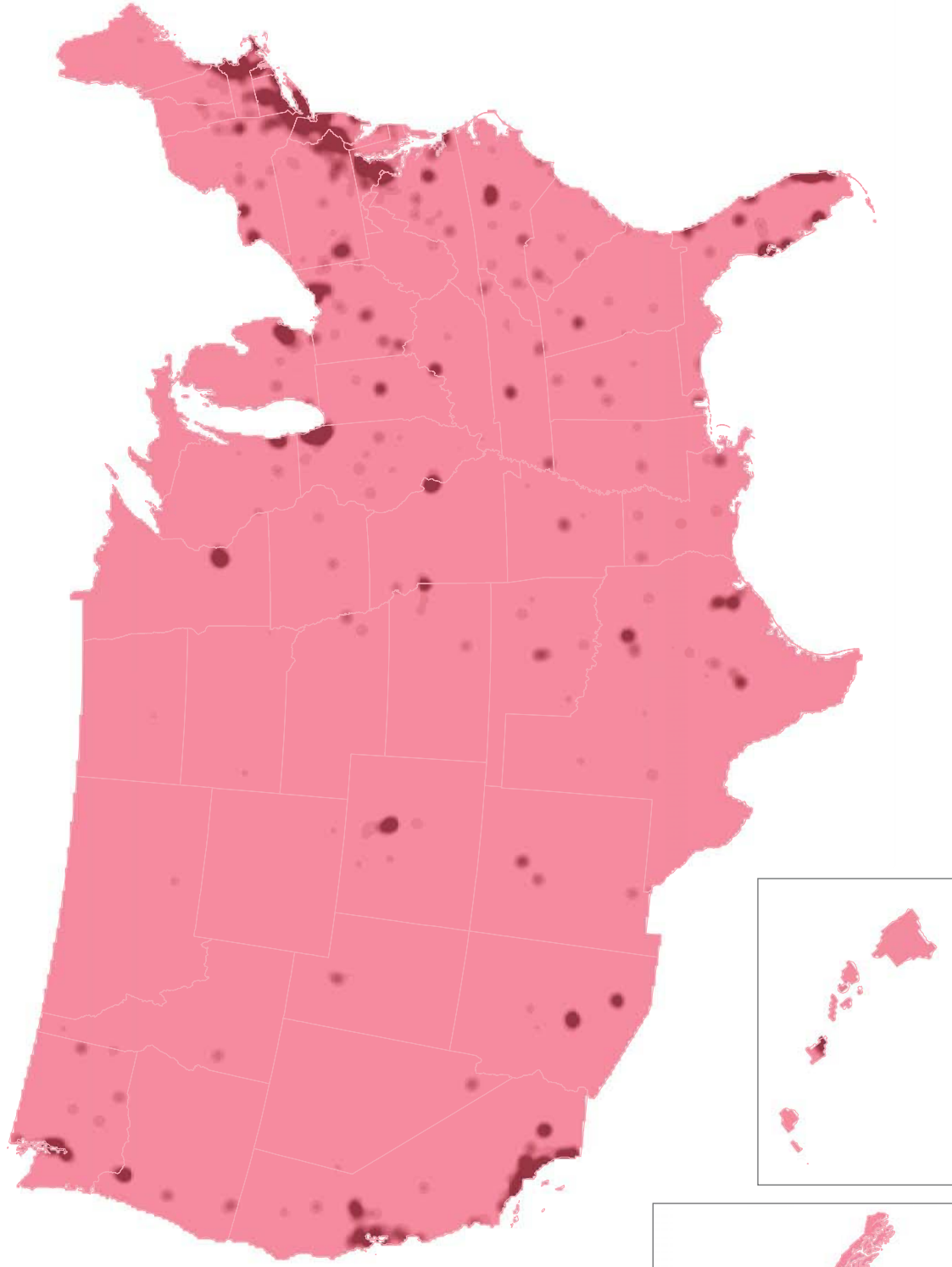
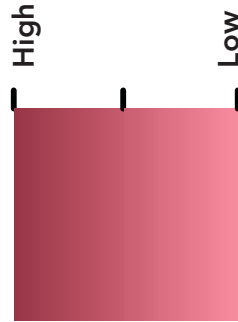


LifeMode Group: Senior Styles Golden Years



SEGMENT DENSITY

This map illustrates the density and distribution of the Golden Years Tapestry Segment by households.



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LifeMode Group: Senior Styles

Social Security Set

9F

Households: 962,000

Average Household Size: 1.72

Median Age: 44.2

Median Household Income: \$16,000



WHO ARE WE?

Social Security Set is an older market located in metropolitan cities across the country. Over one-third of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned. Residents live alone in low-rent, high-rise buildings, located in or close to business districts that attract heavy daytime traffic. But they enjoy the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers, and public transportation.

OUR NEIGHBORHOOD

- Most residents live alone in this older market; 19% of householders are aged 75 and older; another 17% are 65 to 74 years old.
- Multiunit rental properties with affordable rents are predominant (Index 62).
- Located in higher-density, high-traffic areas of metropolitan cities with good access to public transportation, vehicle ownership is low.

SOCIOECONOMIC TRAITS

- These aging consumers rely mostly on Social Security income but also depend on Supplemental Security Income and public assistance.
- Wages and salary income are still earned by almost half of all households.
- With fixed incomes, consumers remain price sensitive.
- A trusted source of information, TV is an important part of their lives.
- An aging population that is often limited by medical conditions, they are willing to try advanced medication but rely on their physicians for recommendations.
- Rather than eat out, *Social Security Set* residents prefer to have their meals at home, whether they order takeout or warm up a frozen dinner. To save money, many frequently cook their own meals.

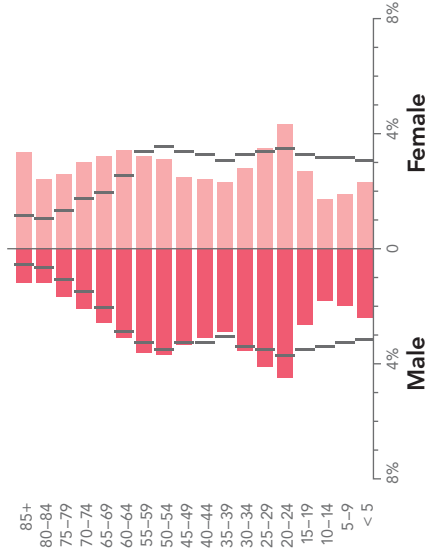


Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK WRI.

AGE BY SEX (Esri data)

Median Age: 44.2 US: 37.6

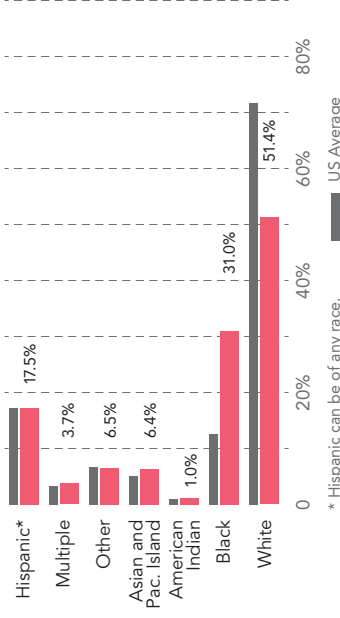
I Indicates US



RACE AND ETHNICITY (Esri data)

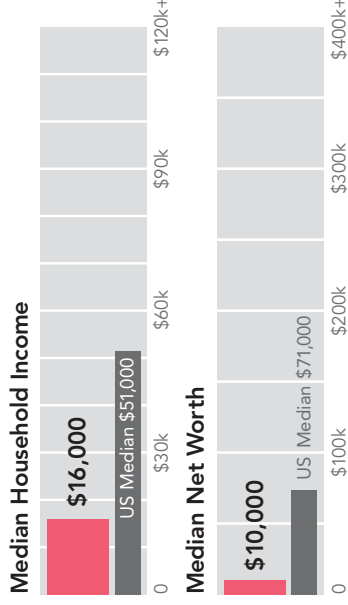
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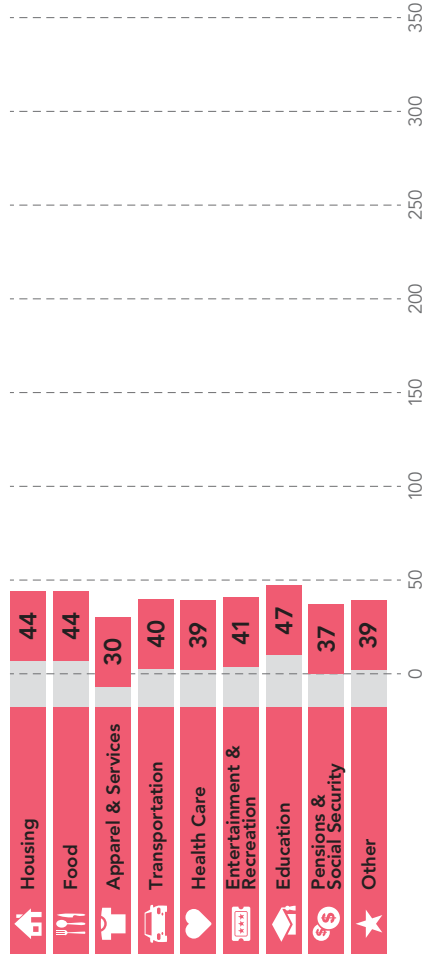
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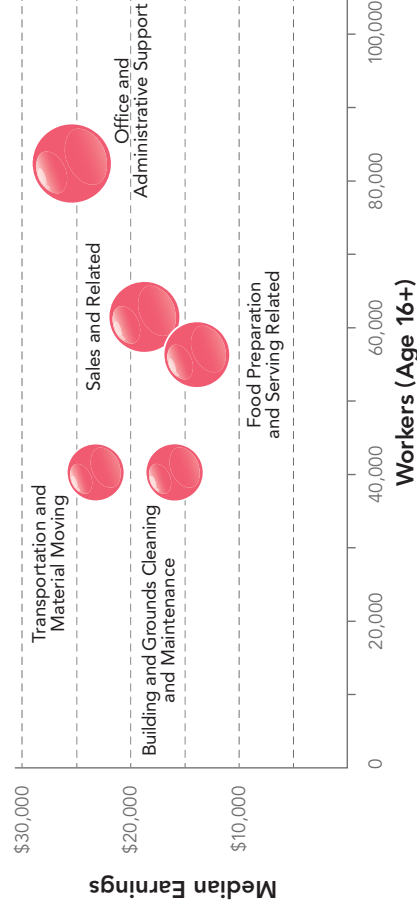
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



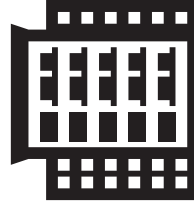
MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- With limited resources, spending on entertainment is restricted. To pass the time, residents have basic cable television. Daytime news, documentaries, and game shows are popular. Activities outside the house are also limited, but bingo at the local community center is a favorite. When the TV is off, the radio is on; residents aren't picky about the radio station, but do enjoy the companionship.
- Risk-averse consumers in *Social Security Set* prefer to pay their bills in person, usually with cash. Some residents don't have a checking account, although one in three maintain a savings account for their small savings.
- Technology is a bear for these consumers. They steer away from cell phones, computers, and digital cameras.
- Many residents are dependent on Medicare and Medicaid for health care expenses.
- They don't eat out often, but KFC and McDonald's are their restaurants of choice.

HOUSING

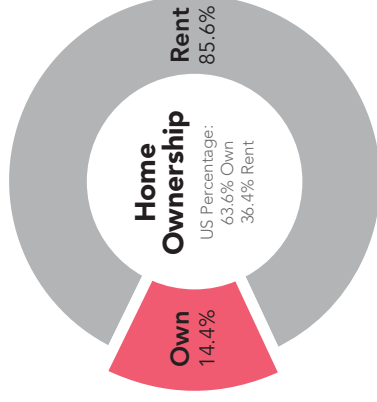
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Community Survey.



Typical Housing:
Multiunit Rentals

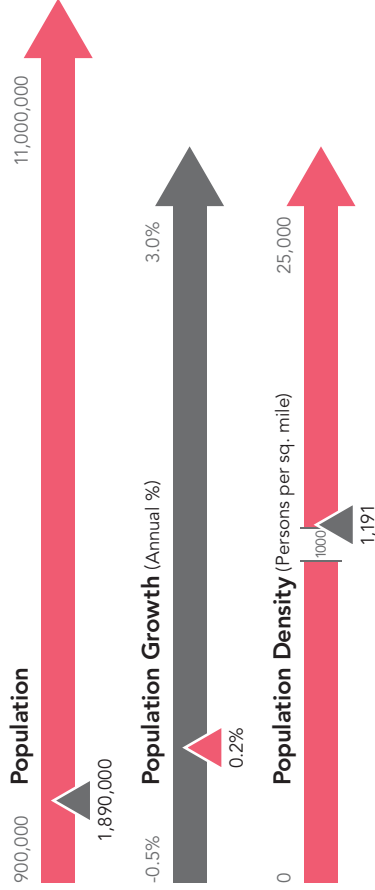
Average Rent:
\$620

US Average: \$990



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





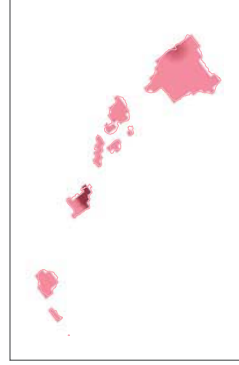
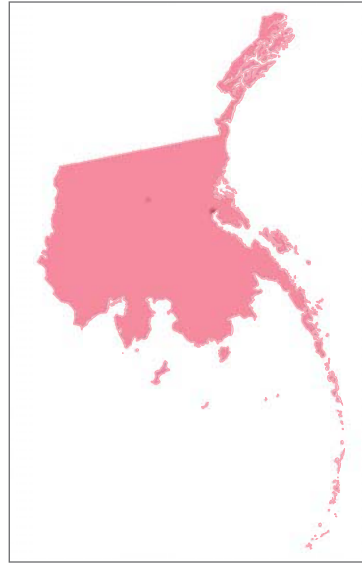
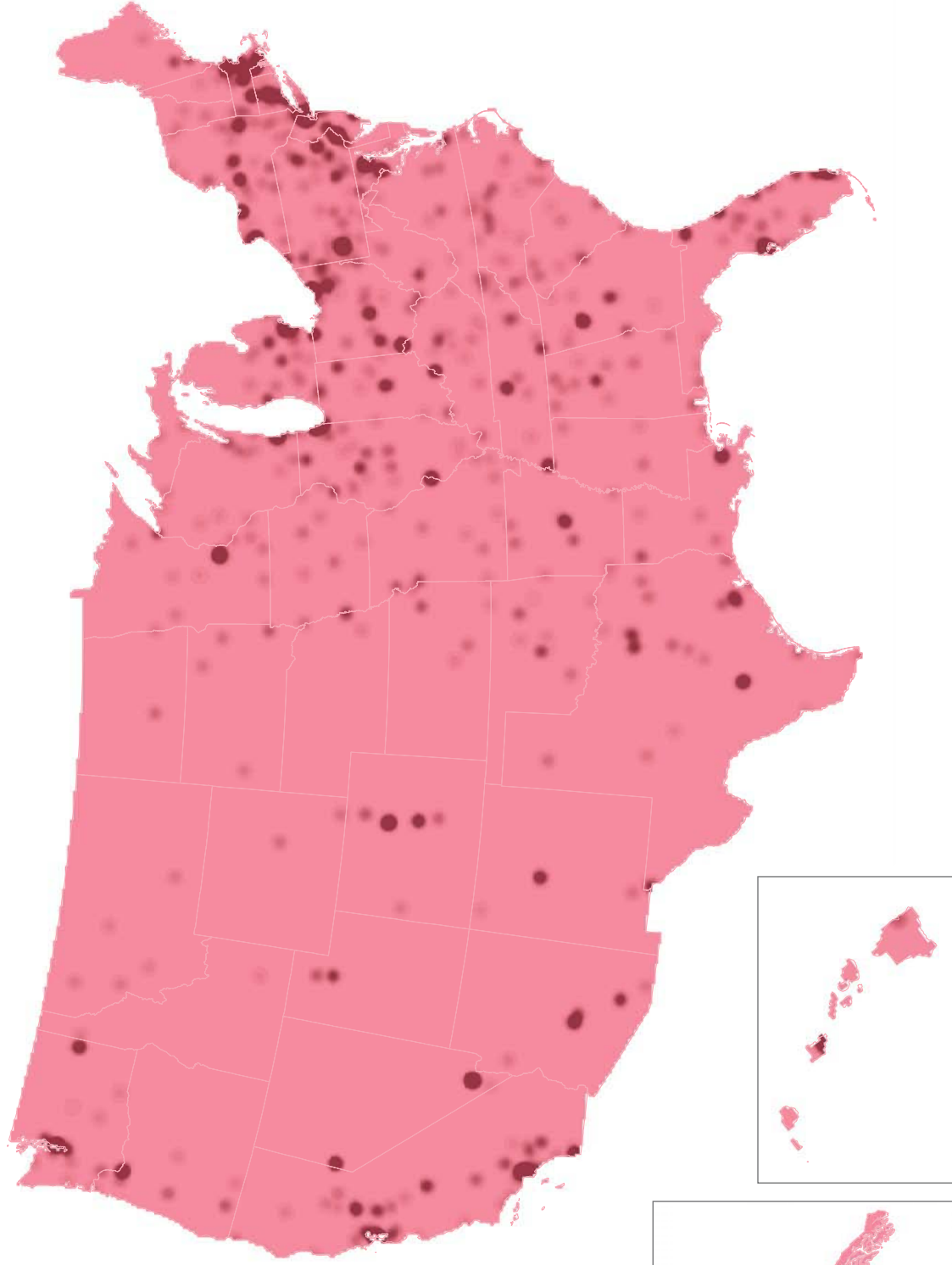
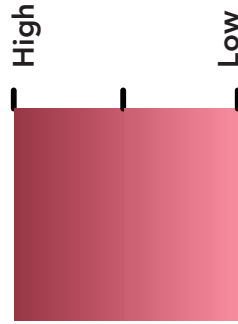
LifeMode Group: Senior Styles

Social Security Set



SEGMENT DENSITY

This map illustrates the density and distribution of the Social Security Set Tapestry Segment by households.



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info@esri.com
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LifeMode Group: Rustic Outposts Southern Satellites

10A

Households: 3,775,000

Average Household Size: 2.65

Median Age: 39.7

Median Household Income: \$44,000



WHO ARE WE?

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically nondiverse, slightly older, settled married-couple families, who own their homes. Almost two-thirds of the homes are single-family structures; a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

OUR NEIGHBORHOOD

- About 79% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households (Index 112).
- Most are single-family homes (65%), with a number of mobile homes (Index 523).
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common (Index 146).

SOCIOECONOMIC TRAITS

- Education: almost 40% have a high school diploma only (Index 137); 41% have college education (Index 72).
- Unemployment rate is 9.2%, slightly higher than the US rate.
- Labor force participation rate is 59.7%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

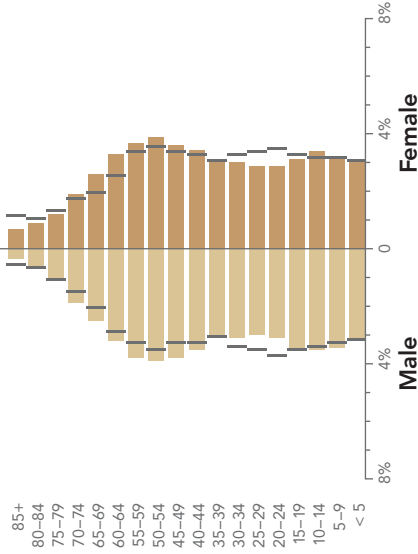


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 39.7 US: 37.6

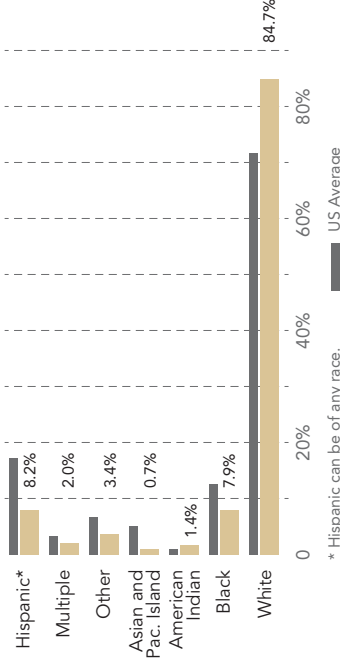
I Indicates US



RACE AND ETHNICITY (Esri data)

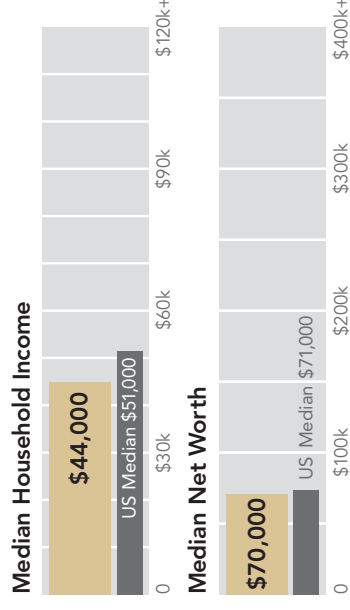
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 38.6 US: 62.1



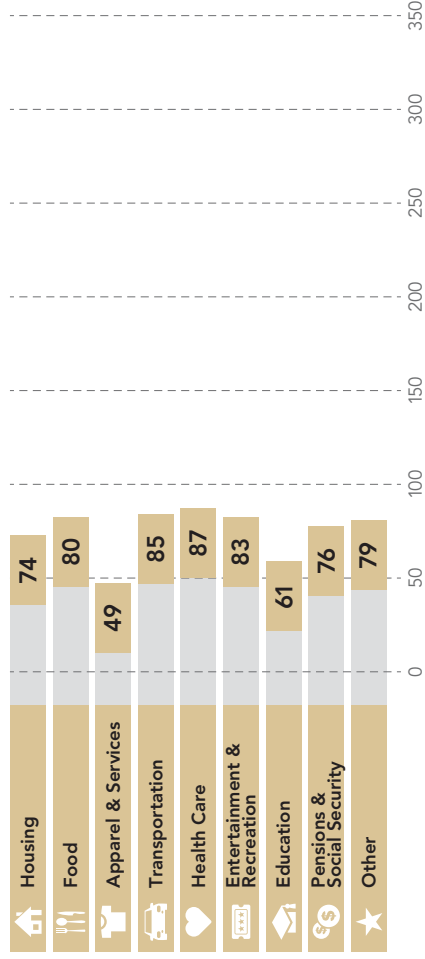
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



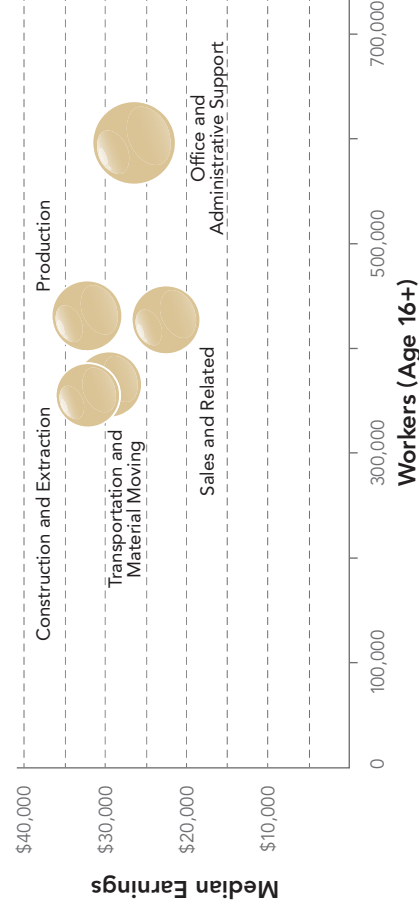
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Usually own a truck; likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

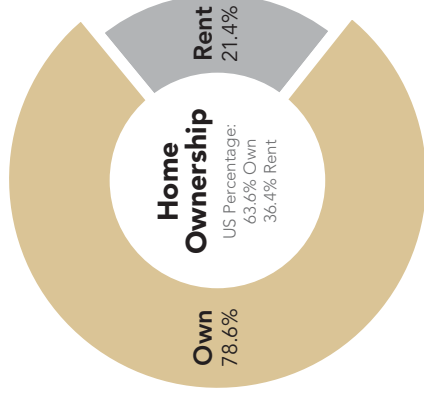


Typical Housing:

Single Family;
 Mobile Homes

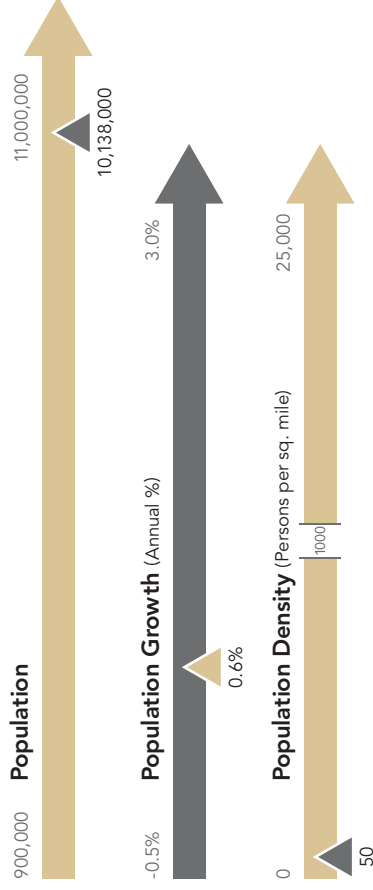
Median Value:

\$119,000
 US Median: \$177,000



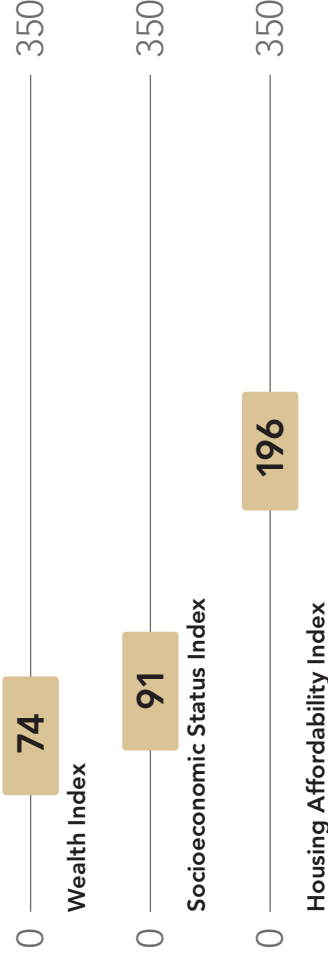
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



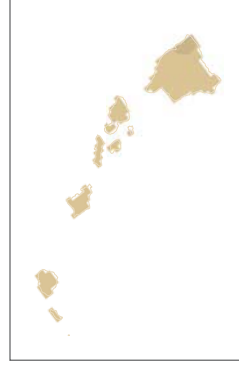
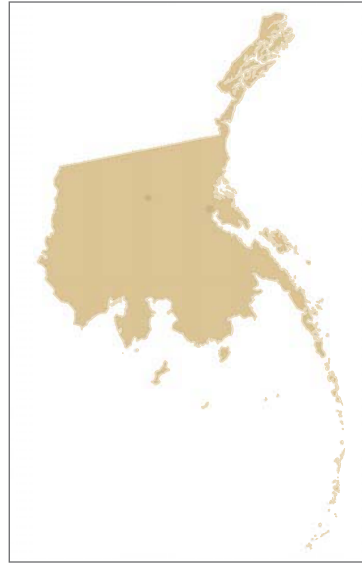
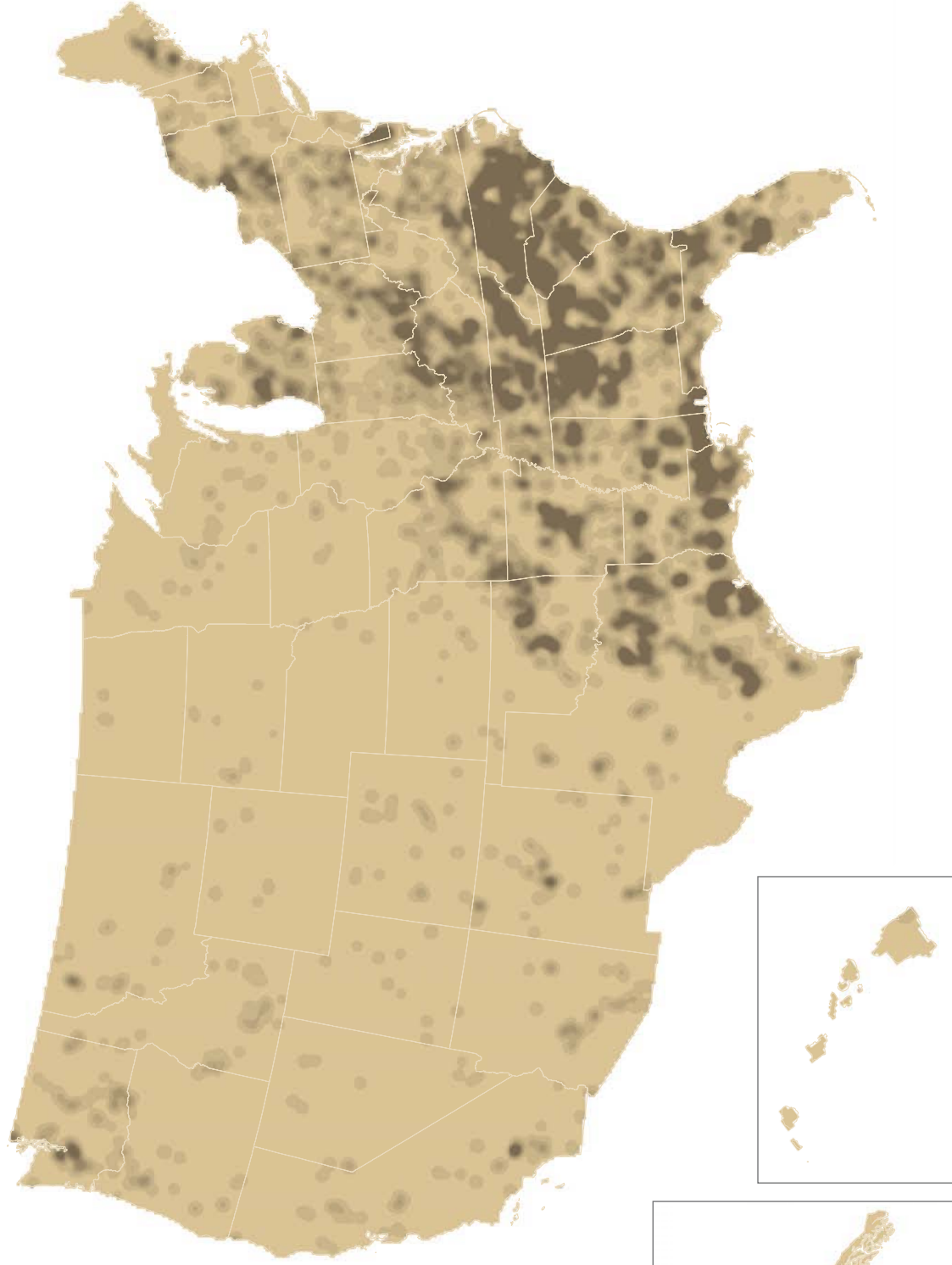
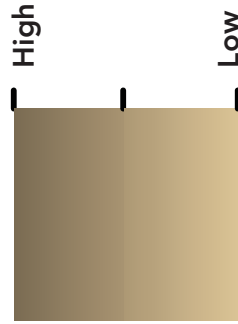
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the Southern Satellites Tapestry Segment by households.



LifeMode Group: Rustic Outposts

Rooted Rural

10B

Households: 2,425,000

Average Household Size: 2.47

Median Age: 44.1

Median Household Income: \$38,000



WHO ARE WE?

Rooted Rural is heavily concentrated in the Appalachian mountain range as well as in Texas and Arkansas. Employment in the forestry industry is common, and *Rooted Rural* residents live in many of the heavily forested regions of the country. Nearly 9 of 10 residents are non-Hispanic whites. This group enjoys time spent outdoors, hunting, fishing, or working in their gardens. Indoors, they enjoy watching television with a spouse and spending time with their pets. When shopping, they look for American-made and generic products. These communities are heavily influenced by religious faith, traditional gender roles, and family history.

OUR NEIGHBORHOOD

- This market is dominated by married couples, few with children at home.
- 80% of homes are owner occupied: primarily single family (73%) or mobile homes (23%).
- Nearly one in five housing units are vacant, with a high proportion for seasonal use.
- Home values are very low—almost half of owned homes are valued under \$100,000.

SOCIOECONOMIC TRAITS

- Thrifty shoppers that use coupons frequently and buy generic goods.
- Far-right political values on religion and marriage.
- Do-it-yourself mentality; grow their own produce and work on their cars and ATVs.
- Pay bills in person and avoid using the Internet for financial transactions.
- Often find computers and cell phones too complicated and confusing.
- Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out.

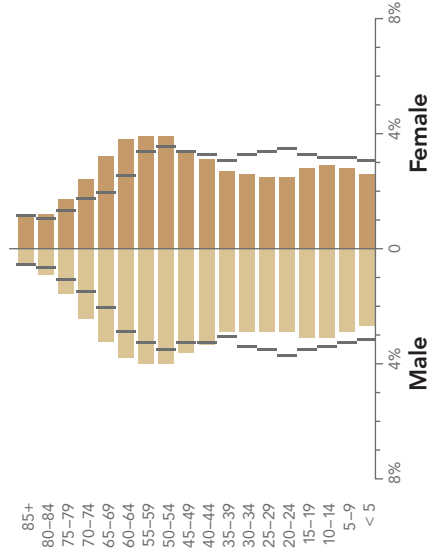


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 44.1 US: 37.6

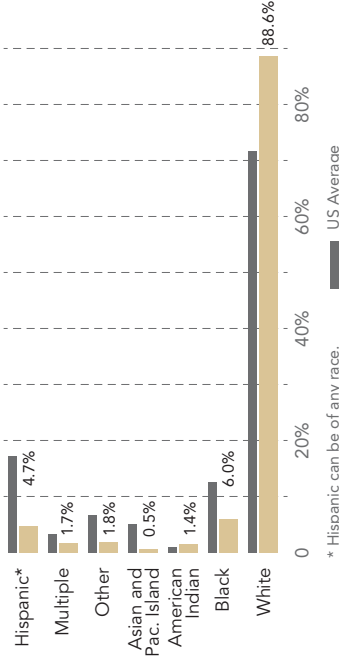
I Indicates US



RACE AND ETHNICITY (Esri data)

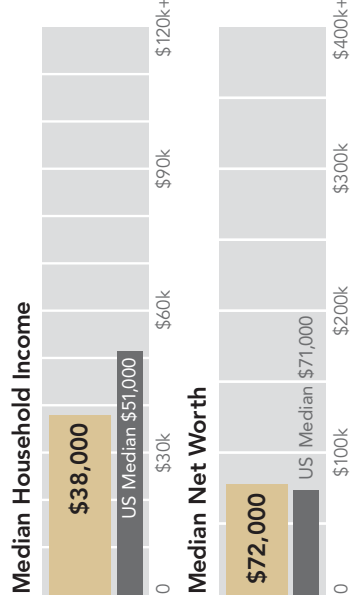
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 28.2 US: 62.1



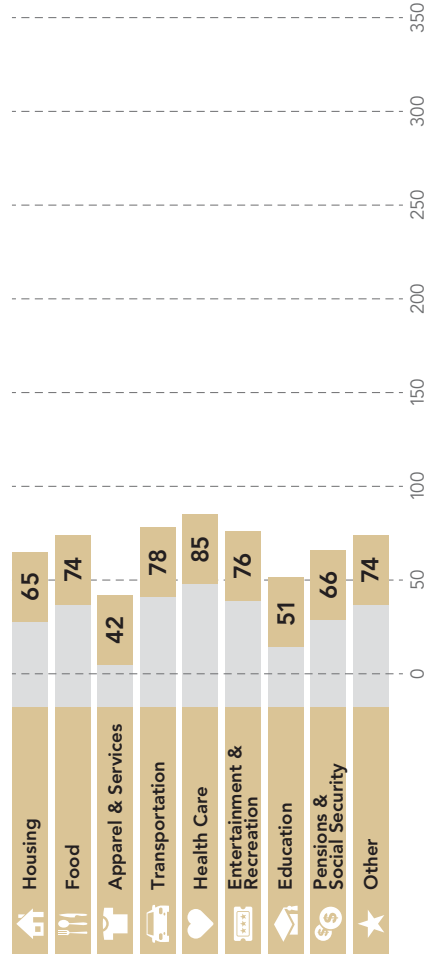
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



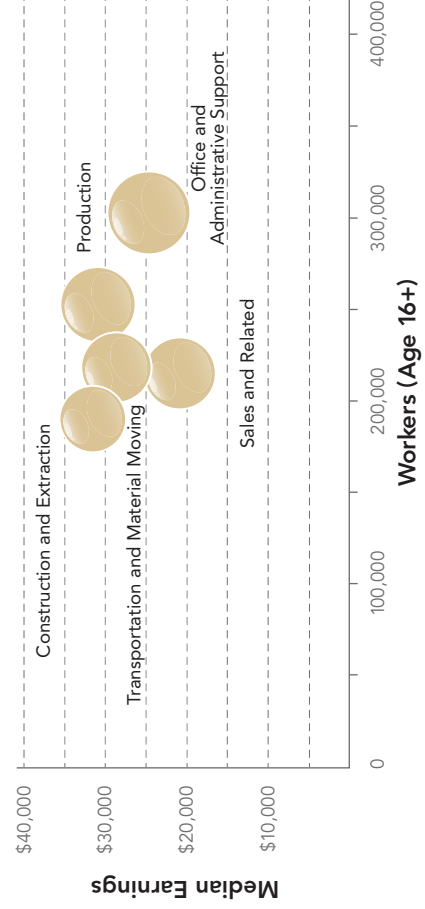
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- They own a riding lawn mower, as well as a garden tiller, and have vegetable gardens.
- Only half of the households have a high-speed Internet connection.
- They use a satellite dish to watch CMT, the History Channel, and GSN (Game Show Network).
- Pets are popular—dogs, cats, and birds.
- Leisure activities include hunting and fishing.
- They listen to faith-based radio and gospel music.
- Many are on Medicare and frequent the Walmart pharmacy.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



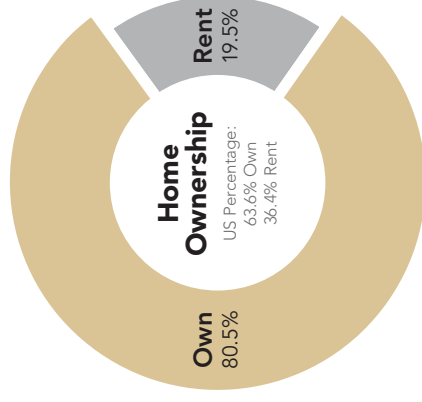
Typical Housing:

Single Family;
 Mobile Homes

Median Value:

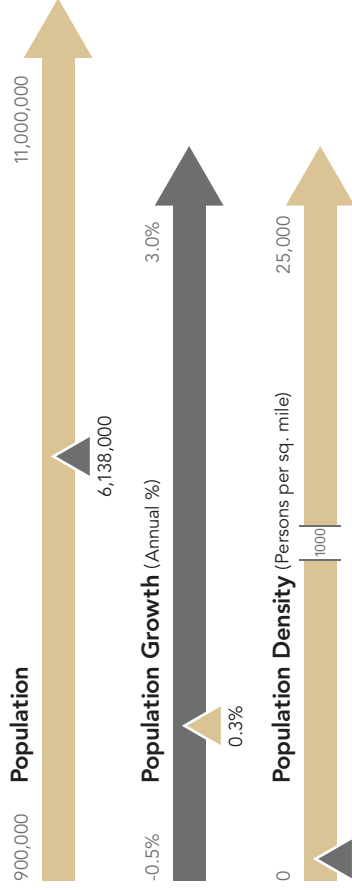
\$104,000

US Median: \$177,000



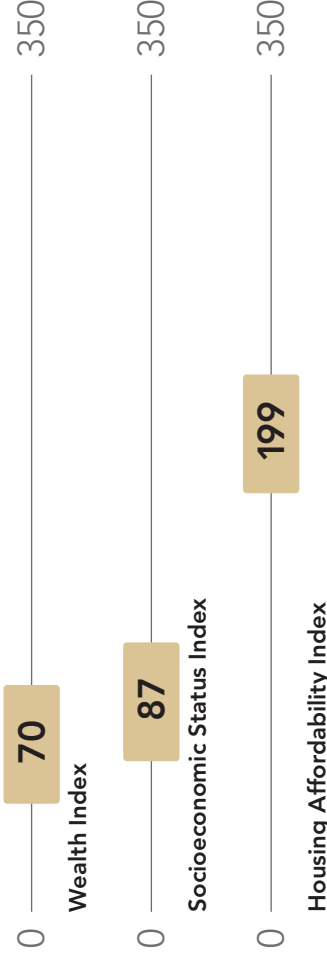
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



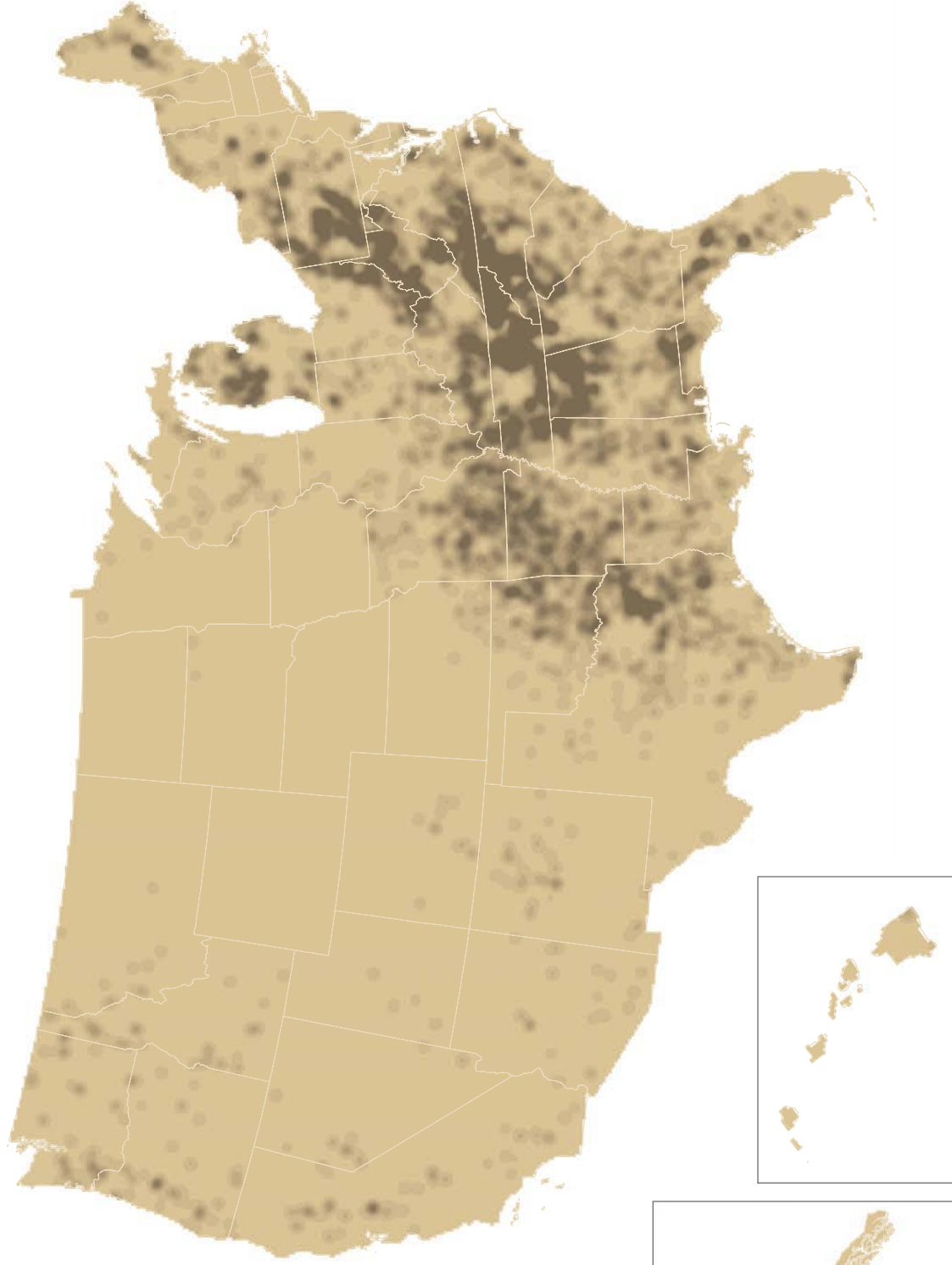
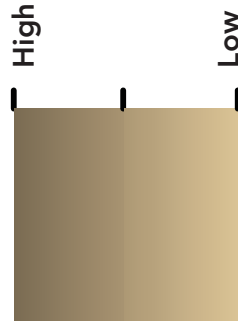
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the *Rooted Rural* Tapestry Segment by households.



LifeMode Group: Rustic Outposts

Rural Bypasses

10E

Households: 1,664,000

Average Household Size: 2.54

Median Age: 39.7

Median Household Income: \$29,000



WHO ARE WE?

Open space, undeveloped land, and farmland characterize *Rural Bypasses*. These families live within small towns along country back roads and enjoy the open air in these sparsely populated neighborhoods. Their country lifestyle focuses on the outdoors, gardening, hunting, and fishing. They are more likely to own a satellite dish than a home computer. Although a majority of households do have a connection to the Internet, their use is very limited. Those who are not yet retired work in blue collar jobs in the agriculture or manufacturing industries.

OUR NEIGHBORHOOD

- An older market, with more married couples without children and single households, the average household size is slightly lower at 2.54.
- Most residents own single-family homes, or mobile homes (Index 493).
- Most housing was built from 1970 to 1989; vacancy rates are higher due to seasonal housing.
- Residents live in very rural areas, almost entirely in the South.

SOCIOECONOMIC TRAITS

- Education is not a priority in this market. Almost 30% have not finished high school; only 9% have a bachelor's degree or higher.
- Unemployment is very high at 14% (Index 161); labor force participation is low at 46% (Index 74).
- Income is primarily derived from wages; however, dependence on Social Security and Supplemental Security Income is above average.
- Religion, faith, and traditional values are central in their lives.
- Many have a pessimistic outlook of their household's financial well-being.
- They rely on television to stay informed.

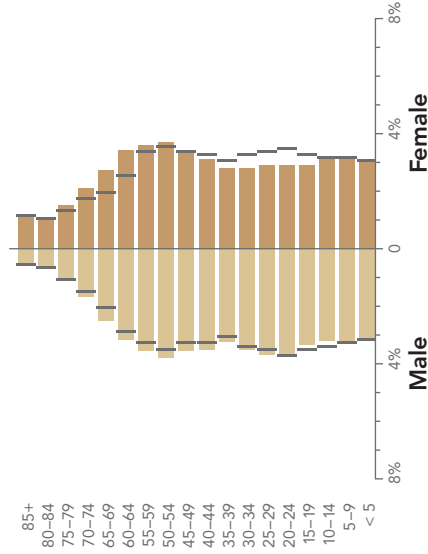


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 39.7 US: 37.6

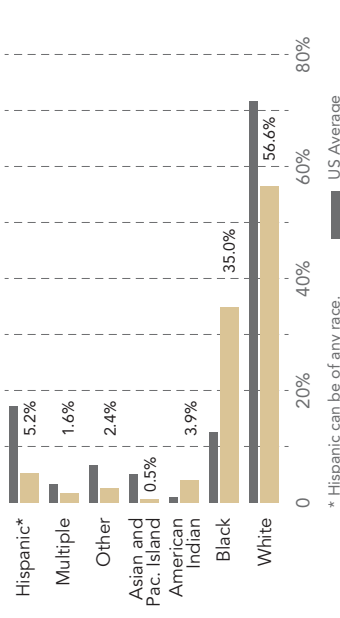
I Indicates US



RACE AND ETHNICITY (Esri data)

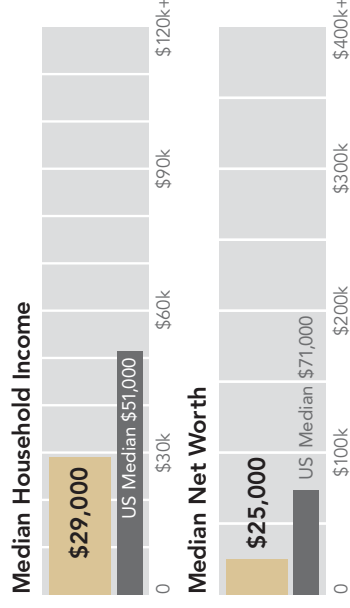
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 59.9 US: 62.1



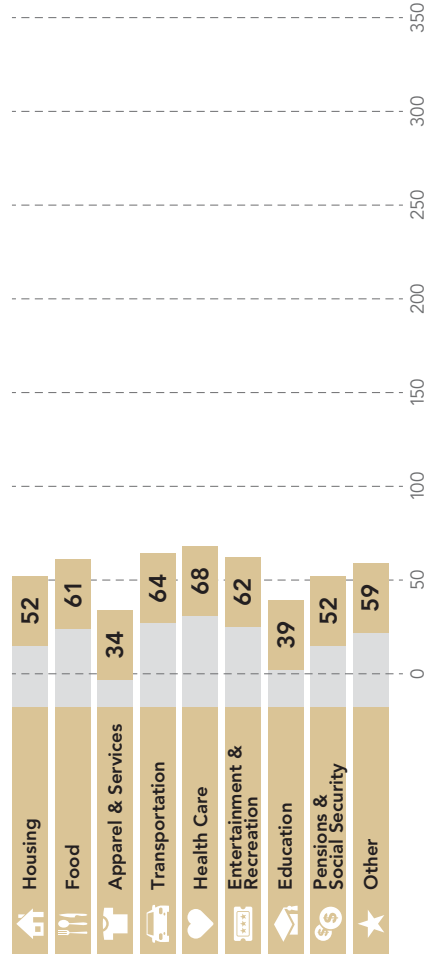
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



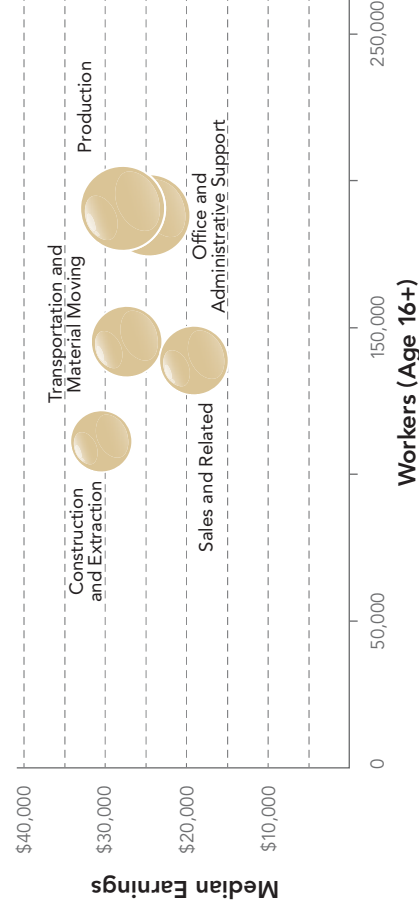
AVERAGE HOUSEHOLD BUDGET INDEX

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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



Workers (Age 16+)

MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Typical of their country lifestyle, *Rural Bypasses* residents prefer trucks over sedans.
- To save money, households shop at discount department stores, such as Walmart, and warehouse clubs like Sam's Club.
- Magazines are a popular source of news and entertainment, particularly fishing, hunting, and automotive types.
- As satellite TV subscribers, they regularly watch sports programming as well as their favorite shows on CMT or TCM.

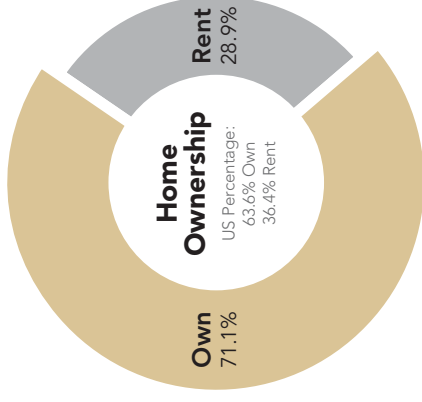
HOUSING

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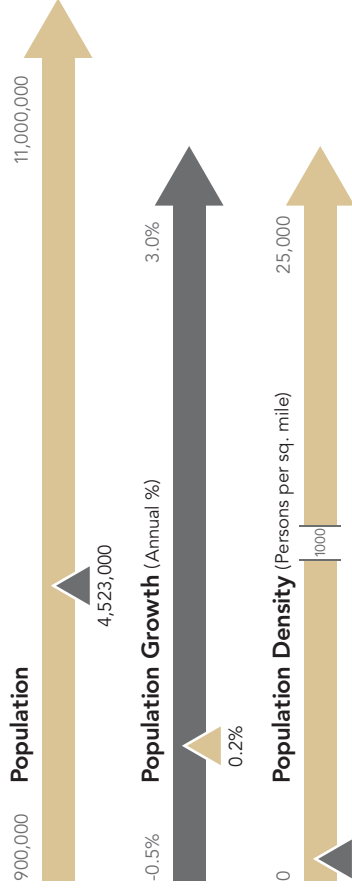
Typical Housing:
Single Family;
Mobile Homes

Median Value:
\$85,000
US Median: \$177,000



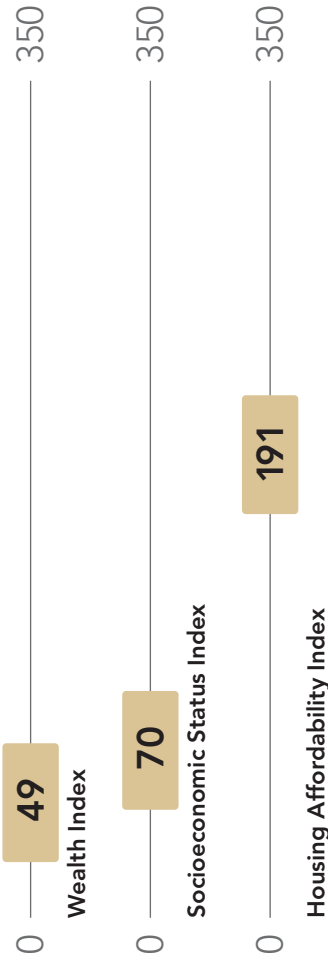
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



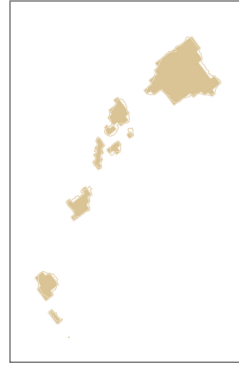
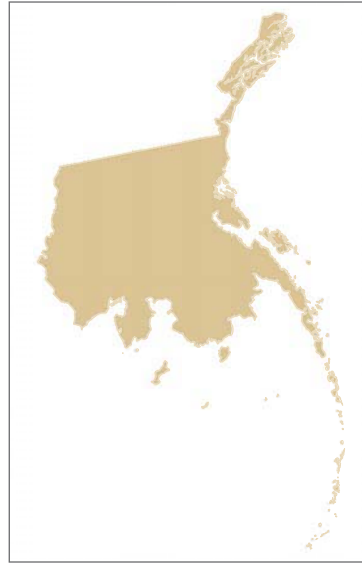
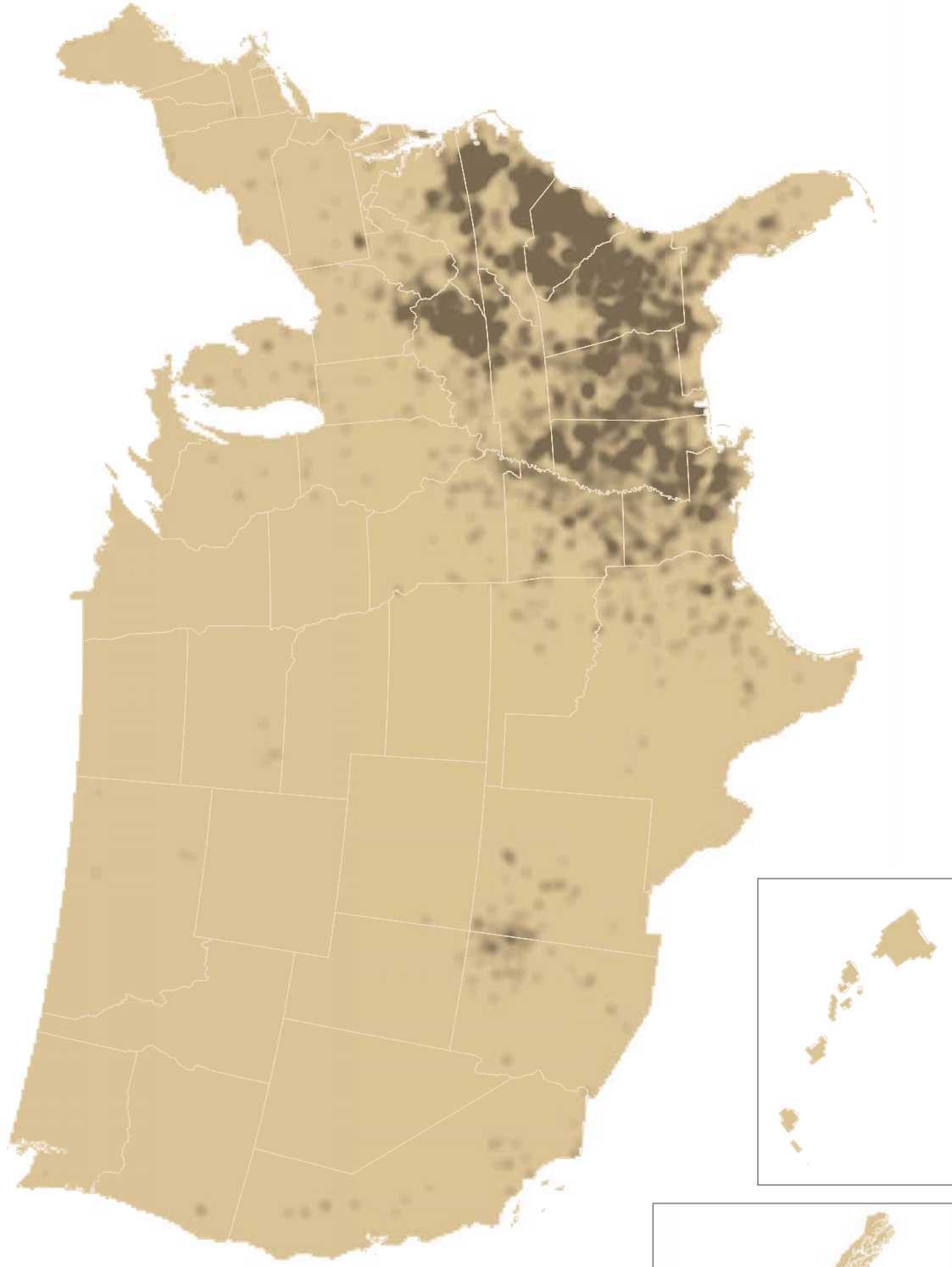
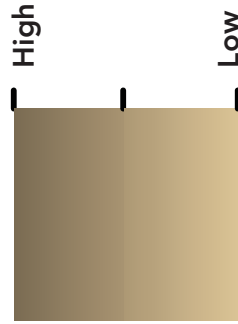
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the *Rural Bypasses* Tapestry Segment by households.





LifeMode Group: Midtown Singles

Set to Impress

11D

Households: 1,657,000

Average Household Size: 2.10

Median Age: 33.1

Median Household Income: \$29,000

WHO ARE WE?

Set to *Impress* is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to *Impress* residents are tapped into popular music and the local music scene.

OUR NEIGHBORHOOD

- Apartment complexes represented by multiple multiunit structures are often nestled in neighborhoods with either single-family homes or other businesses.
- Renters make up nearly three quarters of all households.
- They're found mostly in urban areas, but also in suburbs.
- Single-person households make up over 40% of all households.
- It is easy enough to walk or bike to work for many residents.

SOCIOECONOMIC TRAITS

- Residents are better educated and mobile.
- Unemployment is higher, although many are still enrolled in college (Index 146).
- They always have an eye out for a sale and will stock up when the price is right.
- They prefer name brands, but will buy generic when it is a better deal.
- Quick meals on the run are a reality of life.
- They're image-conscious consumers that dress to impress and often make impulse buys.
- They maintain close relationships with family.

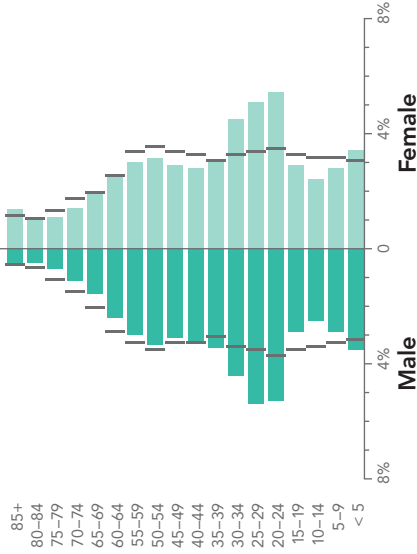


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 33.1 US: 37.6

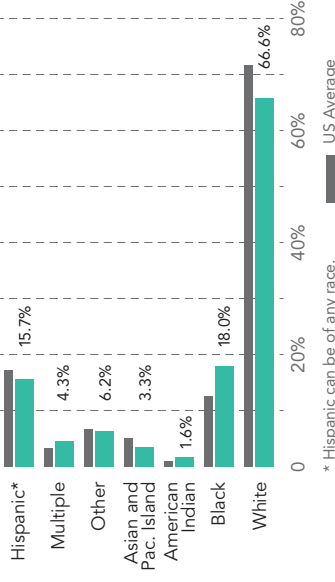
I Indicates US



RACE AND ETHNICITY (Esri data)

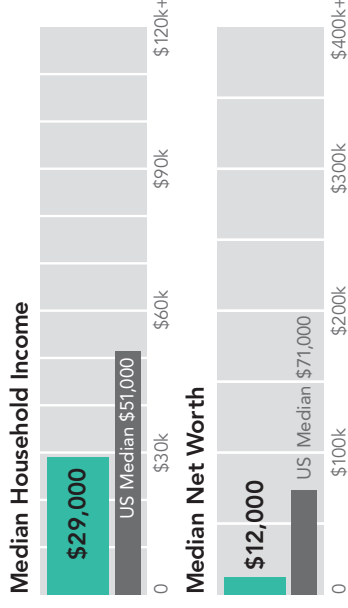
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 64.9 US: 62.1



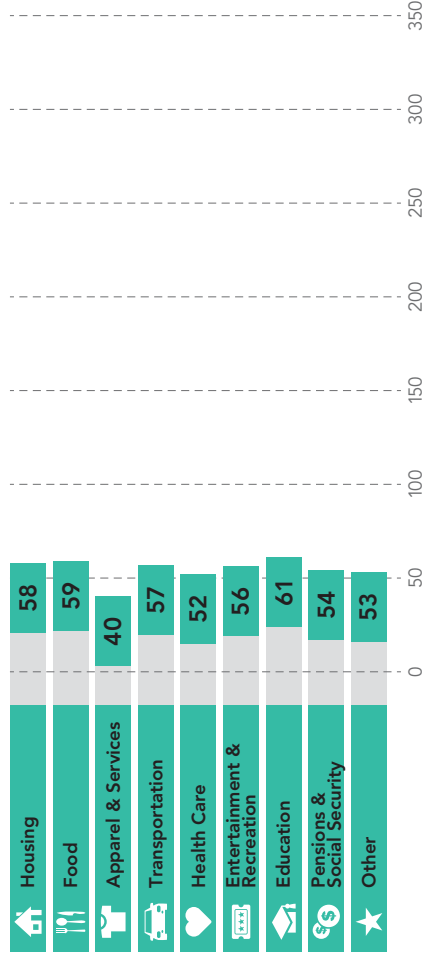
INCOME AND NET WORTH

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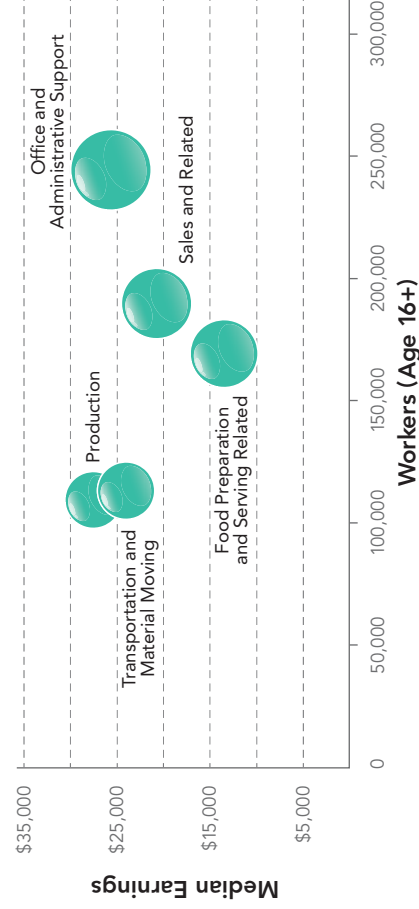
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- They listen to a variety of the latest music and download music online.
- Majority have cell phones only, no landlines.
- They use the Internet for social media and managing finances.
- They own used, imported vehicles.
- They shop at Walgreens.
- They enjoy leisure activities including going to rock concerts, night clubs, and the zoo.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunit Rentals;
Single Family

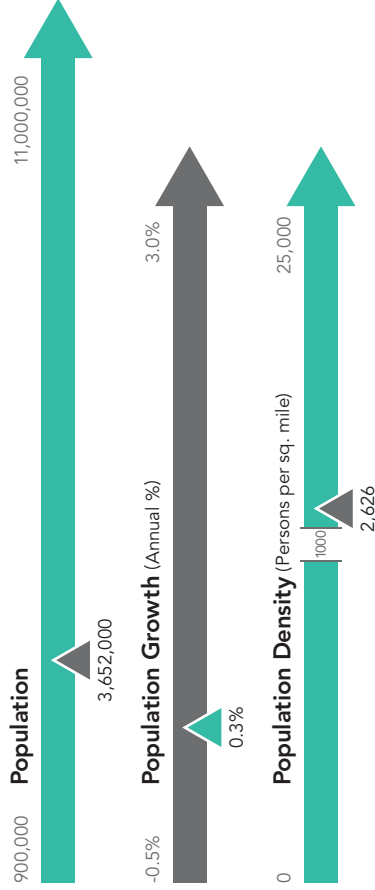
Average Rent:
\$750

US Average: \$990



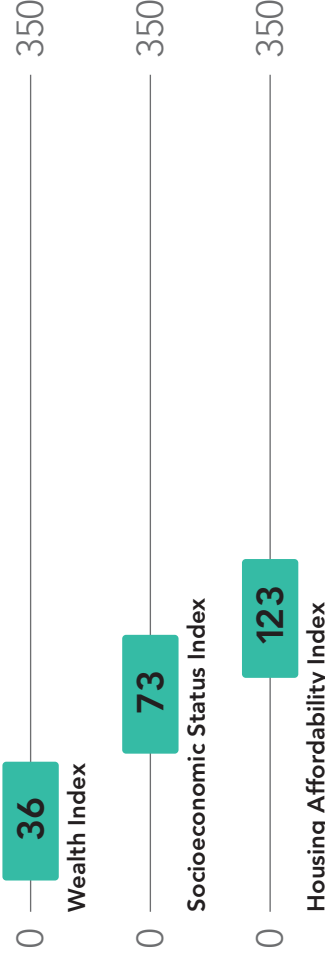
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



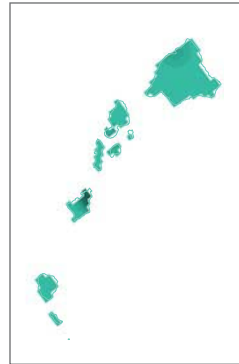
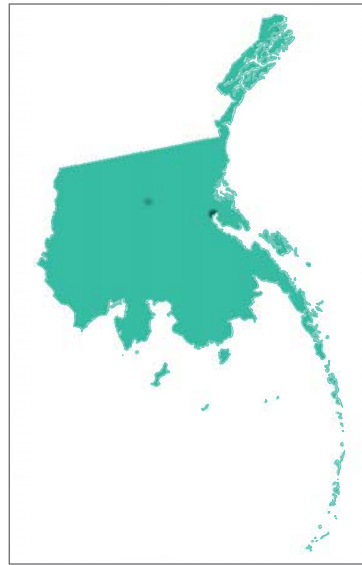
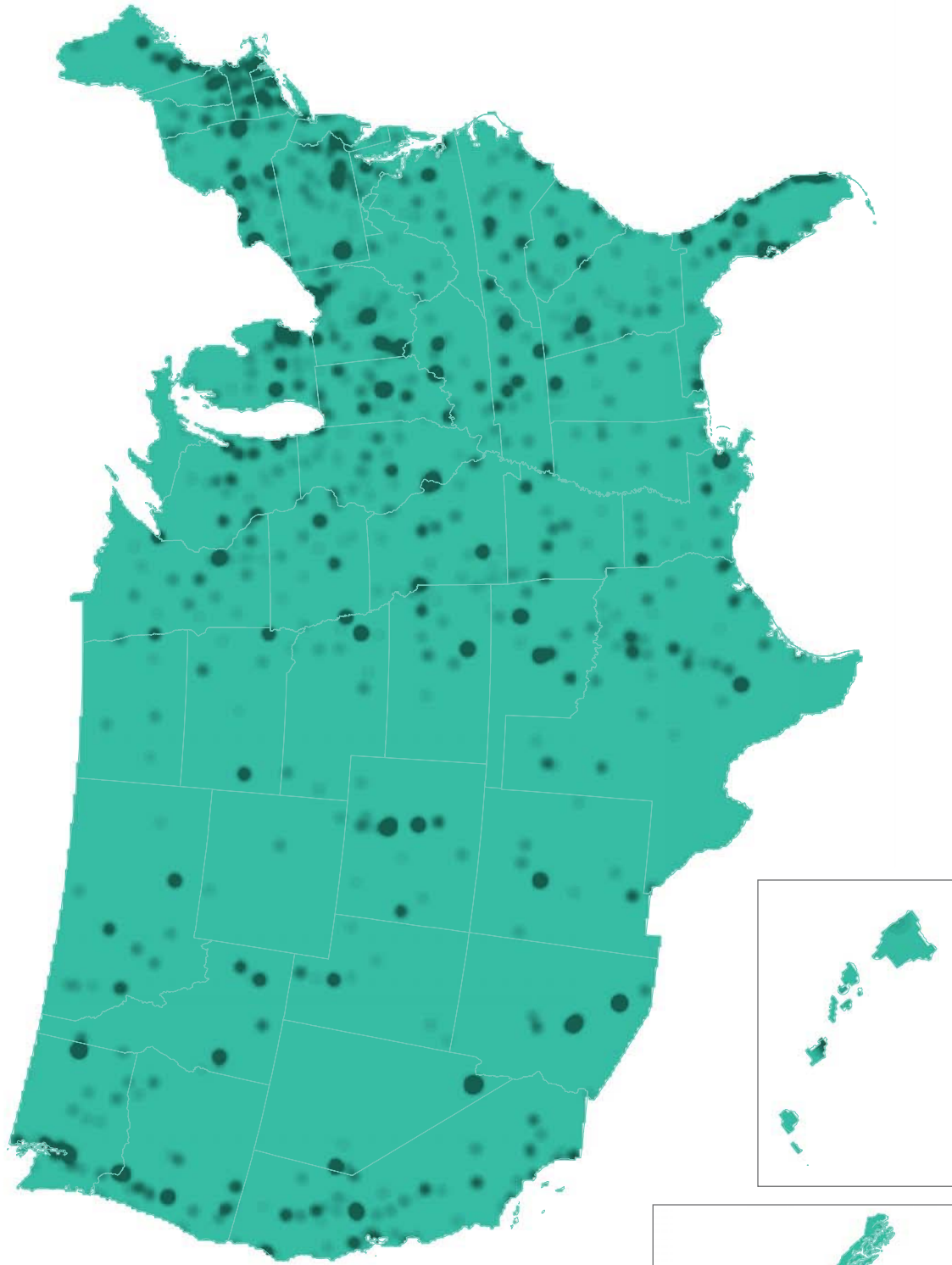
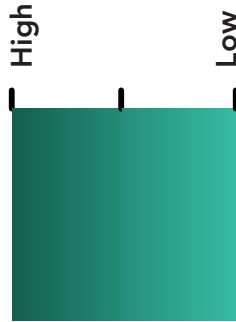


LifeMode Group: Midtown Singles Set to Impress



SEGMENT DENSITY

This map illustrates the density and distribution of the Set to Impress Tapestry Segment by households.



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ESR02/14d

For more information
1-800-447-9778
info@esri.com
esri.com



Traditional Living

Households: 2,369,000

Average Household Size: 2.50

Median Age: 34.8

Median Household Income: \$37,000



WHO ARE WE?

Residents in this segment live primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

OUR NEIGHBORHOOD

- Married couples are the dominant household type, but fewer than expected from the younger age profile and fewer with children (Index 79); however, there are higher proportions of single-parent (Index 146) and single-person households (Index 112).
- Average household size is slightly lower at 2.50.
- Homes are primarily single family or duplexes in older neighborhoods, built before 1940 (Index 183).
- Most neighborhoods are located in lower-density urban clusters of metro areas throughout the Midwest and South.
- Average commuting time to work is slightly shorter (Index 88).
- Households have one or two vehicles.

SOCIOECONOMIC TRAITS

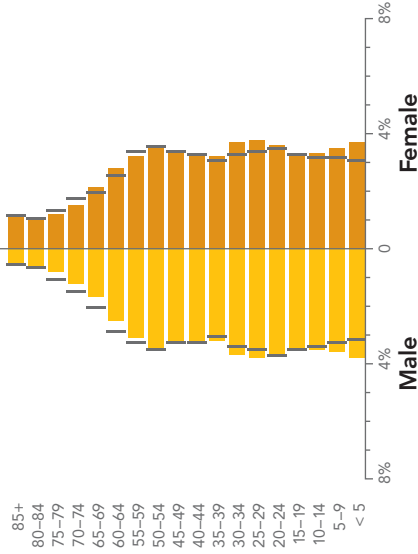
- Over 70% have completed high school or some college.
- Unemployment is higher at 10.9% (Index 127); labor force participation is also a bit higher at 64.6%.
- Over three quarters of households derive income from wages and salaries, augmented by Supplemental Security Income (Index 122) and public assistance (Index 149).
- Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high.
- Connected and comfortable with the Internet, they are more likely to participate in online gaming or to access dating websites.
- TV is seen as the most trusted media.



AGE BY SEX (Esri data)

Median Age: 34.8 US: 37.6

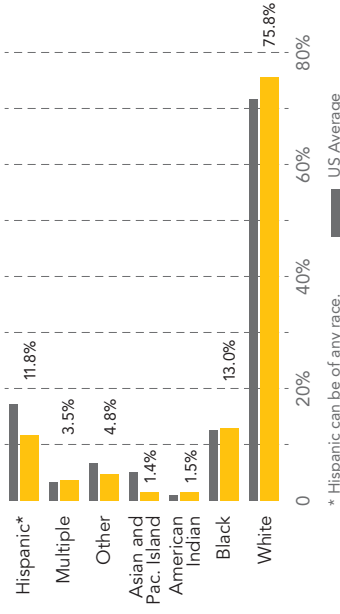
I Indicates US



RACE AND ETHNICITY (Esri data)

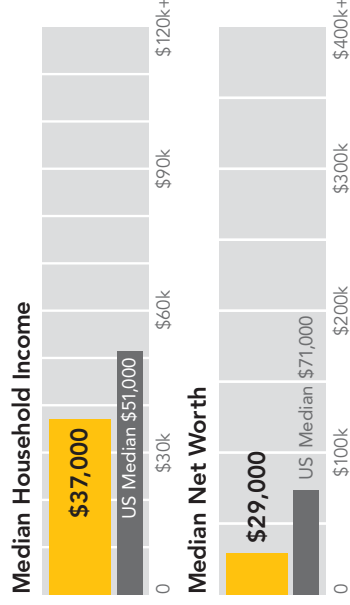
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 53.1 US: 62.1



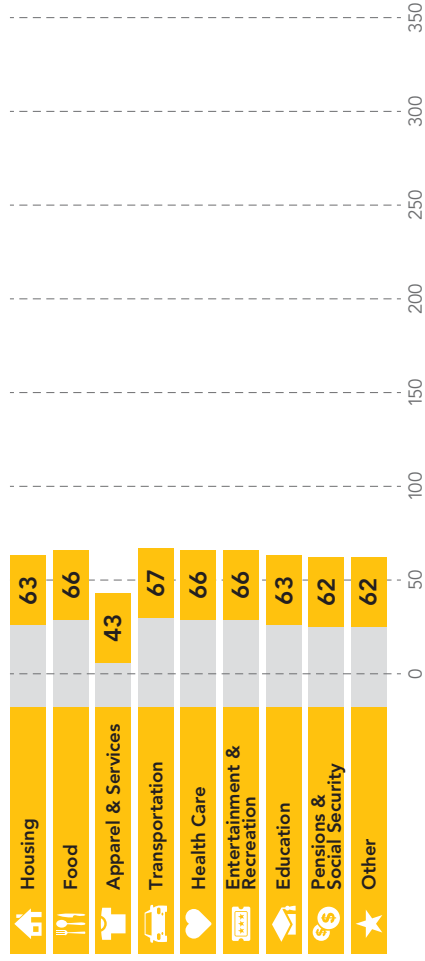
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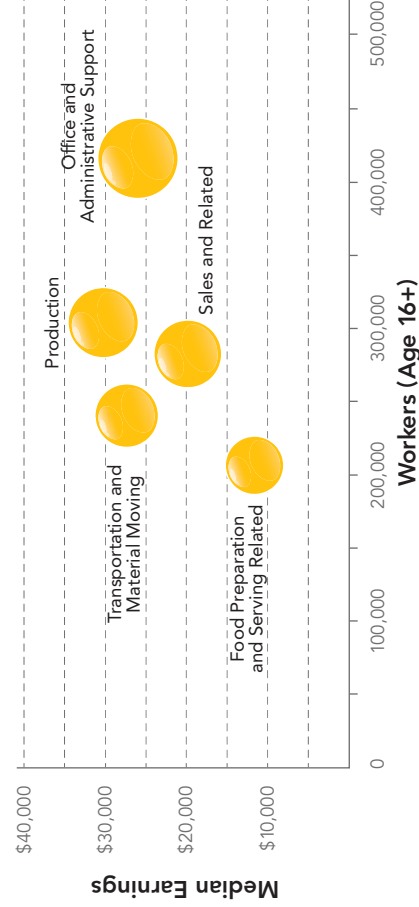
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- They shop for groceries at discount stores such as Walmart supercenters; Kmart is also a favorite for apparel and sundry household and personal care products.
- Convenience stores are commonly used for fuel or picking up incidentals like lottery tickets.
- They tend to carry credit card balances, have student loans, and pay bills in person.
- Half of households have abandoned landlines for cell phones only.
- They watch their favorite channels including QVC, CMT, and Game Show Network.
- They're fast food devotees.
- They enjoy outdoor activities such as camping and taking trips to the zoo.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:

Single Family

Median Value:

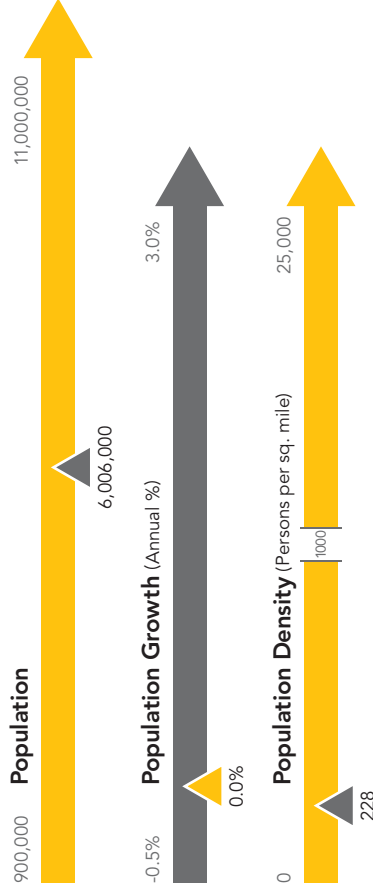
\$79,000

US Median: \$177,000



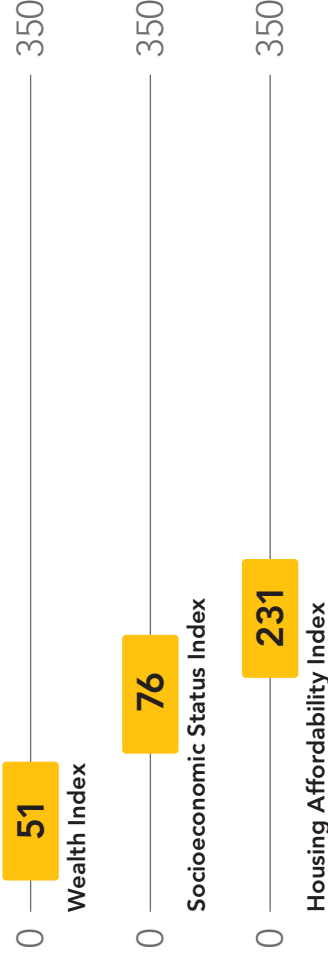
POPULATION CHARACTERISTICS

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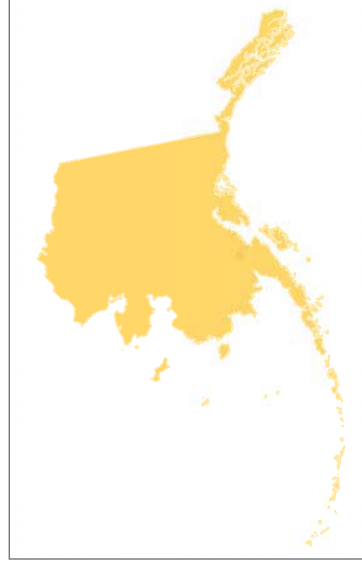
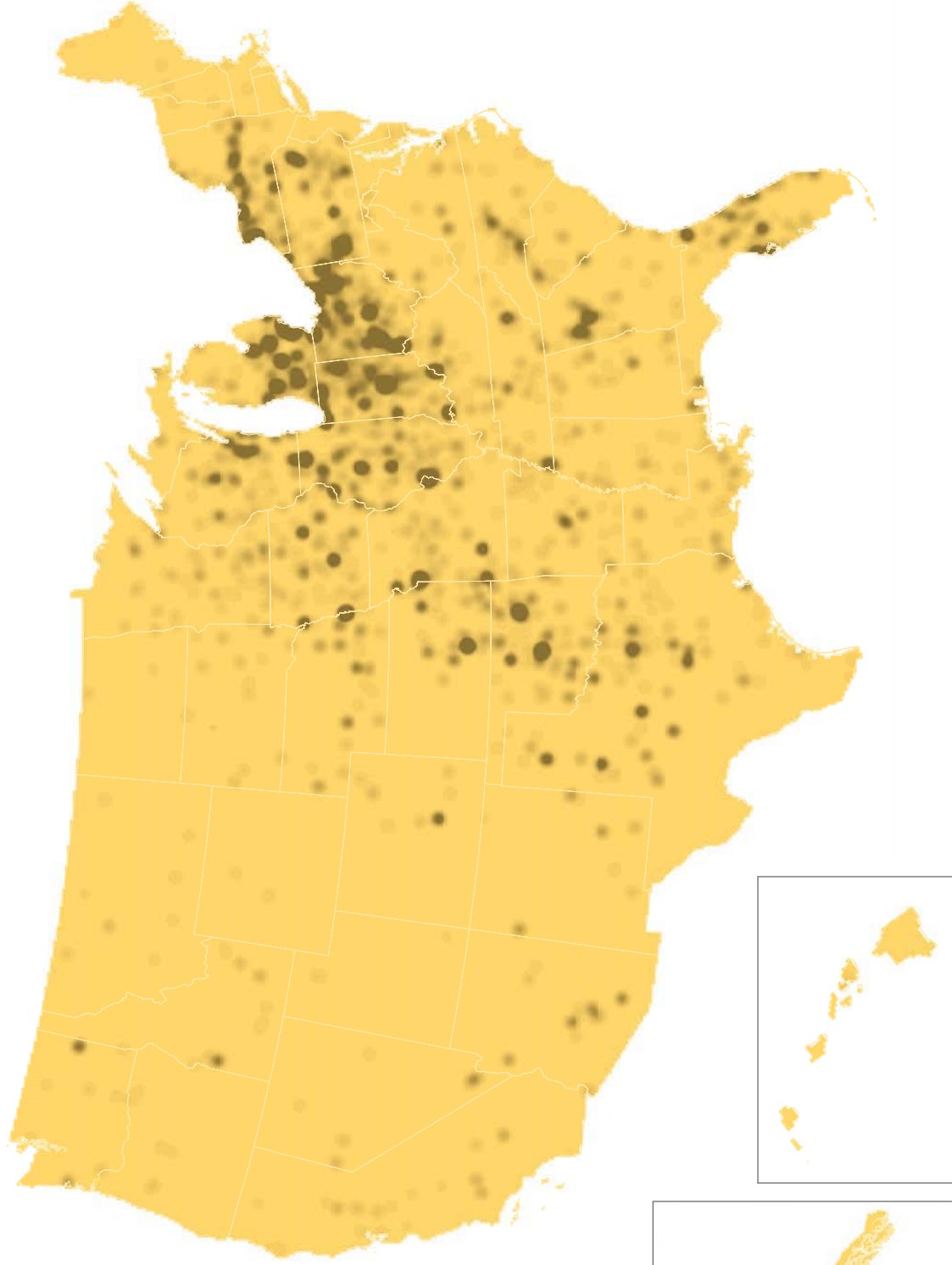
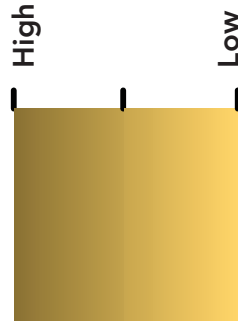
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the *Traditional Living* Tapestry Segment by households.





LifeMode Group: Hometown

Small Town Simplicity

12C

Households: 2,305,000

Average Household Size: 2.25

Median Age: 40.0

Median Household Income: \$27,000

WHO ARE WE?

Small Town Simplicity includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, scrapbooking, and rural activities like hunting and fishing. Since almost 1 in 4 households is below poverty level, residents also keep their finances simple—paying bills in person and avoiding debt.

OUR NEIGHBORHOOD

- They reside in small towns or semirural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses (61%), apartments, and mobile homes.
- A majority, 51%, of homes are owner occupied. (Index 80).
- Median home value of \$88,000 is about half the US median.
- Average rent is \$600 (Index 62).
- This is an older market, with almost half of the householders aged 55 years or older, and predominantly single-person households (Index 139).

SOCIOECONOMIC TRAITS

- Education: 65% with high school diploma or some college.
- Unemployment higher at 11.9% (Index 138).
- Labor force participation lower at 51% (Index 81), which could result from lack of jobs or retirement.
- Income from wages and salaries (Index 82), Social Security (Index 142) or retirement (Index 112), increased by Supplemental Security Income (Index 203).
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-orientated residents; more conservative than middle-of-the-road.
- Rely on television or newspapers to stay informed.

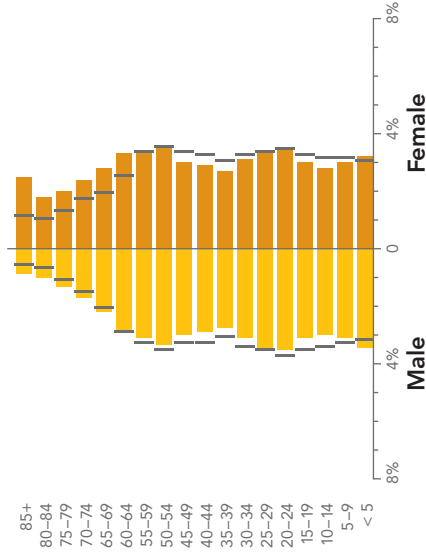


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

AGE BY SEX (Esri data)

Median Age: 40.0 US: 37.6

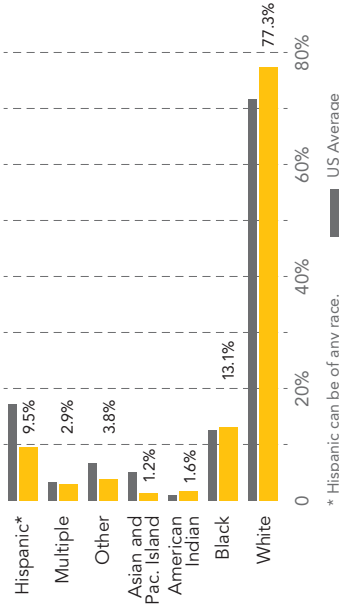
I Indicates US



RACE AND ETHNICITY (Esri data)

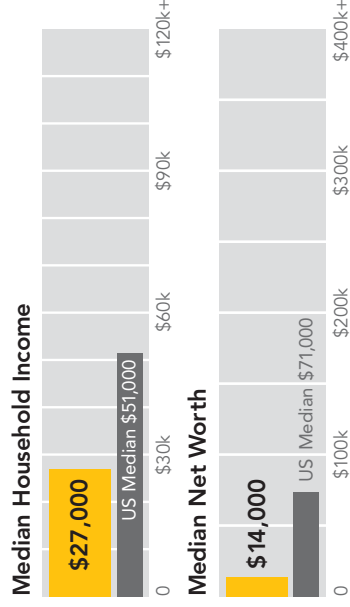
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Diversity Index: 49.1 US: 62.1



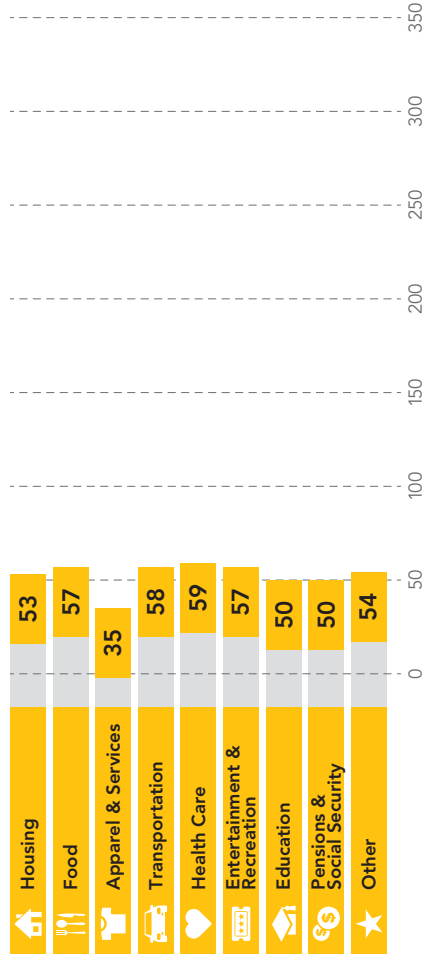
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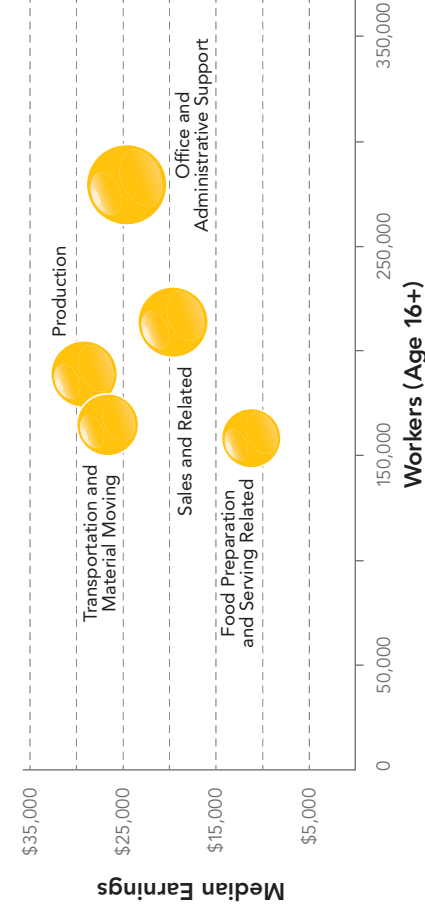
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- *Small Town Simplicity* features a semirural lifestyle, complete with trucks (domestic, of course), ATVs, and vegetable gardens.
- Hunting, fishing, and target shooting are favorite pastimes.
- A large senior population visit doctors and health practitioners regularly.
- However, a largely single population favors convenience over cooking—frozen meals and fast food.
- Home improvement is not a priority, but vehicle maintenance is.

HOUSING

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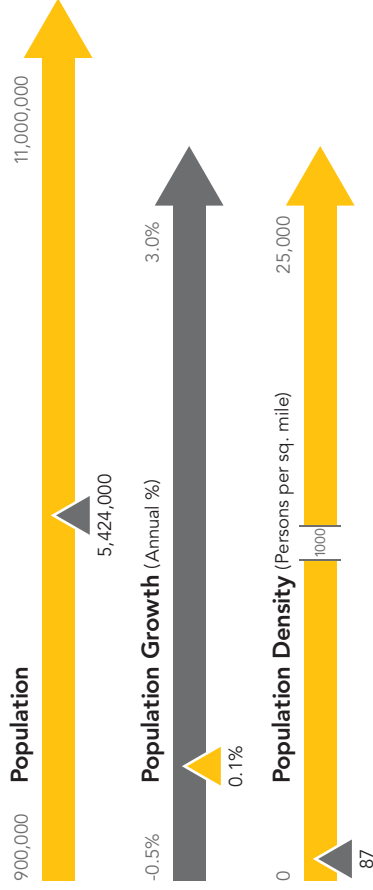
Typical Housing:
 Single Family

Median Value:
 \$88,000
 US Median: \$177,000



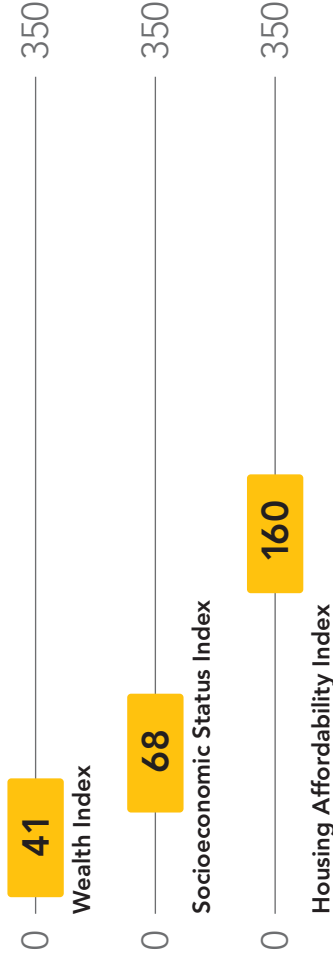
POPULATION CHARACTERISTICS

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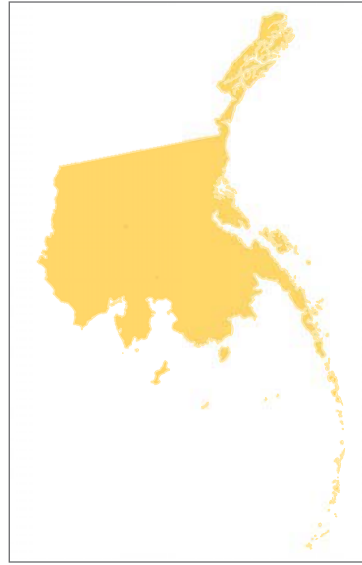
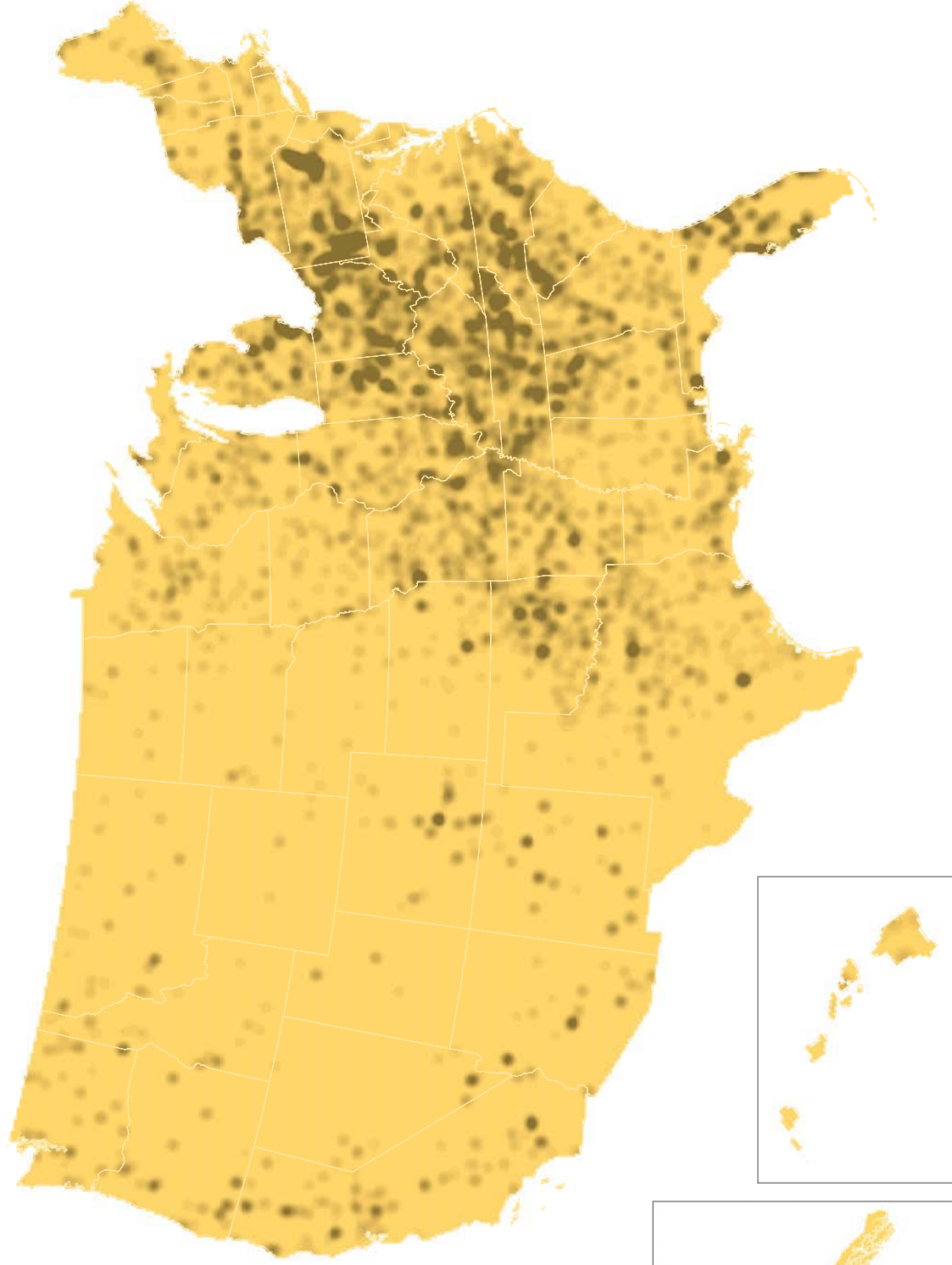
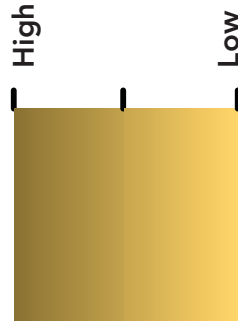
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SEGMENT DENSITY

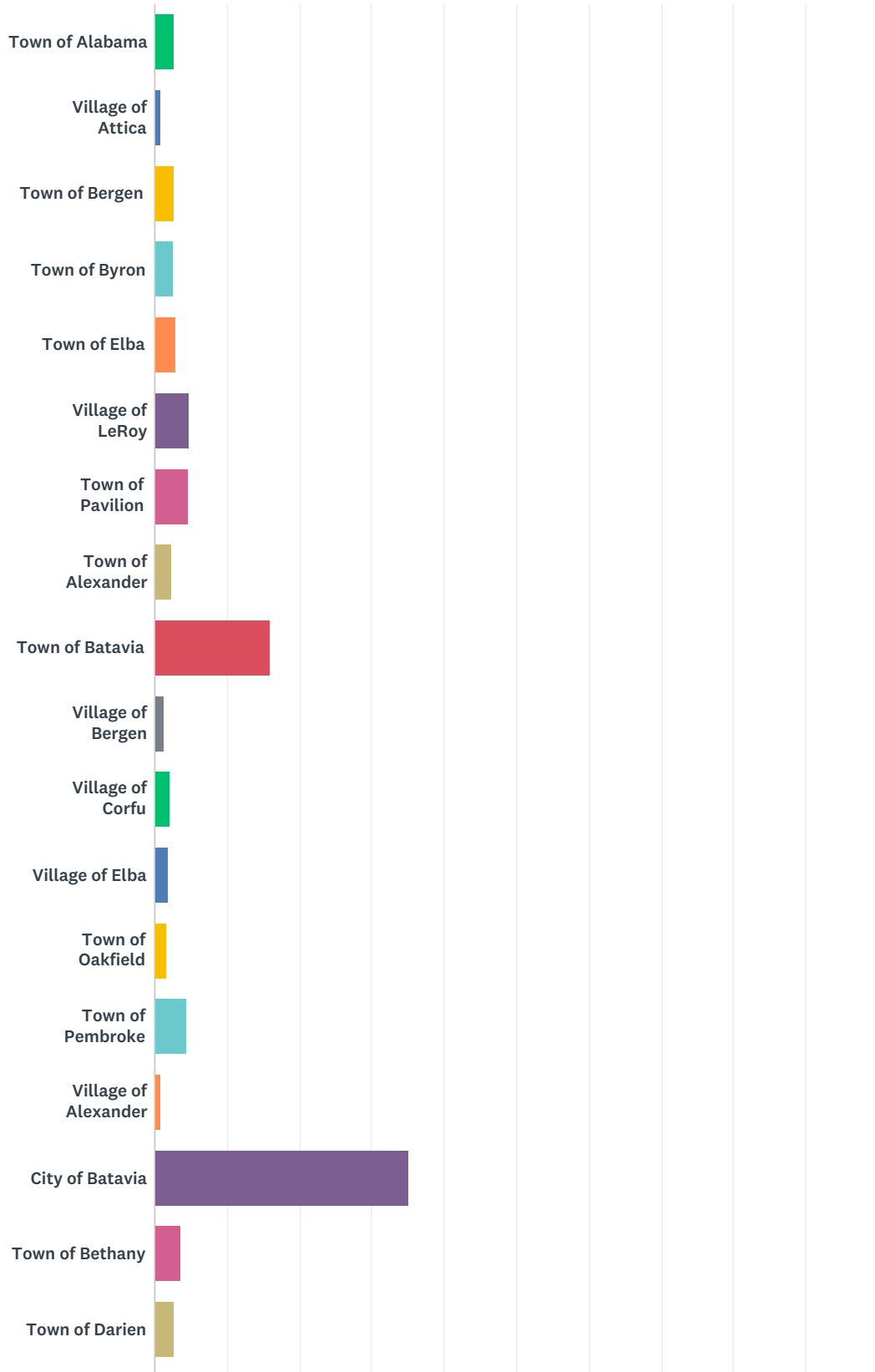
This map illustrates the density and distribution of the *Small Town Simplicity* Tapestry Segment by households.



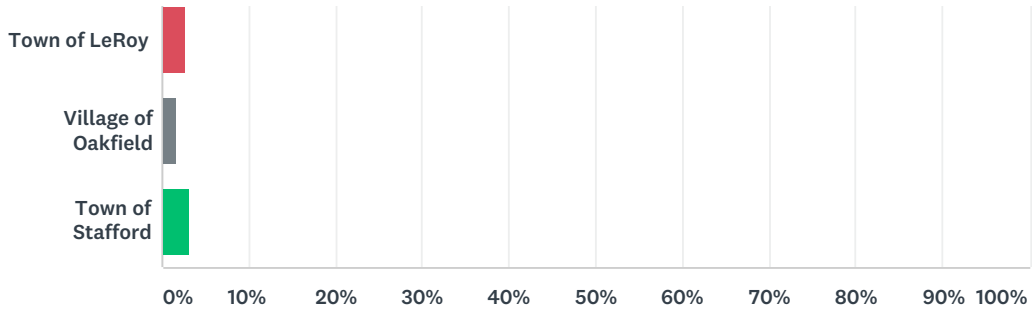
APPENDIX E
HOUSING SURVEY

Q1 YOUR HOME Which municipality is your home located in? Check only one

Answered: 494 Skipped: 0



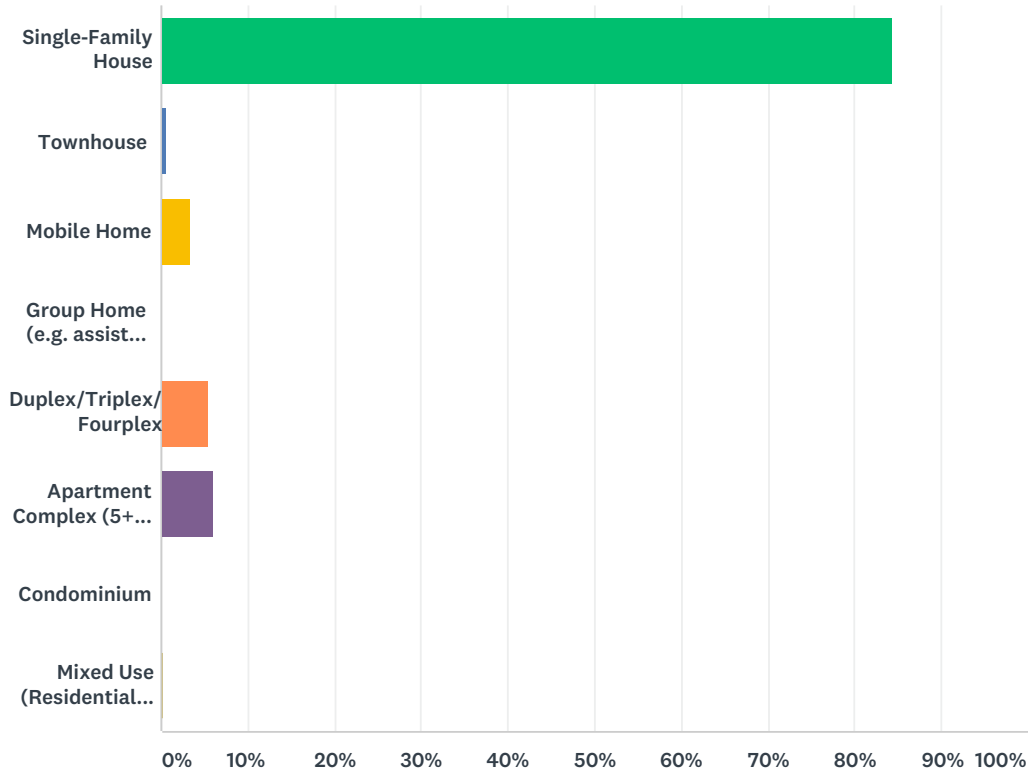
Genesee County Housing Needs Survey



ANSWER CHOICES	RESPONSES
Town of Alabama	2.63% 13
Village of Attica	0.81% 4
Town of Bergen	2.63% 13
Town of Byron	2.43% 12
Town of Elba	2.83% 14
Village of LeRoy	4.86% 24
Town of Pavilion	4.66% 23
Town of Alexander	2.23% 11
Town of Batavia	15.99% 79
Village of Bergen	1.21% 6
Village of Corfu	2.02% 10
Village of Elba	1.82% 9
Town of Oakfield	1.62% 8
Town of Pembroke	4.45% 22
Village of Alexander	0.81% 4
City of Batavia	35.22% 174
Town of Bethany	3.64% 18
Town of Darien	2.63% 13
Town of LeRoy	2.63% 13
Village of Oakfield	1.62% 8
Town of Stafford	3.24% 16
TOTAL	494

Q2 Which housing type do you live in? Check only one

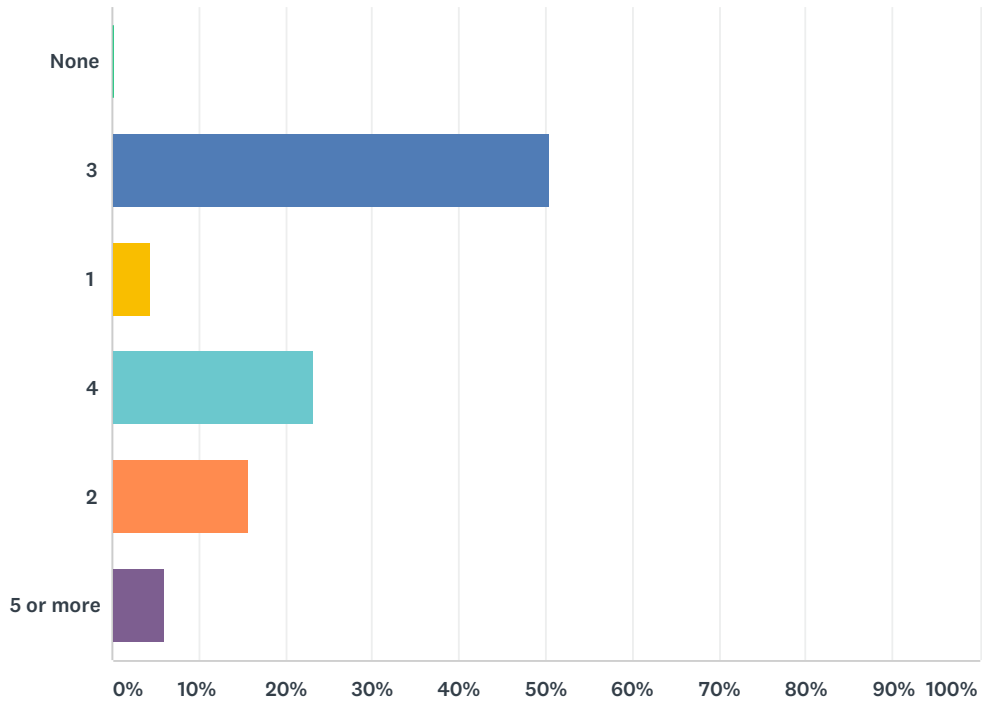
Answered: 494 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family House	84.21%	416
Townhouse	0.61%	3
Mobile Home	3.44%	17
Group Home (e.g. assisted living, intermediate care, foster care)	0.00%	0
Duplex/Triplex/Fourplex	5.47%	27
Apartment Complex (5+ units)	6.07%	30
Condominium	0.00%	0
Mixed Use (Residential apartments above commercial spaces)	0.20%	1
TOTAL		494

Q3 How many bedrooms does your home or rental have? Check only one

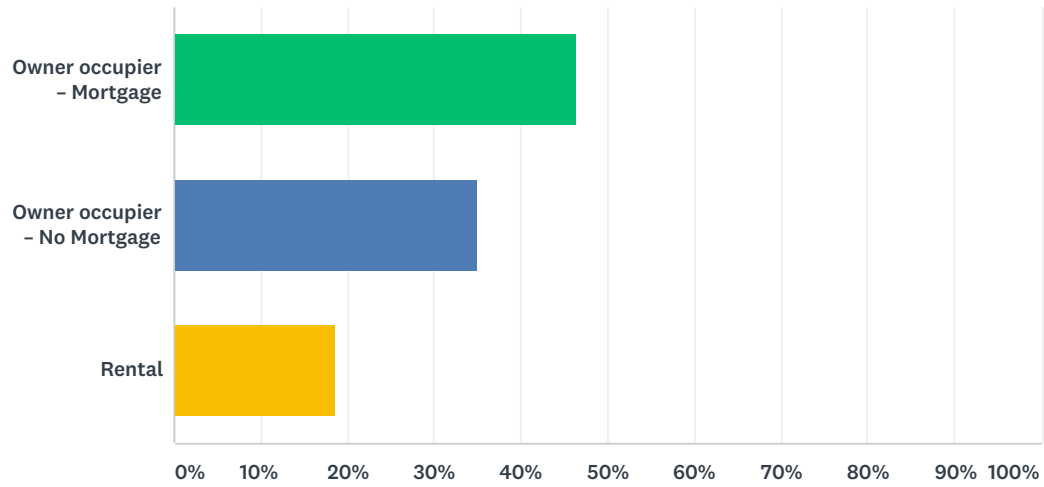
Answered: 494 Skipped: 0



ANSWER CHOICES	RESPONSES	
None	0.20%	1
3	50.40%	249
1	4.45%	22
4	23.28%	115
2	15.59%	77
5 or more	6.07%	30
TOTAL		494

Q4 What is your current housing situation? Check only one

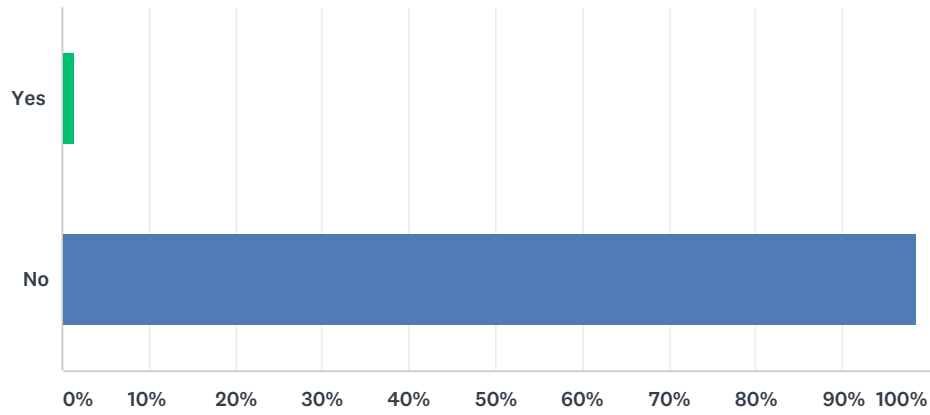
Answered: 494 Skipped: 0



ANSWER CHOICES	RESPONSES	
Owner occupier – Mortgage	46.36%	229
Owner occupier – No Mortgage	35.02%	173
Rental	18.62%	92
TOTAL		494

Q5 If owner occupier, do you sublease a portion of your home?

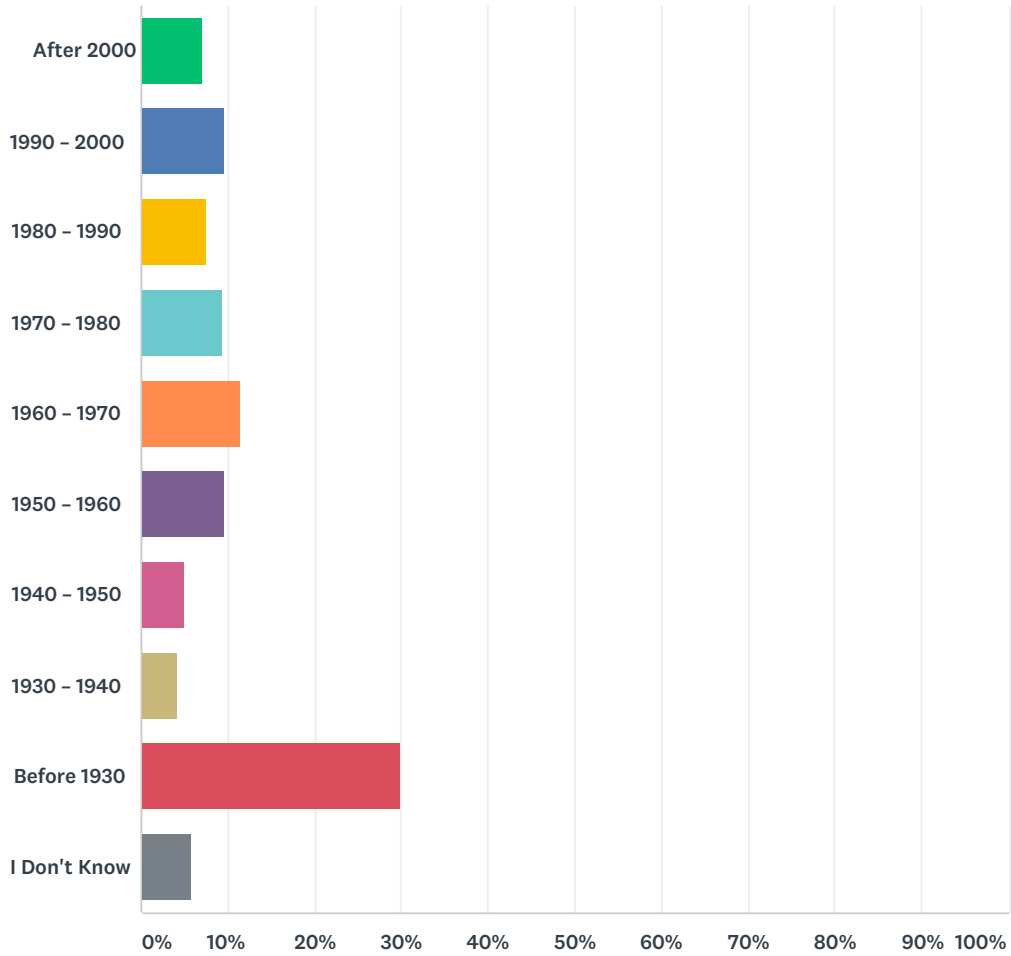
Answered: 404 Skipped: 90



ANSWER CHOICES	RESPONSES	
Yes	1.49%	6
No	98.51%	398
TOTAL		404

Q6 When was your house or apartment built? Check only one

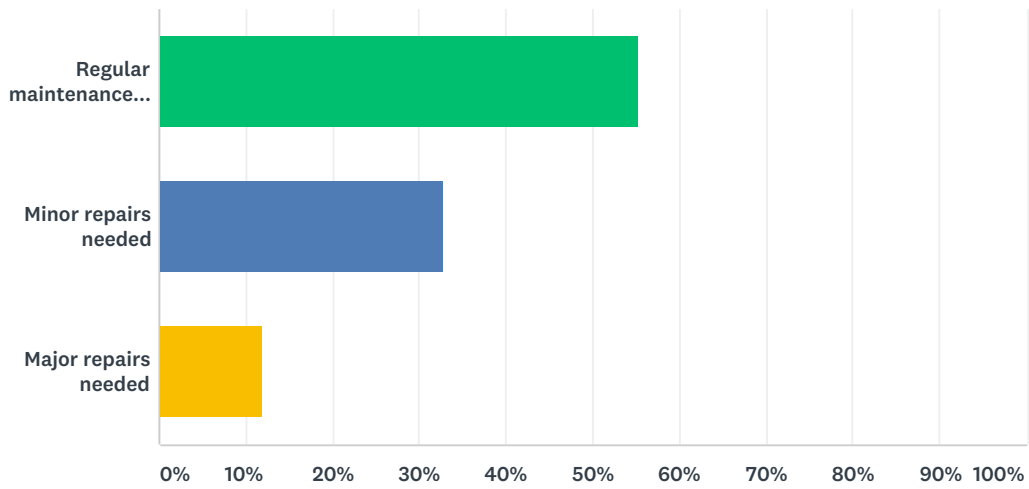
Answered: 490 Skipped: 4



ANSWER CHOICES	RESPONSES	
After 2000	7.14%	35
1990 - 2000	9.59%	47
1980 - 1990	7.55%	37
1970 - 1980	9.39%	46
1960 - 1970	11.43%	56
1950 - 1960	9.59%	47
1940 - 1950	5.10%	25
1930 - 1940	4.29%	21
Before 1930	30.00%	147
I Don't Know	5.92%	29
TOTAL		490

Q7 What is the current condition of your home/apartment? Check only one

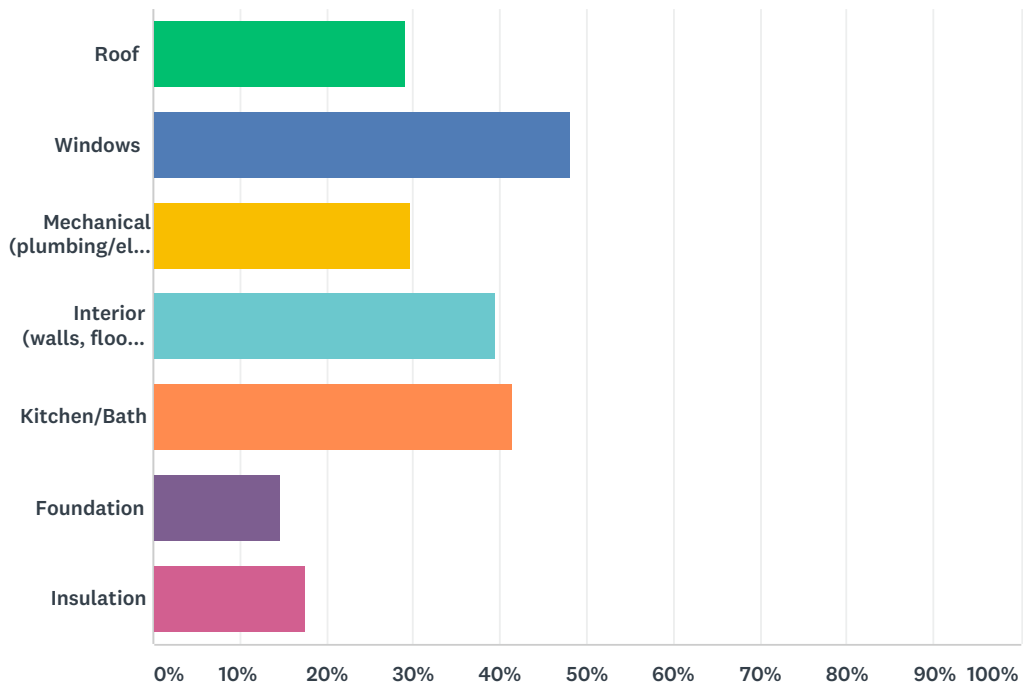
Answered: 467 Skipped: 27



ANSWER CHOICES	RESPONSES	
Regular maintenance required	55.25%	258
Minor repairs needed	32.76%	153
Major repairs needed	11.99%	56
TOTAL		467

Q8 Which type(s) of home/apartment repairs are required? Check all that apply

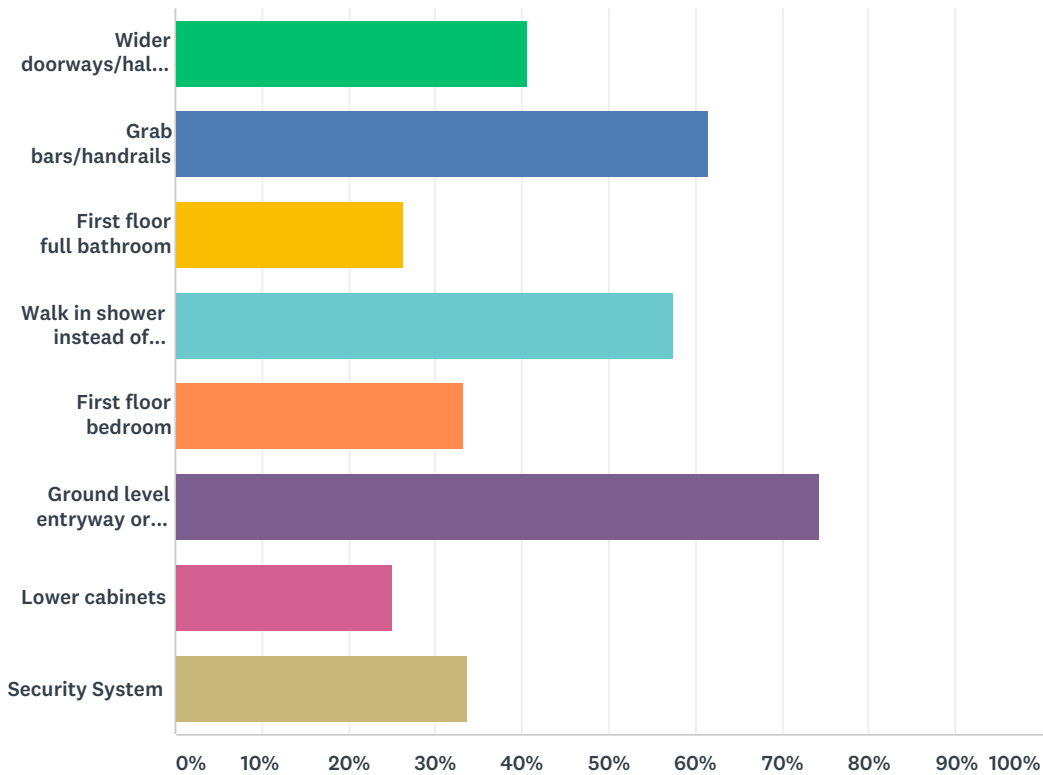
Answered: 336 Skipped: 158



ANSWER CHOICES	RESPONSES	
Roof	29.17%	98
Windows	48.21%	162
Mechanical (plumbing/electric/heat)	29.76%	100
Interior (walls, floors, ceiling)	39.58%	133
Kitchen/Bath	41.37%	139
Foundation	14.58%	49
Insulation	17.56%	59
Total Respondents: 336		

Q9 In order for someone who has physical challenges in getting around (cane, walker, wheelchair, hearing/vision problems, etc.) to live in or regularly visit your home, which changes would need to be made? Check all that apply

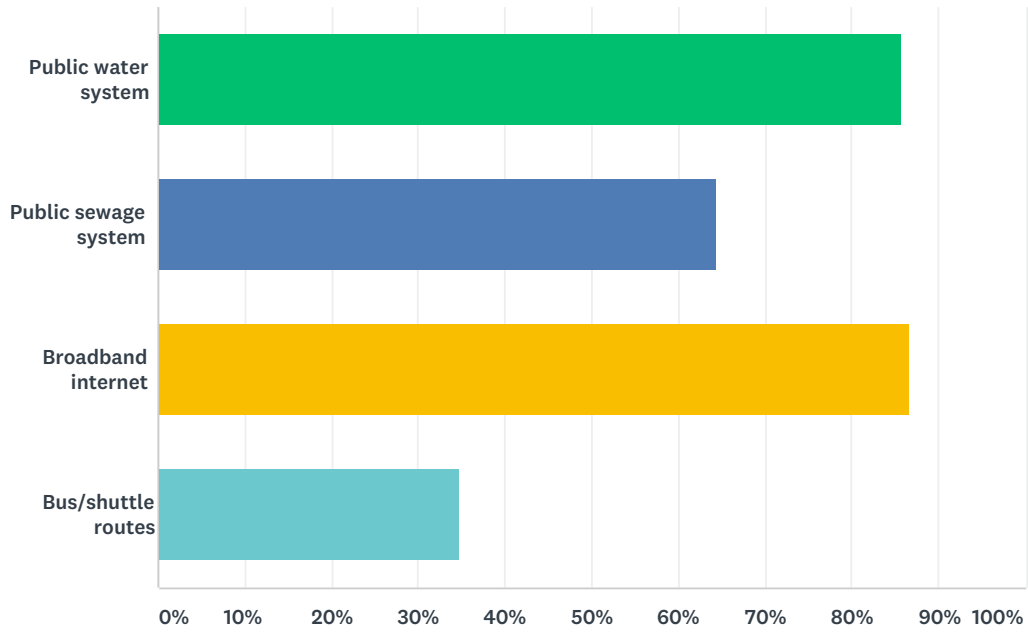
Answered: 437 Skipped: 57



ANSWER CHOICES	RESPONSES	
Wider doorways/hallways	40.50%	177
Grab bars/handrails	61.56%	269
First floor full bathroom	26.32%	115
Walk in shower instead of bathtub	57.44%	251
First floor bedroom	33.18%	145
Ground level entryway or ramp	74.37%	325
Lower cabinets	25.17%	110
Security System	33.64%	147
Total Respondents: 437		

Q10 Does your home have access to the following infrastructure? Check all that apply

Answered: 435 Skipped: 59



ANSWER CHOICES	RESPONSES	
Public water system	85.75%	373
Public sewage system	64.37%	280
Broadband internet	86.67%	377
Bus/shuttle routes	34.71%	151
Total Respondents: 435		

Q11 YOUR HOUSEHOLD How many people are in your household?
(Enter the number of individuals)

Answered: 482 Skipped: 12

ANSWER CHOICES	RESPONSES	
Male	85.06%	410
Female	95.64%	461

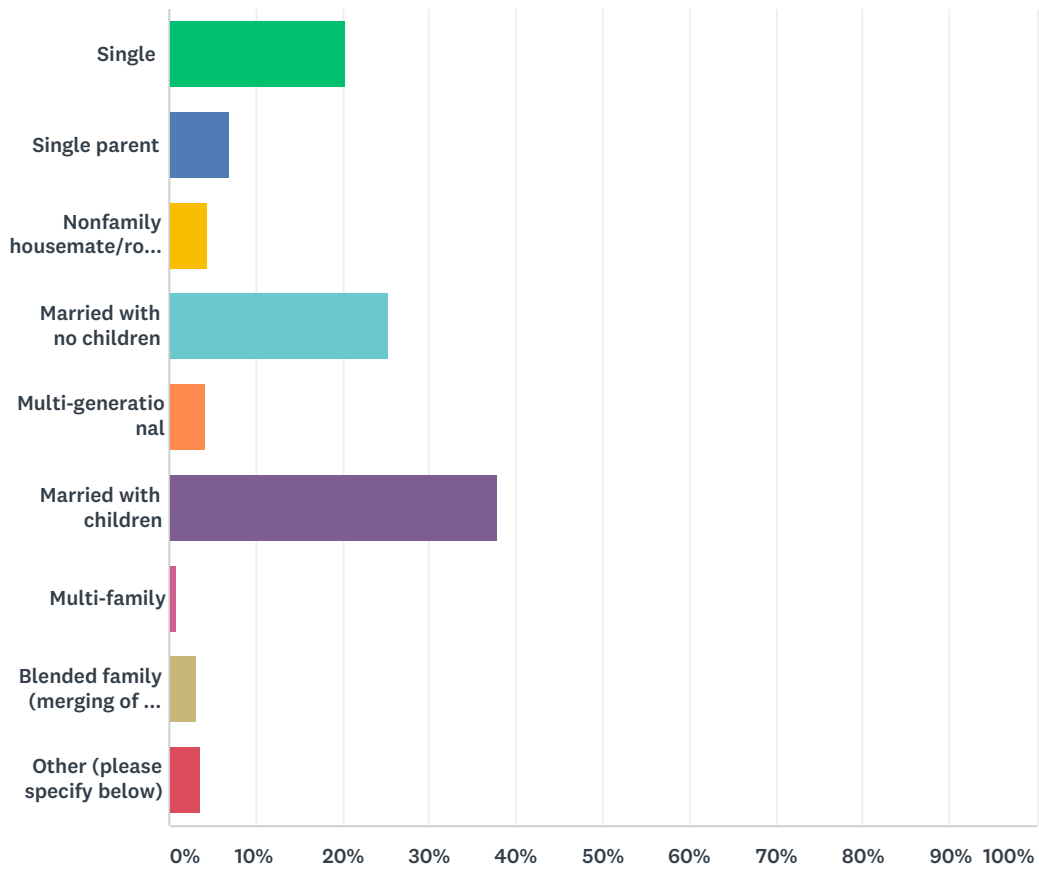
Q12 How many people in each of these age groups live in your home?
 (Enter the number of individuals)

Answered: 482 Skipped: 12

ANSWER CHOICES	RESPONSES	
16 years or younger	35.27%	170
17-24 years	27.18%	131
25-44 years	39.63%	191
45-64 years	56.43%	272
65-74 years	29.67%	143
75+ years	21.99%	106

Q13 Which of the following categories best represents your current household situation? Check all that apply

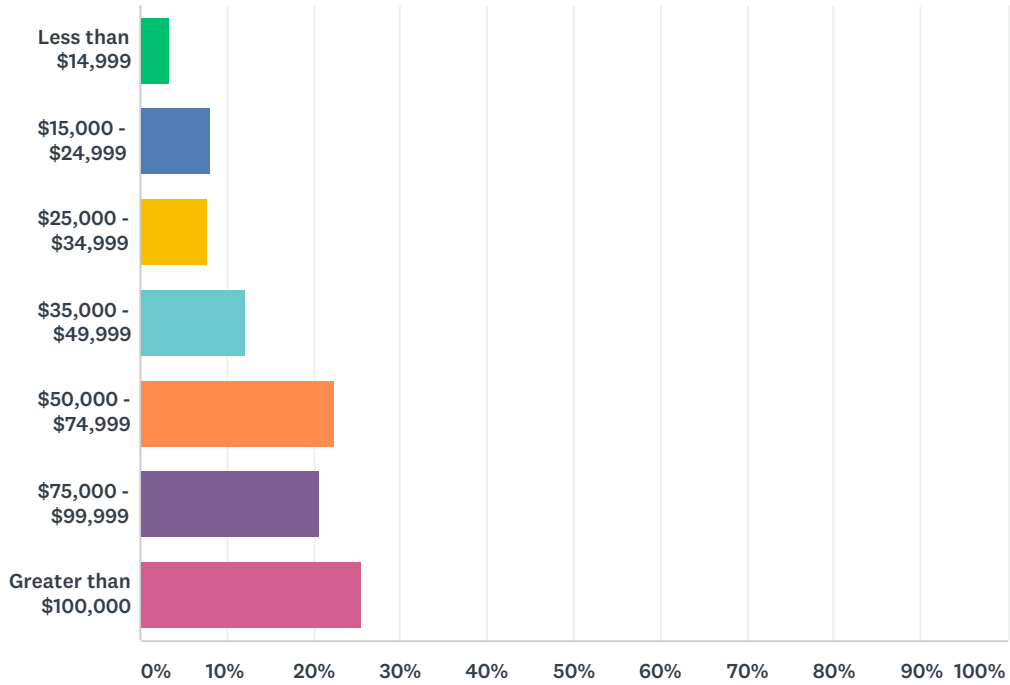
Answered: 494 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single	20.24%	100
Single parent	6.88%	34
Nonfamily housemate/roommate	4.45%	22
Married with no children	25.30%	125
Multi-generational	4.25%	21
Married with children	37.85%	187
Multi-family	0.81%	4
Blended family (merging of 2 families)	3.24%	16
Other (please specify below)	3.64%	18
Total Respondents: 494		

Q14 What is your pre-tax annual household income? Check only one

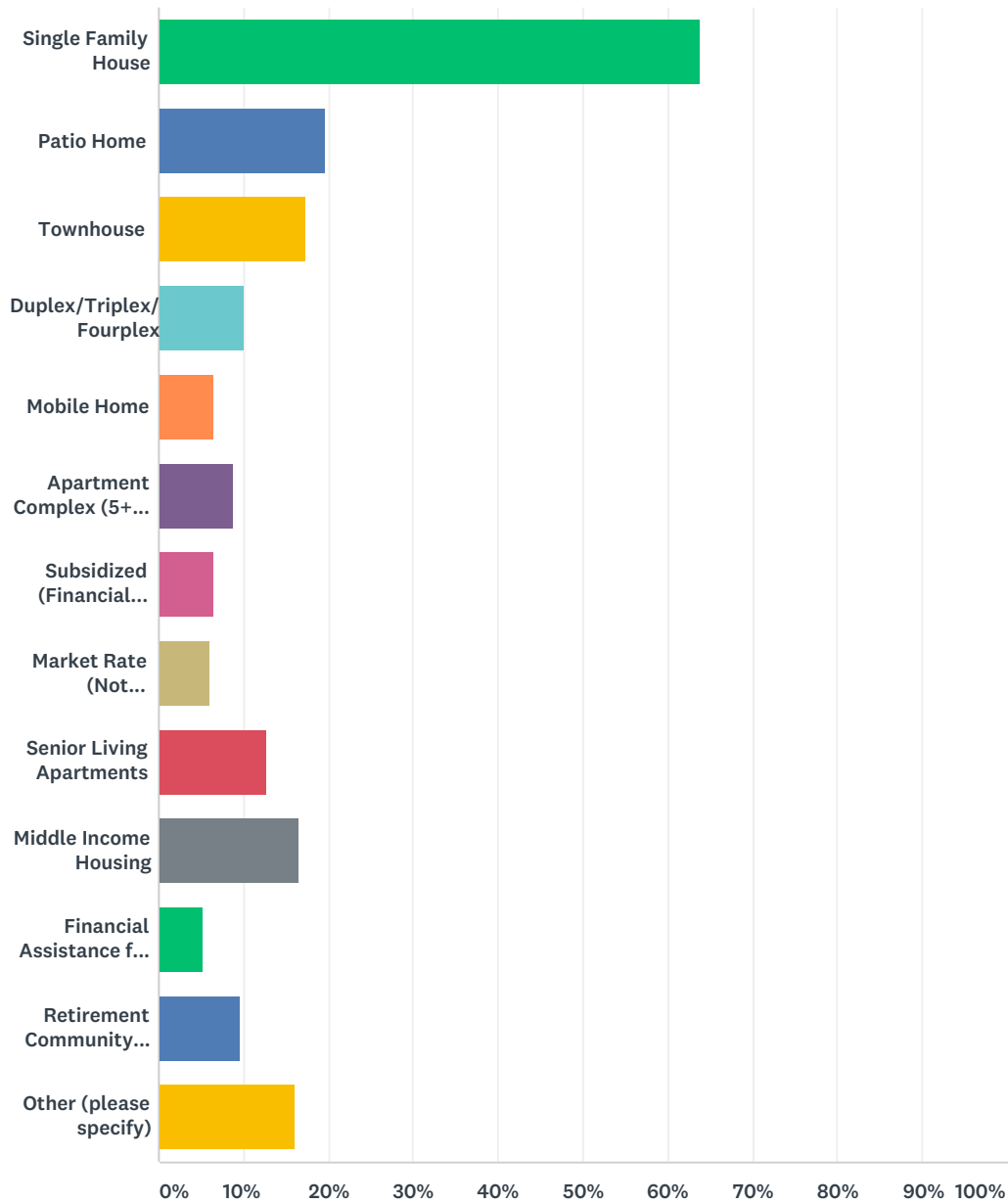
Answered: 462 Skipped: 32



ANSWER CHOICES	RESPONSES	
Less than \$14,999	3.25%	15
\$15,000 - \$24,999	8.23%	38
\$25,000 - \$34,999	7.79%	36
\$35,000 - \$49,999	12.12%	56
\$50,000 - \$74,999	22.29%	103
\$75,000 - \$99,999	20.78%	96
Greater than \$100,000	25.54%	118
TOTAL		462

Q15 YOUR NEEDS Do you wish to move to a different home in the next 5 years or sooner? If no, skip the next question. If yes, check all the types of housing you are considering.

Answered: 229 Skipped: 265



ANSWER CHOICES	RESPONSES
Single Family House	63.76% 146
Patio Home	19.65% 45
Townhouse	17.47% 40
Duplex/Triplex/Fourplex	10.04% 23

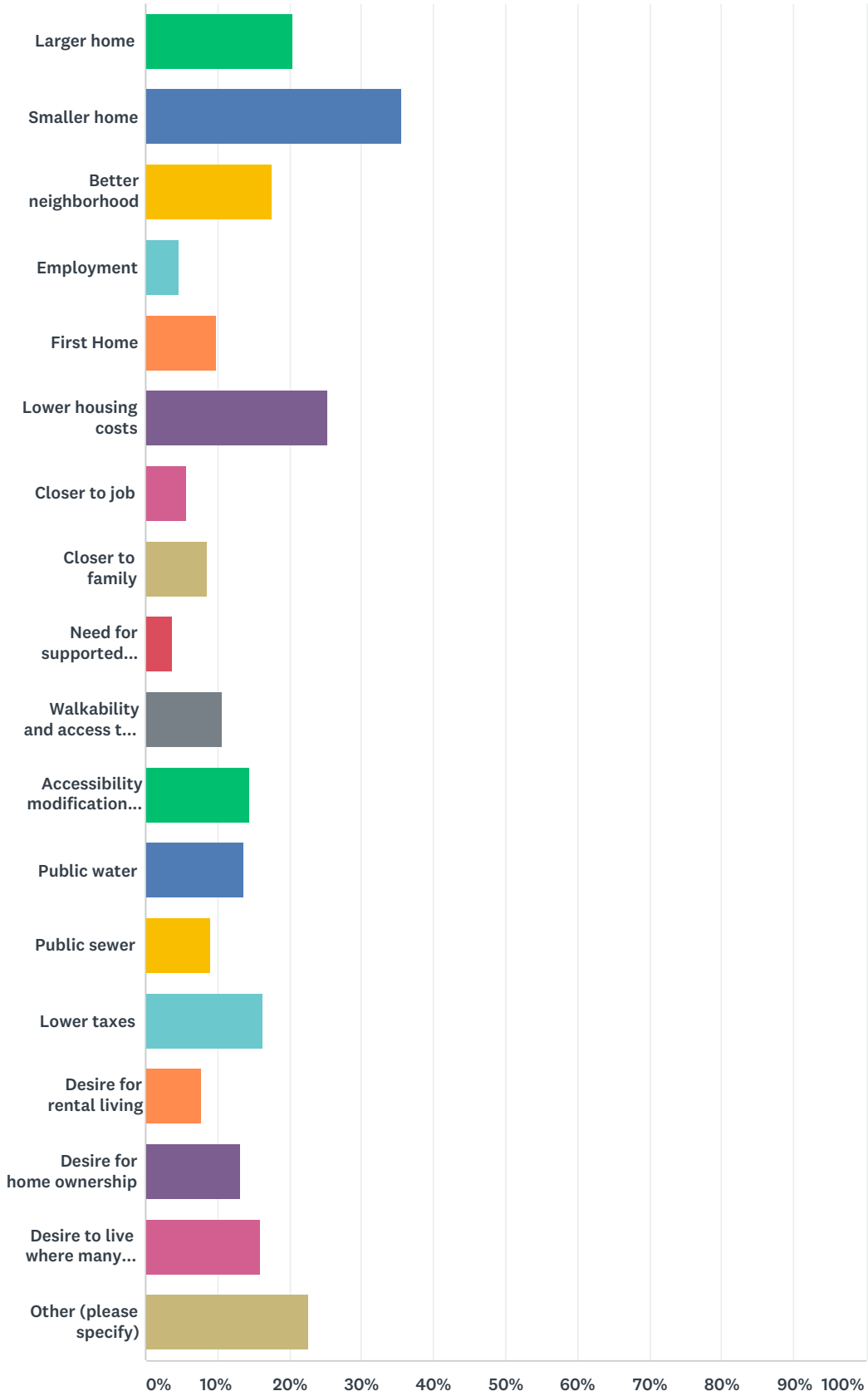
Genesee County Housing Needs Survey

Mobile Home	6.55%	15
Apartment Complex (5+ units)	8.73%	20
Subsidized (Financial Assistance) Apartments	6.55%	15
Market Rate (Not Subsidized) Apartments	6.11%	14
Senior Living Apartments	12.66%	29
Middle Income Housing	16.59%	38
Financial Assistance for Rent	5.24%	12
Retirement Community (Independent living, assisted, and skilled nursing options available under one setting)	9.61%	22
Other (please specify)	16.16%	37
Total Respondents: 229		

Q16 Why do you wish to move to a different home? Check all that apply

Answered: 234 Skipped: 260

Genesee County Housing Needs Survey



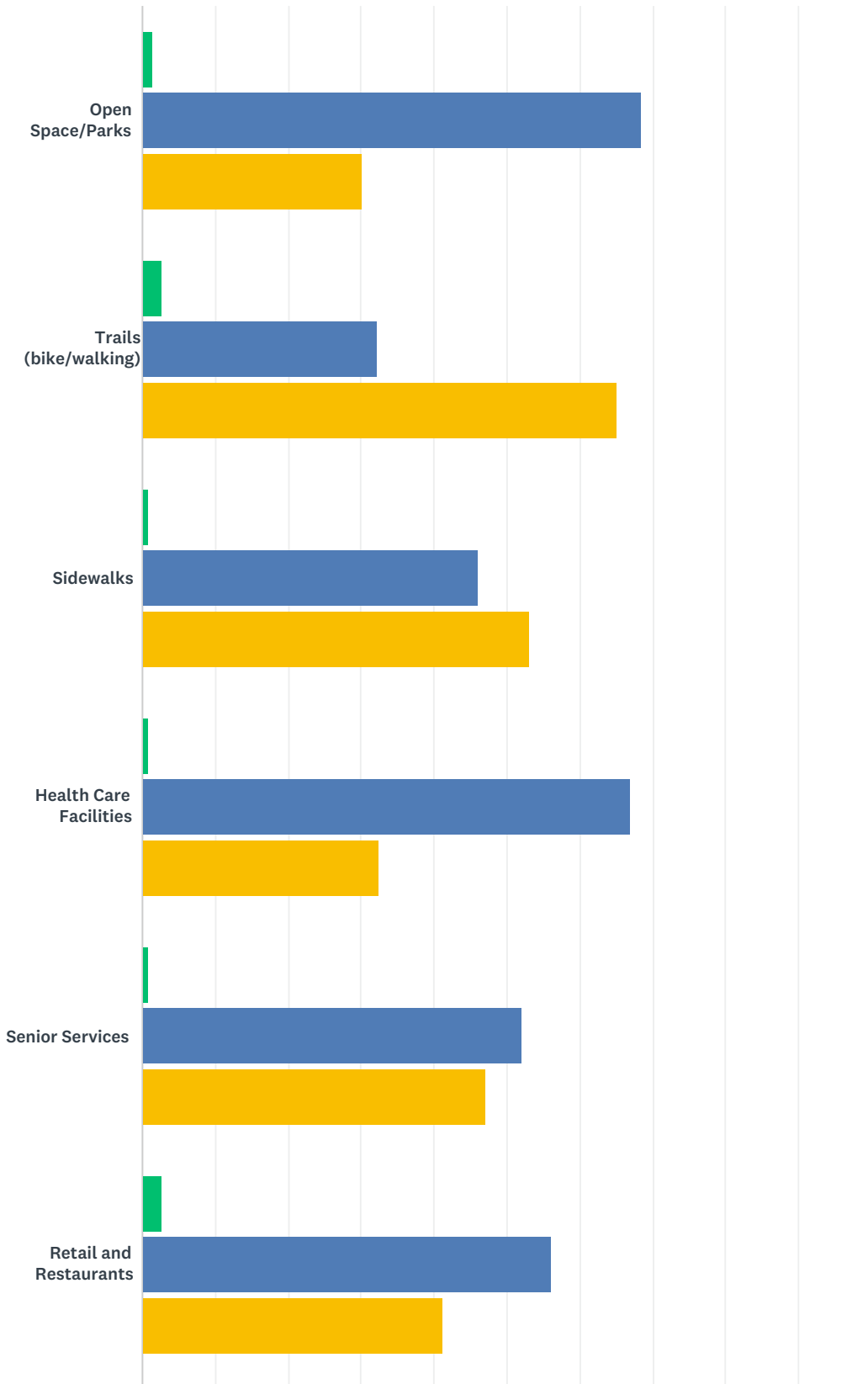
ANSWER CHOICES	RESPONSES
Larger home	20.51% 48

Genesee County Housing Needs Survey

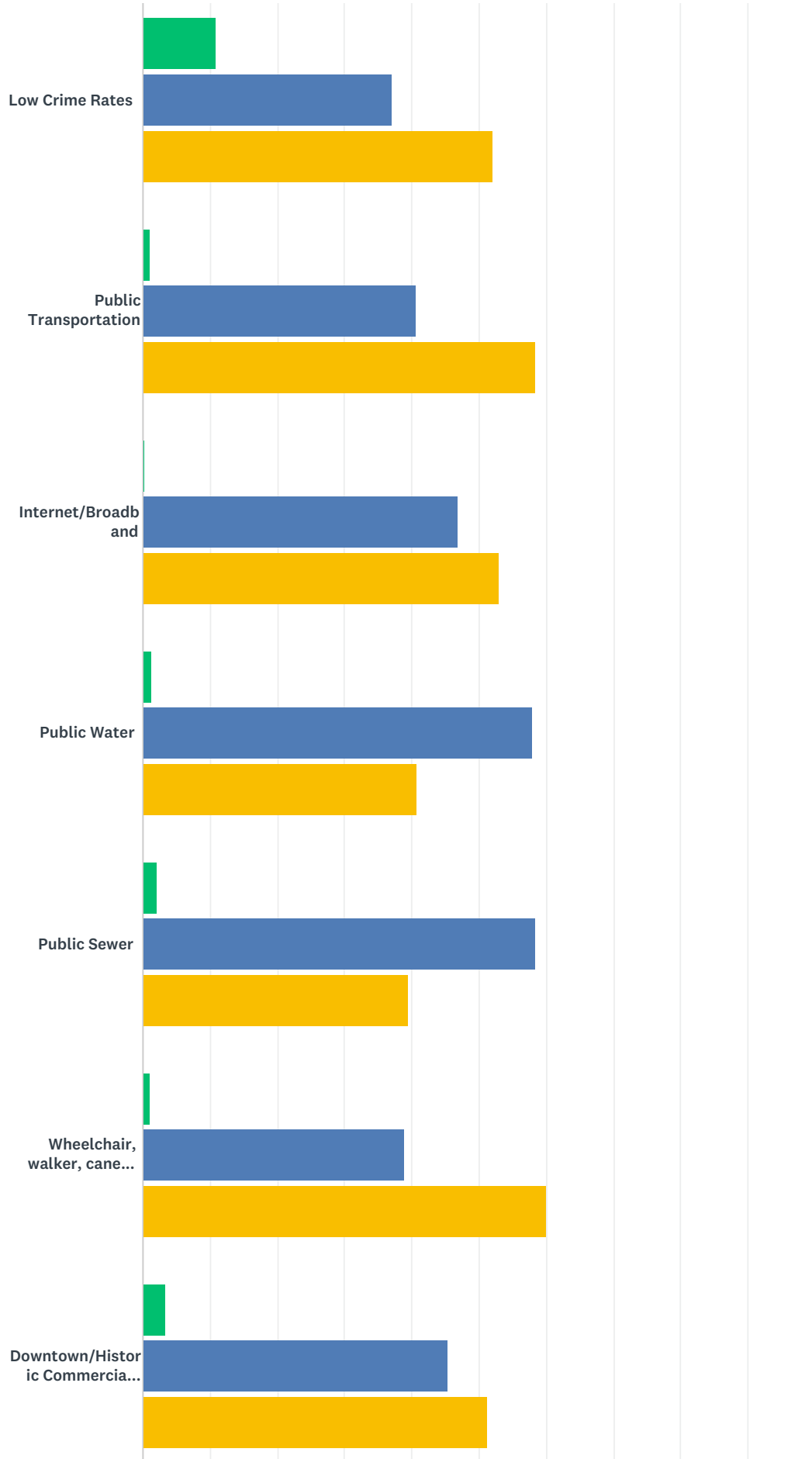
Smaller home	35.47%	83
Better neighborhood	17.52%	41
Employment	4.70%	11
First Home	9.83%	23
Lower housing costs	25.21%	59
Closer to job	5.56%	13
Closer to family	8.55%	20
Need for supported housing (ex. aide services, meals, housekeeping, transportation, etc.)	3.85%	9
Walkability and access to public transit	10.68%	25
Accessibility modifications for household members or visitors who might have physical challenges (ex. current home needs a ramp, zero step entry, first floor bath/bedroom, walk in shower, etc.)	14.53%	34
Public water	13.68%	32
Public sewer	8.97%	21
Lower taxes	16.24%	38
Desire for rental living	7.69%	18
Desire for home ownership	13.25%	31
Desire to live where many services are within walking distance (shopping, dining, medical care, banking, etc.)	15.81%	37
Other (please specify)	22.65%	53
Total Respondents: 234		

Q17 Which types of features are important for housing in Genesee County? Rate all that apply

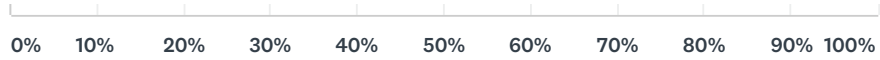
Answered: 432 Skipped: 62



Genesee County Housing Needs Survey



Genesee County Housing Needs Survey

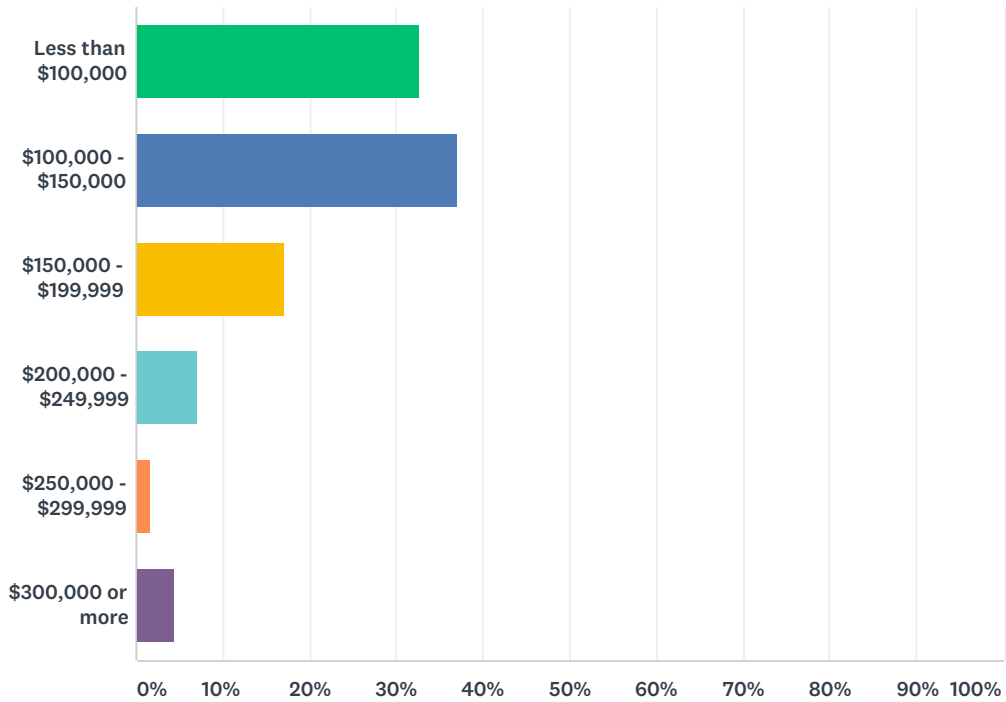


■ NEED LESS
 ■ WE HAVE ENOUGH
 ■ NEED MORE

	NEED LESS	WE HAVE ENOUGH	NEED MORE	TOTAL
Open Space/Parks	1.53% 6	68.45% 269	30.03% 118	393
Trails (bike/walking)	2.76% 11	32.16% 128	65.08% 259	398
Sidewalks	0.74% 3	46.06% 187	53.20% 216	406
Health Care Facilities	0.75% 3	66.92% 267	32.33% 129	399
Senior Services	0.78% 3	52.20% 202	47.03% 182	387
Retail and Restaurants	2.76% 11	56.03% 223	41.21% 164	398
Low Crime Rates	10.87% 40	36.96% 136	52.17% 192	368
Public Transportation	1.02% 4	40.61% 160	58.38% 230	394
Internet/Broadband	0.26% 1	46.79% 182	52.96% 206	389
Public Water	1.29% 5	57.88% 224	40.83% 158	387
Public Sewer	2.09% 8	58.38% 223	39.53% 151	382
Wheelchair, walker, cane, etc.-friendly	1.04% 4	38.86% 150	60.10% 232	386
Downtown/Historic Commercial Center	3.32% 12	45.43% 164	51.25% 185	361

Q18 If planning to buy a home, what is the price range you could afford? Check only one

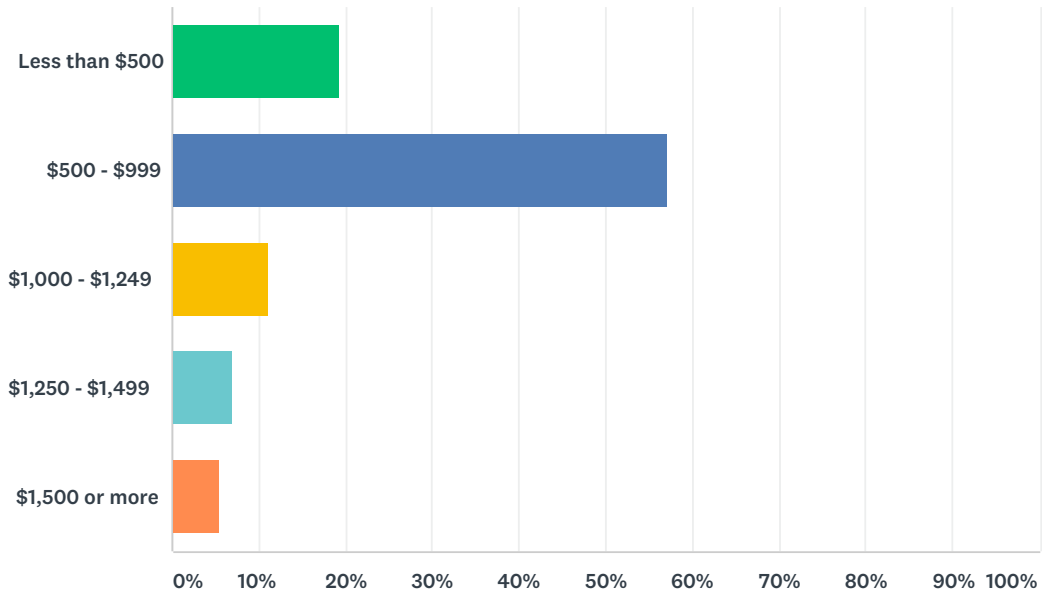
Answered: 292 Skipped: 202



ANSWER CHOICES	RESPONSES	
Less than \$100,000	32.53%	95
\$100,000 - \$150,000	36.99%	108
\$150,000 - \$199,999	17.12%	50
\$200,000 - \$249,999	7.19%	21
\$250,000 - \$299,999	1.71%	5
\$300,000 or more	4.45%	13
TOTAL		292

Q19 If planning to rent, what is the monthly payment you could afford? Check only one

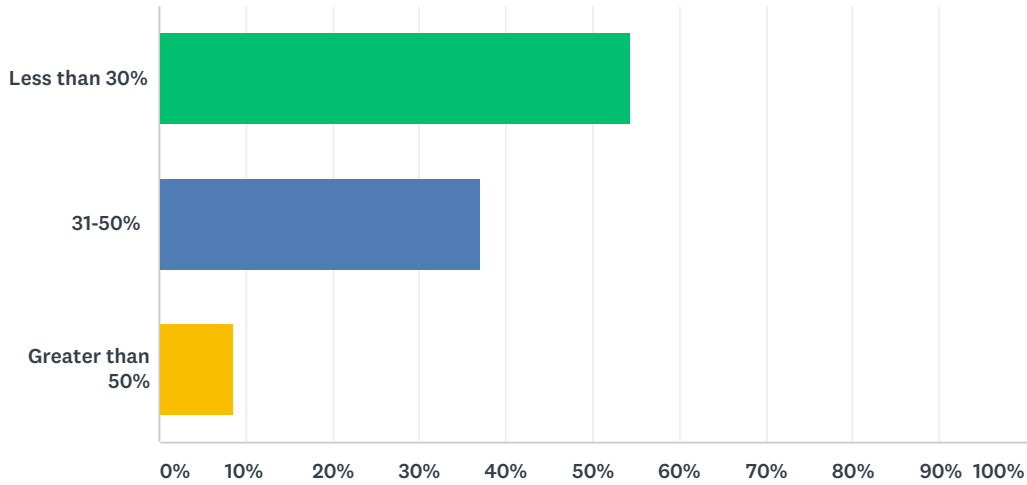
Answered: 243 Skipped: 251



ANSWER CHOICES	RESPONSES	
Less than \$500	19.34%	47
\$500 - \$999	57.20%	139
\$1,000 - \$1,249	11.11%	27
\$1,250 - \$1,499	7.00%	17
\$1,500 or more	5.35%	13
TOTAL		243

Q20 How much of your income do you use for housing costs (mortgage/rent and utilities plus taxes? (Example, monthly income is \$1,800/month and housing costs noted above are \$550, your response would be “less than 30%”) Check only one

Answered: 432 Skipped: 62



ANSWER CHOICES	RESPONSES	
Less than 30%	54.40%	235
31-50%	37.04%	160
Greater than 50%	8.56%	37
TOTAL		432

APPENDIX F
GENESEE COUNTY CHAS DATA

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: County

Created on: March 22, 2017

Data for: Genesee County, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	885	1,600	2,485	
Household Income >30% to less-than or= 50% HAMFI	1,440	1,455	2,895	
Household Income >50% to less-than or= 80% HAMFI	2,850	1,390	4,240	
Household Income >80% to less-than or=100% HAMFI	2,360	695	3,055	
Household Income >100% HAMFI	9,840	1,375	11,215	
Total	17,370	6,510	23,885	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	3,885	2,975	6,860	
Household has none of 4 Housing Problems	13,380	3,505	16,885	
Cost Burden not available	105	35	140	
Total	17,370	6,510	23,885	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	1,295	1,620	2,915	
Household has none of 4 Severe Housing Problems	15,975	4,860	20,835	
Cost Burden not available	105	35	140	
Total	17,370	6,510	23,885	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	13,535	3,725	17,260	
Cost Burden >30% to less-than or= 50%	2,610	1,370	3,980	
Cost Burden >50%	1,109	1,385	2,494	
Cost Burden not available	110	35	145	
Total	17,370	6,510	23,885	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	1,895	455	140	2,485
Household Income >30% to less-than or= 50% HAMFI	2,040	850	0	2,895
Household Income >50% to less-than or= 80% HAMFI	1,520	2,720	0	4,240
Household Income >80% to less-than or= 100% HAMFI	575	2,475	0	3,055
Household Income >100% HAMFI	830	10,380	0	11,215
Total	6,860	16,885	140	23,885
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	1,250	320	35	1,600
Household Income >30% to less-than or= 50% HAMFI	1,080	375	0	1,455
Household Income >50% to less-than or= 80% HAMFI	470	920	0	1,390
Household Income >80% to less-than or= 100% HAMFI	65	625	0	695
Household Income >100% HAMFI	110	1,260	0	1,375
Total	2,975	3,505	35	6,510
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	645	135	105	885
Household Income >30% to less-than or= 50% HAMFI	960	475	0	1,440
Household Income >50% to less-than or= 80% HAMFI	1,050	1,800	0	2,850
Household Income >80% to less-than or= 100% HAMFI	510	1,850	0	2,360
Household Income >100% HAMFI	720	9,120	0	9,840
Total	3,885	13,380	105	17,370
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,855	1,620	2,490	
Household Income >30% to less-than or= 50% HAMFI	2,020	655	2,895	

Household Income >50% to less-than or= 80% HAMFI	1,420	170	4,240
Household Income >80% to less-than or= 100% HAMFI	504	4	3,050
Household Income >100% HAMFI	685	45	11,210
Total	6,484	2,494	23,885
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,210	1,080	1,600
Household Income >30% to less-than or= 50% HAMFI	1,060	270	1,455
Household Income >50% to less-than or= 80% HAMFI	400	20	1,390
Household Income >80% to less-than or= 100% HAMFI	40	0	695
Household Income >100% HAMFI	45	15	1,375
Total	2,755	1,385	6,510
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	640	540	885
Household Income >30% to less-than or= 50% HAMFI	955	385	1,440
Household Income >50% to less-than or= 80% HAMFI	1,020	150	2,850
Household Income >80% to less-than or= 100% HAMFI	464	4	2,360
Household Income >100% HAMFI	640	30	9,840
Total	3,719	1,109	17,370

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 29, 2017

Data for: Batavia city, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	175	990	1,165	
Household Income >30% to less-than or= 50% HAMFI	320	645	965	
Household Income >50% to less-than or= 80% HAMFI	555	620	1,175	
Household Income >80% to less-than or=100% HAMFI	435	265	700	
Household Income >100% HAMFI	1,905	470	2,375	
Total	3,390	2,990	6,380	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	695	1,610	2,305	
Household has none of 4 Housing Problems	2,680	1,380	4,060	
Cost Burden not available	15	0	15	
Total	3,390	2,990	6,380	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	235	945	1,180	
Household has none of 4 Severe Housing Problems	3,145	2,045	5,190	
Cost Burden not available	15	0	15	
Total	3,390	2,990	6,380	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	2,690	1,505	4,195	
Cost Burden >30% to less-than or= 50%	460	675	1,135	
Cost Burden >50%	230	805	1,035	
Cost Burden not available	15	0	15	
Total	3,390	2,990	6,380	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	945	200	15	1,165
Household Income >30% to less-than or= 50% HAMFI	630	335	0	965
Household Income >50% to less-than or= 80% HAMFI	420	755	0	1,175
Household Income >80% to less-than or= 100% HAMFI	120	580	0	700
Household Income >100% HAMFI	185	2,195	0	2,375
Total	2,305	4,060	15	6,380
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	835	150	0	990
Household Income >30% to less-than or= 50% HAMFI	465	180	0	645
Household Income >50% to less-than or= 80% HAMFI	235	385	0	620
Household Income >80% to less-than or= 100% HAMFI	25	240	0	265
Household Income >100% HAMFI	45	425	0	470
Total	1,610	1,380	0	2,990
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	110	50	15	175
Household Income >30% to less-than or= 50% HAMFI	165	155	0	320
Household Income >50% to less-than or= 80% HAMFI	185	370	0	555
Household Income >80% to less-than or= 100% HAMFI	95	340	0	435
Household Income >100% HAMFI	140	1,770	0	1,905
Total	695	2,680	15	3,390
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	920	815	1,160	
Household Income >30% to less-than or= 50% HAMFI	620	160	965	

Household Income >50% to less-than or= 80% HAMFI	380	55	1,175
Household Income >80% to less-than or= 100% HAMFI	120	0	700
Household Income >100% HAMFI	130	0	2,375
Total	2,170	1,030	6,380
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	805	720	990
Household Income >30% to less-than or= 50% HAMFI	460	70	645
Household Income >50% to less-than or= 80% HAMFI	190	15	620
Household Income >80% to less-than or= 100% HAMFI	25	0	265
Household Income >100% HAMFI	0	0	470
Total	1,480	805	2,990
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	115	95	175
Household Income >30% to less-than or= 50% HAMFI	165	95	320
Household Income >50% to less-than or= 80% HAMFI	185	40	555
Household Income >80% to less-than or= 100% HAMFI	95	0	435
Household Income >100% HAMFI	130	0	1,905
Total	690	230	3,390

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 29, 2017

Data for: Alexander village, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	10	4	14	
Household Income >30% to less-than or= 50% HAMFI	10	25	35	
Household Income >50% to less-than or= 80% HAMFI	25	10	35	
Household Income >80% to less-than or=100% HAMFI	20	10	30	
Household Income >100% HAMFI	80	10	90	
Total	145	55	200	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	25	15	40	
Household has none of 4 Housing Problems	120	40	160	
Cost Burden not available	0	0	0	
Total	145	55	200	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	10	4	14	
Household has none of 4 Severe Housing Problems	135	50	185	
Cost Burden not available	0	0	0	
Total	145	55	200	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	114	39	153	
Cost Burden >30% to less-than or= 50%	22	12	34	
Cost Burden >50%	14	4	18	
Cost Burden not available	0	0	0	
Total	145	55	200	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	14	0	0	14
Household Income >30% to less-than or= 50% HAMFI	8	19	0	35
Household Income >50% to less-than or= 80% HAMFI	14	19	0	35
Household Income >80% to less-than or= 100% HAMFI	4	30	0	30
Household Income >100% HAMFI	4	85	0	90
Total	40	160	0	200
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	4	0	0	4
Household Income >30% to less-than or= 50% HAMFI	4	15	0	25
Household Income >50% to less-than or= 80% HAMFI	4	4	0	10
Household Income >80% to less-than or= 100% HAMFI	4	10	0	10
Household Income >100% HAMFI	0	10	0	10
Total	15	40	0	55
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	10	0	0	10
Household Income >30% to less-than or= 50% HAMFI	4	4	0	10
Household Income >50% to less-than or= 80% HAMFI	10	15	0	25
Household Income >80% to less-than or= 100% HAMFI	0	20	0	20
Household Income >100% HAMFI	4	75	0	80
Total	25	120	0	145
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	14	10	10	
Household Income >30% to less-than or= 50% HAMFI	14	4	30	

Household Income >50% to less-than or= 80% HAMFI	15	0	35
Household Income >80% to less-than or= 100% HAMFI	4	0	35
Household Income >100% HAMFI	4	0	90
Total	51	14	200
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	4	4	4
Household Income >30% to less-than or= 50% HAMFI	4	0	25
Household Income >50% to less-than or= 80% HAMFI	4	0	10
Household Income >80% to less-than or= 100% HAMFI	4	0	10
Household Income >100% HAMFI	0	0	10
Total	16	4	55
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	14	10	10
Household Income >30% to less-than or= 50% HAMFI	8	4	10
Household Income >50% to less-than or= 80% HAMFI	10	0	25
Household Income >80% to less-than or= 100% HAMFI	0	0	20
Household Income >100% HAMFI	4	0	80
Total	36	14	145

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Summary Level: City

Created on: December 19, 2017

Data for: Attica village, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	15	100	115	
Household Income >30% to less-than or= 50% HAMFI	35	65	100	
Household Income >50% to less-than or= 80% HAMFI	60	115	175	
Household Income >80% to less-than or=100% HAMFI	85	55	140	
Household Income >100% HAMFI	470	115	585	
Total	660	445	1,105	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	65	145	210	
Household has none of 4 Housing Problems	595	295	890	
Cost burden not available, no other problems	0	0	0	
Total	660	445	1,105	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	35	80	115	
Household has none of 4 Severe Housing Problems	625	365	990	
Cost burden not available, no other problems	0	0	0	
Total	660	445	1,105	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	599	300	899	
Cost Burden >30% to less-than or= 50%	38	75	113	
Cost Burden >50%	29	75	104	
Cost Burden not available	0	0	0	
Total	660	445	1,105	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	105	10	0	115
Household Income >30% to less-than or= 50% HAMFI	75	24	0	100
Household Income >50% to less-than or= 80% HAMFI	25	150	0	175
Household Income >80% to less-than or= 100% HAMFI	4	135	0	140
Household Income >100% HAMFI	4	580	0	585
Total	210	890	0	1,105
Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	90	10	0	100
Household Income >30% to less-than or= 50% HAMFI	45	20	0	65
Household Income >50% to less-than or= 80% HAMFI	15	100	0	115
Household Income >80% to less-than or= 100% HAMFI	0	55	0	55
Household Income >100% HAMFI	0	115	0	115
Total	145	295	0	445
Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	15	0	0	15
Household Income >30% to less-than or= 50% HAMFI	30	4	0	35
Household Income >50% to less-than or= 80% HAMFI	10	50	0	60
Household Income >80% to less-than or= 100% HAMFI	4	80	0	85
Household Income >100% HAMFI	4	465	0	470
Total	65	595	0	660
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	100	85	110	
Household Income >30% to less-than or= 50% HAMFI	70	10	95	

Household Income >50% to less-than or= 80% HAMFI	24	4	175
Household Income >80% to less-than or= 100% HAMFI	4	0	140
Household Income >100% HAMFI	4	0	585
Total	202	99	1,105
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	90	75	100
Household Income >30% to less-than or= 50% HAMFI	45	0	65
Household Income >50% to less-than or= 80% HAMFI	15	0	115
Household Income >80% to less-than or= 100% HAMFI	0	0	55
Household Income >100% HAMFI	0	0	115
Total	150	75	445
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	15	15	15
Household Income >30% to less-than or= 50% HAMFI	30	10	35
Household Income >50% to less-than or= 80% HAMFI	14	4	60
Household Income >80% to less-than or= 100% HAMFI	4	0	85
Household Income >100% HAMFI	4	0	470
Total	67	29	660

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 29, 2017

Data for: Bergen village, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	10	25	35	
Household Income >30% to less-than or= 50% HAMFI	10	60	70	
Household Income >50% to less-than or= 80% HAMFI	85	25	110	
Household Income >80% to less-than or=100% HAMFI	55	10	65	
Household Income >100% HAMFI	195	15	210	
Total	355	135	490	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	80	50	130	
Household has none of 4 Housing Problems	280	80	360	
Cost Burden not available	0	0	0	
Total	355	135	490	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	20	25	45	
Household has none of 4 Severe Housing Problems	335	110	445	
Cost Burden not available	0	0	0	
Total	355	135	490	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	280	85	365	
Cost Burden >30% to less-than or= 50%	51	29	80	
Cost Burden >50%	18	20	38	
Cost Burden not available	0	0	0	
Total	355	135	490	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	35	0	0	35
Household Income >30% to less-than or= 50% HAMFI	40	30	0	70
Household Income >50% to less-than or= 80% HAMFI	45	65	0	110
Household Income >80% to less-than or= 100% HAMFI	4	60	0	65
Household Income >100% HAMFI	4	205	0	210
Total	130	360	0	490
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	25	0	0	25
Household Income >30% to less-than or= 50% HAMFI	30	30	0	60
Household Income >50% to less-than or= 80% HAMFI	0	25	0	25
Household Income >80% to less-than or= 100% HAMFI	0	10	0	10
Household Income >100% HAMFI	0	15	0	15
Total	50	80	0	135
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	10	0	0	10
Household Income >30% to less-than or= 50% HAMFI	10	0	0	10
Household Income >50% to less-than or= 80% HAMFI	45	40	0	85
Household Income >80% to less-than or= 100% HAMFI	4	50	0	55
Household Income >100% HAMFI	4	190	0	195
Total	80	280	0	355
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	29	25	35	
Household Income >30% to less-than or= 50% HAMFI	34	4	70	

Household Income >50% to less-than or= 80% HAMFI	45	10	110
Household Income >80% to less-than or= 100% HAMFI	4	0	65
Household Income >100% HAMFI	4	0	210
Total	116	39	490
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	24	20	25
Household Income >30% to less-than or= 50% HAMFI	25	0	60
Household Income >50% to less-than or= 80% HAMFI	0	0	25
Household Income >80% to less-than or= 100% HAMFI	0	0	10
Household Income >100% HAMFI	0	0	15
Total	49	20	135
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	8	4	10
Household Income >30% to less-than or= 50% HAMFI	8	4	10
Household Income >50% to less-than or= 80% HAMFI	45	10	85
Household Income >80% to less-than or= 100% HAMFI	4	0	55
Household Income >100% HAMFI	4	0	195
Total	69	18	355

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 29, 2017

Data for: Corfu village, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	4	35	39	
Household Income >30% to less-than or= 50% HAMFI	15	20	35	
Household Income >50% to less-than or= 80% HAMFI	30	15	45	
Household Income >80% to less-than or=100% HAMFI	40	20	60	
Household Income >100% HAMFI	120	15	135	
Total	210	105	315	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	30	45	75	
Household has none of 4 Housing Problems	175	60	235	
Cost Burden not available	0	0	0	
Total	210	105	315	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	10	10	20	
Household has none of 4 Severe Housing Problems	195	95	290	
Cost Burden not available	0	0	0	
Total	210	105	315	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	173	64	237	
Cost Burden >30% to less-than or= 50%	19	39	58	
Cost Burden >50%	12	14	26	
Cost Burden not available	0	0	0	
Total	210	105	315	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	29	14	0	39
Household Income >30% to less-than or= 50% HAMFI	19	14	0	35
Household Income >50% to less-than or= 80% HAMFI	24	19	0	45
Household Income >80% to less-than or= 100% HAMFI	4	55	0	60
Household Income >100% HAMFI	0	135	0	135
Total	75	235	0	315
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	25	10	0	35
Household Income >30% to less-than or= 50% HAMFI	15	4	0	20
Household Income >50% to less-than or= 80% HAMFI	4	15	0	15
Household Income >80% to less-than or= 100% HAMFI	0	20	0	20
Household Income >100% HAMFI	0	15	0	15
Total	45	60	0	105
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	4	4	0	4
Household Income >30% to less-than or= 50% HAMFI	4	10	0	15
Household Income >50% to less-than or= 80% HAMFI	20	4	0	30
Household Income >80% to less-than or= 100% HAMFI	4	35	0	40
Household Income >100% HAMFI	0	120	0	120
Total	30	175	0	210
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	30	10	40	
Household Income >30% to less-than or= 50% HAMFI	25	10	35	

Household Income >50% to less-than or= 80% HAMFI	24	4	45
Household Income >80% to less-than or= 100% HAMFI	4	0	55
Household Income >100% HAMFI	0	0	135
Total	83	24	315
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	30	10	35
Household Income >30% to less-than or= 50% HAMFI	19	4	20
Household Income >50% to less-than or= 80% HAMFI	4	0	15
Household Income >80% to less-than or= 100% HAMFI	0	0	20
Household Income >100% HAMFI	0	0	15
Total	53	14	105
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	4	4	4
Household Income >30% to less-than or= 50% HAMFI	4	4	15
Household Income >50% to less-than or= 80% HAMFI	19	4	30
Household Income >80% to less-than or= 100% HAMFI	4	0	40
Household Income >100% HAMFI	0	0	120
Total	31	12	210

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 29, 2017

Data for: Elba village, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	0	0	0	
Household Income >30% to less-than or= 50% HAMFI	10	4	14	
Household Income >50% to less-than or= 80% HAMFI	25	4	29	
Household Income >80% to less-than or=100% HAMFI	20	0	20	
Household Income >100% HAMFI	160	35	195	
Total	210	45	255	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	30	10	40	
Household has none of 4 Housing Problems	180	35	215	
Cost Burden not available	0	0	0	
Total	210	45	255	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	10	10	20	
Household has none of 4 Severe Housing Problems	205	35	240	
Cost Burden not available	0	0	0	
Total	210	45	255	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	179	43	222	
Cost Burden >30% to less-than or= 50%	28	4	32	
Cost Burden >50%	8	0	8	
Cost Burden not available	0	0	0	
Total	210	45	255	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	0	0	0	0
Household Income >30% to less-than or= 50% HAMFI	8	8	0	14
Household Income >50% to less-than or= 80% HAMFI	15	14	0	29
Household Income >80% to less-than or= 100% HAMFI	4	15	0	20
Household Income >100% HAMFI	20	175	0	195
Total	40	215	0	255
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	0	0	0	0
Household Income >30% to less-than or= 50% HAMFI	4	4	0	4
Household Income >50% to less-than or= 80% HAMFI	0	4	0	4
Household Income >80% to less-than or= 100% HAMFI	0	0	0	0
Household Income >100% HAMFI	10	25	0	35
Total	10	35	0	45
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	0	0	0	0
Household Income >30% to less-than or= 50% HAMFI	4	4	0	10
Household Income >50% to less-than or= 80% HAMFI	15	10	0	25
Household Income >80% to less-than or= 100% HAMFI	4	15	0	20
Household Income >100% HAMFI	10	150	0	160
Total	30	180	0	210
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	0	0	0	
Household Income >30% to less-than or= 50% HAMFI	8	4	15	

Household Income >50% to less-than or= 80% HAMFI	14	4	30
Household Income >80% to less-than or= 100% HAMFI	4	0	20
Household Income >100% HAMFI	10	0	195
Total	36	8	255
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	0	0	0
Household Income >30% to less-than or= 50% HAMFI	4	0	4
Household Income >50% to less-than or= 80% HAMFI	0	0	4
Household Income >80% to less-than or= 100% HAMFI	0	0	0
Household Income >100% HAMFI	0	0	35
Total	4	0	45
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	0	0	0
Household Income >30% to less-than or= 50% HAMFI	8	4	10
Household Income >50% to less-than or= 80% HAMFI	14	4	25
Household Income >80% to less-than or= 100% HAMFI	4	0	20
Household Income >100% HAMFI	10	0	160
Total	36	8	210

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 29, 2017

Data for: Le Roy village, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	55	90	145	
Household Income >30% to less-than or= 50% HAMFI	110	155	265	
Household Income >50% to less-than or= 80% HAMFI	120	155	275	
Household Income >80% to less-than or=100% HAMFI	125	15	140	
Household Income >100% HAMFI	645	145	790	
Total	1,055	560	1,615	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	350	235	585	
Household has none of 4 Housing Problems	705	320	1,025	
Cost Burden not available	0	0	0	
Total	1,055	560	1,615	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	140	90	230	
Household has none of 4 Severe Housing Problems	915	470	1,385	
Cost Burden not available	0	0	0	
Total	1,055	560	1,615	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	745	355	1,100	
Cost Burden >30% to less-than or= 50%	215	145	360	
Cost Burden >50%	105	60	165	
Cost Burden not available	0	0	0	
Total	1,055	560	1,615	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	110	40	0	145
Household Income >30% to less-than or= 50% HAMFI	210	55	0	265
Household Income >50% to less-than or= 80% HAMFI	130	145	0	275
Household Income >80% to less-than or= 100% HAMFI	90	50	0	140
Household Income >100% HAMFI	45	745	0	790
Total	585	1,025	0	1,615
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	60	30	0	90
Household Income >30% to less-than or= 50% HAMFI	110	45	0	155
Household Income >50% to less-than or= 80% HAMFI	55	100	0	155
Household Income >80% to less-than or= 100% HAMFI	0	15	0	15
Household Income >100% HAMFI	10	135	0	145
Total	235	320	0	560
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	50	10	0	55
Household Income >30% to less-than or= 50% HAMFI	100	10	0	110
Household Income >50% to less-than or= 80% HAMFI	75	45	0	120
Household Income >80% to less-than or= 100% HAMFI	90	35	0	125
Household Income >100% HAMFI	35	610	0	645
Total	350	705	0	1,055
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	105	75	145	
Household Income >30% to less-than or= 50% HAMFI	210	55	265	

Household Income >50% to less-than or= 80% HAMFI	105	35	275
Household Income >80% to less-than or= 100% HAMFI	60	0	140
Household Income >100% HAMFI	45	0	790
Total	525	165	1,615
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	60	45	90
Household Income >30% to less-than or= 50% HAMFI	110	15	155
Household Income >50% to less-than or= 80% HAMFI	25	0	155
Household Income >80% to less-than or= 100% HAMFI	0	0	15
Household Income >100% HAMFI	10	0	145
Total	205	60	560
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	50	30	55
Household Income >30% to less-than or= 50% HAMFI	100	40	110
Household Income >50% to less-than or= 80% HAMFI	75	35	120
Household Income >80% to less-than or= 100% HAMFI	60	0	125
Household Income >100% HAMFI	35	0	645
Total	320	105	1,055

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: March 29, 2017

Data for: Oakfield village, New York

Year Selected: 2009-2013 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	10	75	85	
Household Income >30% to less-than or= 50% HAMFI	25	25	50	
Household Income >50% to less-than or= 80% HAMFI	110	70	180	
Household Income >80% to less-than or=100% HAMFI	55	45	100	
Household Income >100% HAMFI	260	35	295	
Total	455	250	700	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	90	110	200	
Household has none of 4 Housing Problems	365	135	500	
Cost Burden not available	0	4	4	
Total	455	250	700	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	30	55	85	
Household has none of 4 Severe Housing Problems	425	190	615	
Cost Burden not available	0	4	4	
Total	455	250	700	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	369	155	524	
Cost Burden >30% to less-than or= 50%	57	54	111	
Cost Burden >50%	23	45	68	
Cost Burden not available	0	4	4	
Total	455	250	700	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	60	20	4	85
Household Income >30% to less-than or= 50% HAMFI	35	14	0	50
Household Income >50% to less-than or= 80% HAMFI	55	130	0	180
Household Income >80% to less-than or= 100% HAMFI	40	60	0	100
Household Income >100% HAMFI	10	285	0	295
Total	200	500	4	700
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	50	20	4	75
Household Income >30% to less-than or= 50% HAMFI	15	10	0	25
Household Income >50% to less-than or= 80% HAMFI	20	55	0	70
Household Income >80% to less-than or= 100% HAMFI	25	20	0	45
Household Income >100% HAMFI	0	35	0	35
Total	110	135	4	250
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income less-than or= 30% HAMFI	10	0	0	10
Household Income >30% to less-than or= 50% HAMFI	20	4	0	25
Household Income >50% to less-than or= 80% HAMFI	35	75	0	110
Household Income >80% to less-than or= 100% HAMFI	15	40	0	55
Household Income >100% HAMFI	10	250	0	260
Total	90	365	0	455
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	60	50	80	
Household Income >30% to less-than or= 50% HAMFI	35	15	50	

Household Income >50% to less-than or= 80% HAMFI	50	0	180
Household Income >80% to less-than or= 100% HAMFI	25	0	100
Household Income >100% HAMFI	8	4	295
Total	178	69	700
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	49	45	75
Household Income >30% to less-than or= 50% HAMFI	15	0	25
Household Income >50% to less-than or= 80% HAMFI	20	0	70
Household Income >80% to less-than or= 100% HAMFI	15	0	45
Household Income >100% HAMFI	0	0	35
Total	99	45	250
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	8	4	10
Household Income >30% to less-than or= 50% HAMFI	19	15	25
Household Income >50% to less-than or= 80% HAMFI	30	0	110
Household Income >80% to less-than or= 100% HAMFI	15	0	55
Household Income >100% HAMFI	8	4	260
Total	80	23	455

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

APPENDIX G

GIS MAPS

GENESEE COUNTY

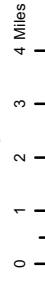
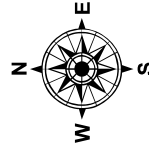
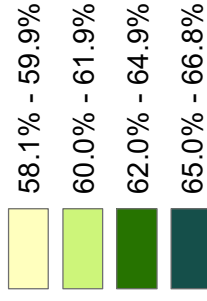
HOUSING NEEDS
ASSESSMENT

**POPULATION
AGED 18 TO 64**

2015

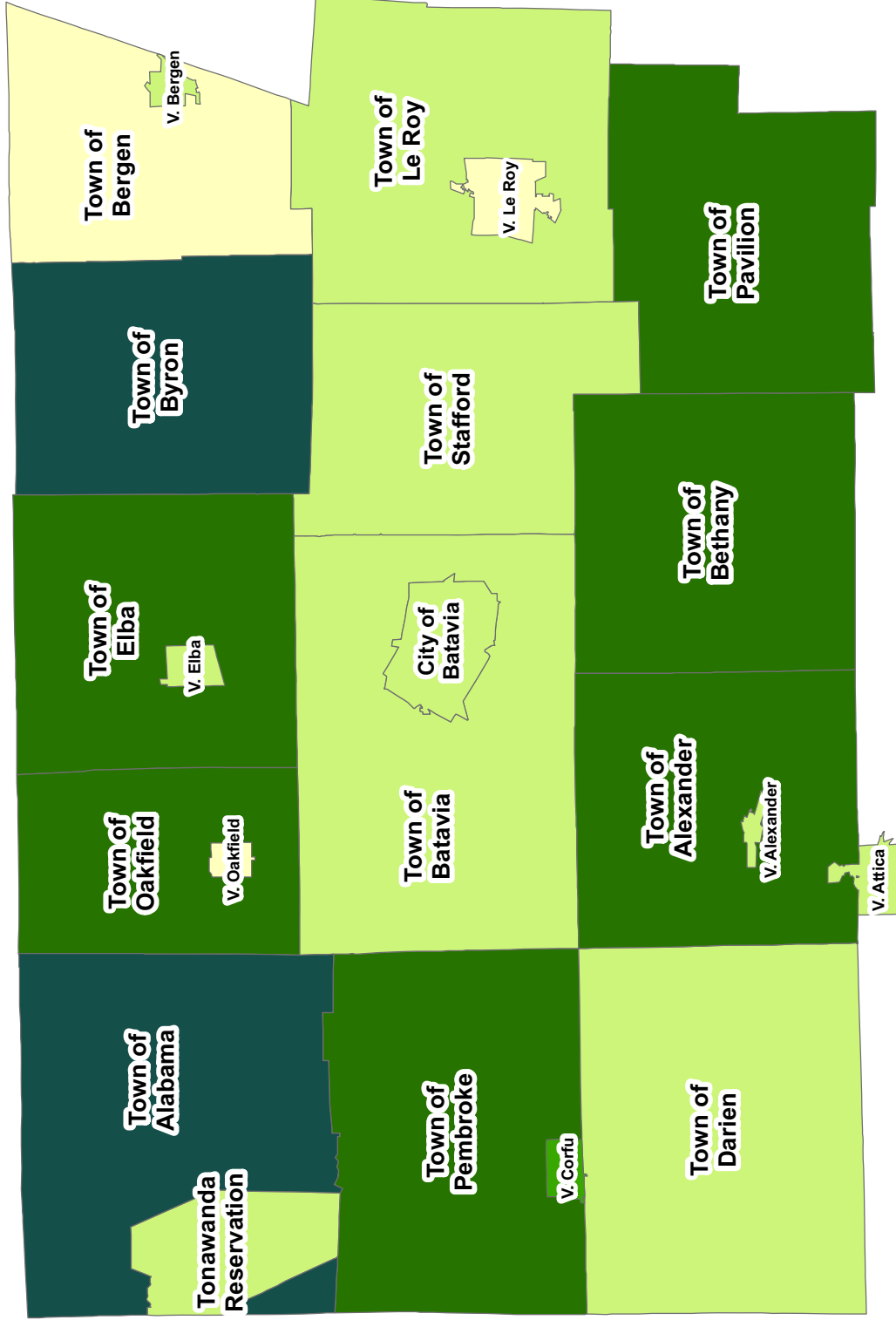
By Municipality

Percentage of Population
Aged 18 to 64



Sources:
1. Population Aged 18 to 64: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/line shapefiles

Labela Project No:
2170744



GENESEE COUNTY

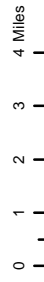
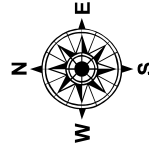
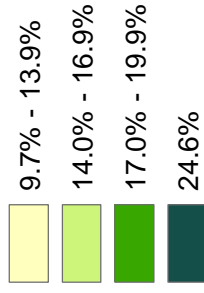
HOUSING NEEDS
ASSESSMENT

POPULATION
AGE 65 & OVER

2015

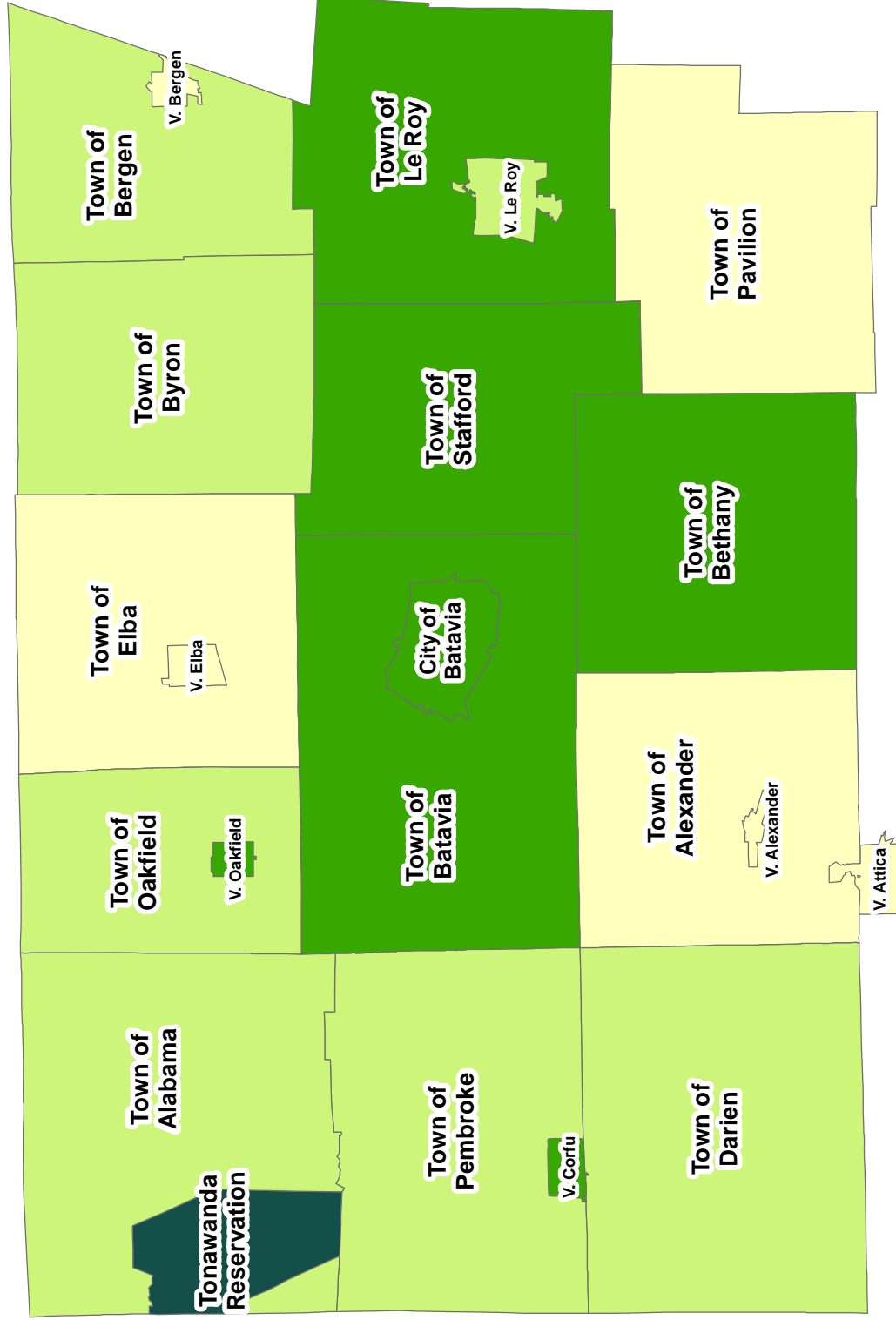
By Municipality

Percentage of Population
Age 65 & Over



Sources:
1. Population Age 65 and Over: 2015
ACS 5-year estimates
2. Municipality Boundaries: 2010
TIGER/Line shapefiles

Labella Project No:
2170744



GENESEE COUNTY

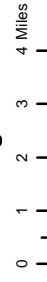
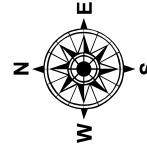
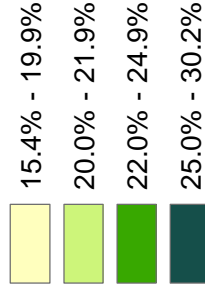
HOUSING NEEDS
ASSESSMENT

POPULATION
UNDER AGE 18

2015

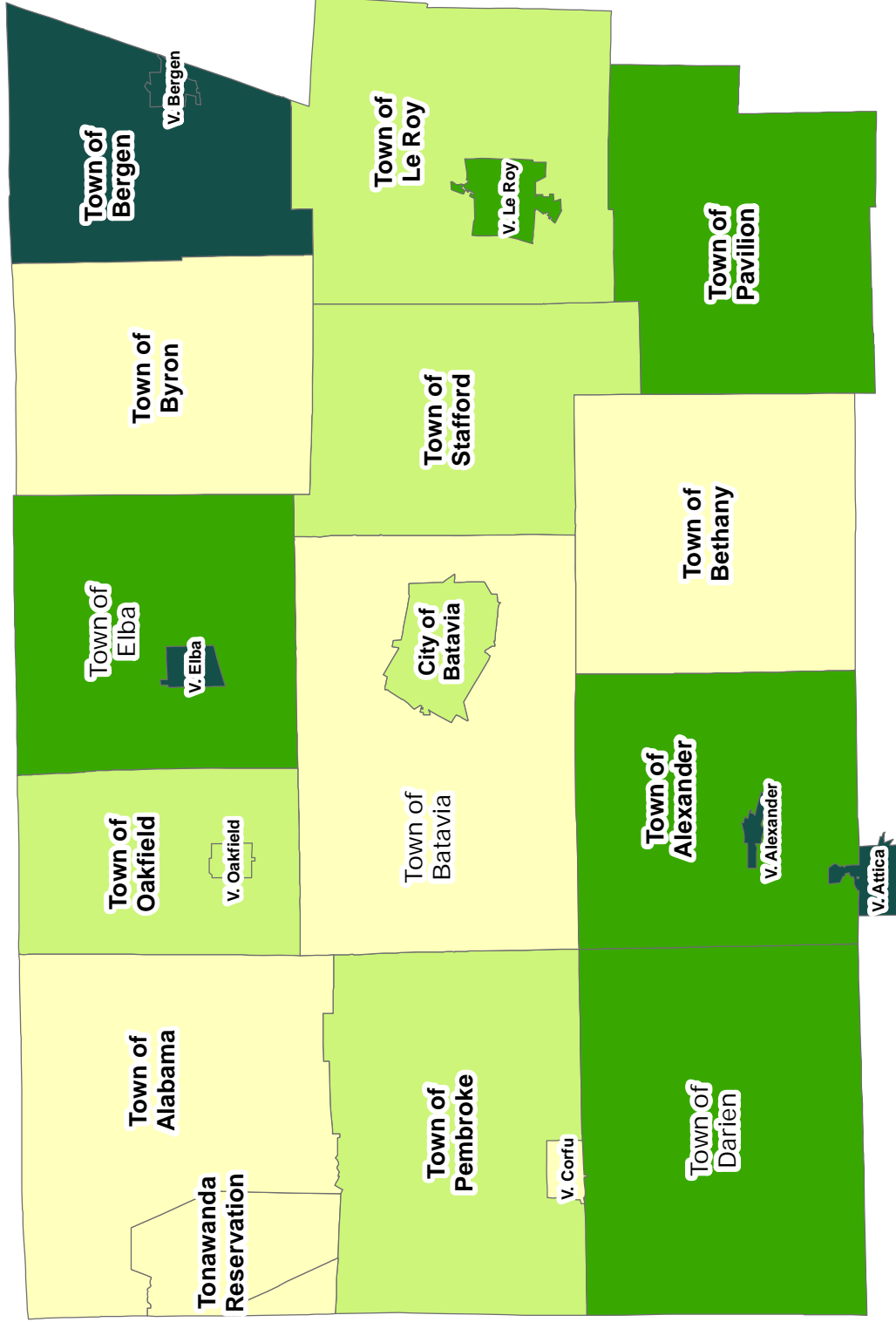
By Municipality

Percentage of Population
Under Age 18



Sources:
1. Population Under 18 Age: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



GENESEE COUNTY

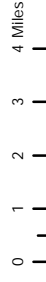
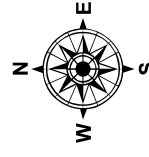
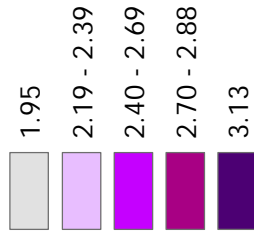
HOUSING NEEDS
ASSESSMENT

AVERAGE
HOUSEHOLD SIZE

2015

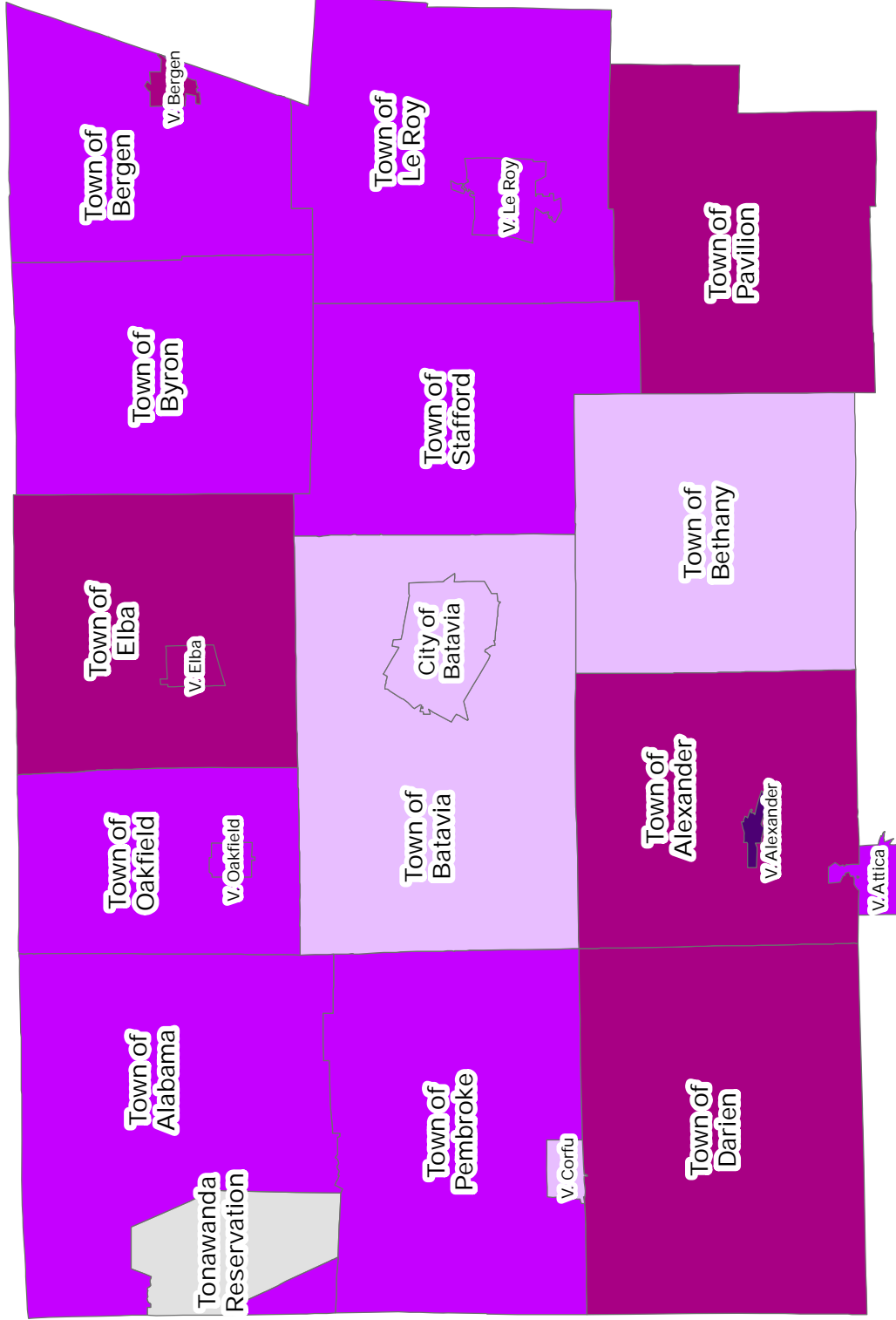
By Municipality

No. of Persons per Household



Sources:
1. Household Size: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



HOUSING NEEDS
ASSESSMENT

ELIGIBILITY OF
CENSUS BLOCK
GROUPS FOR
CDBG AREA
BENEFITS

2015

At least 51% of
residents of the
block group live in
low-to-moderate
income households



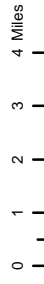
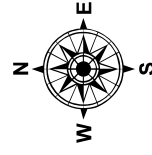
Less than 51% but
more than 25% of
residents of the
block group live in
low-to-moderate



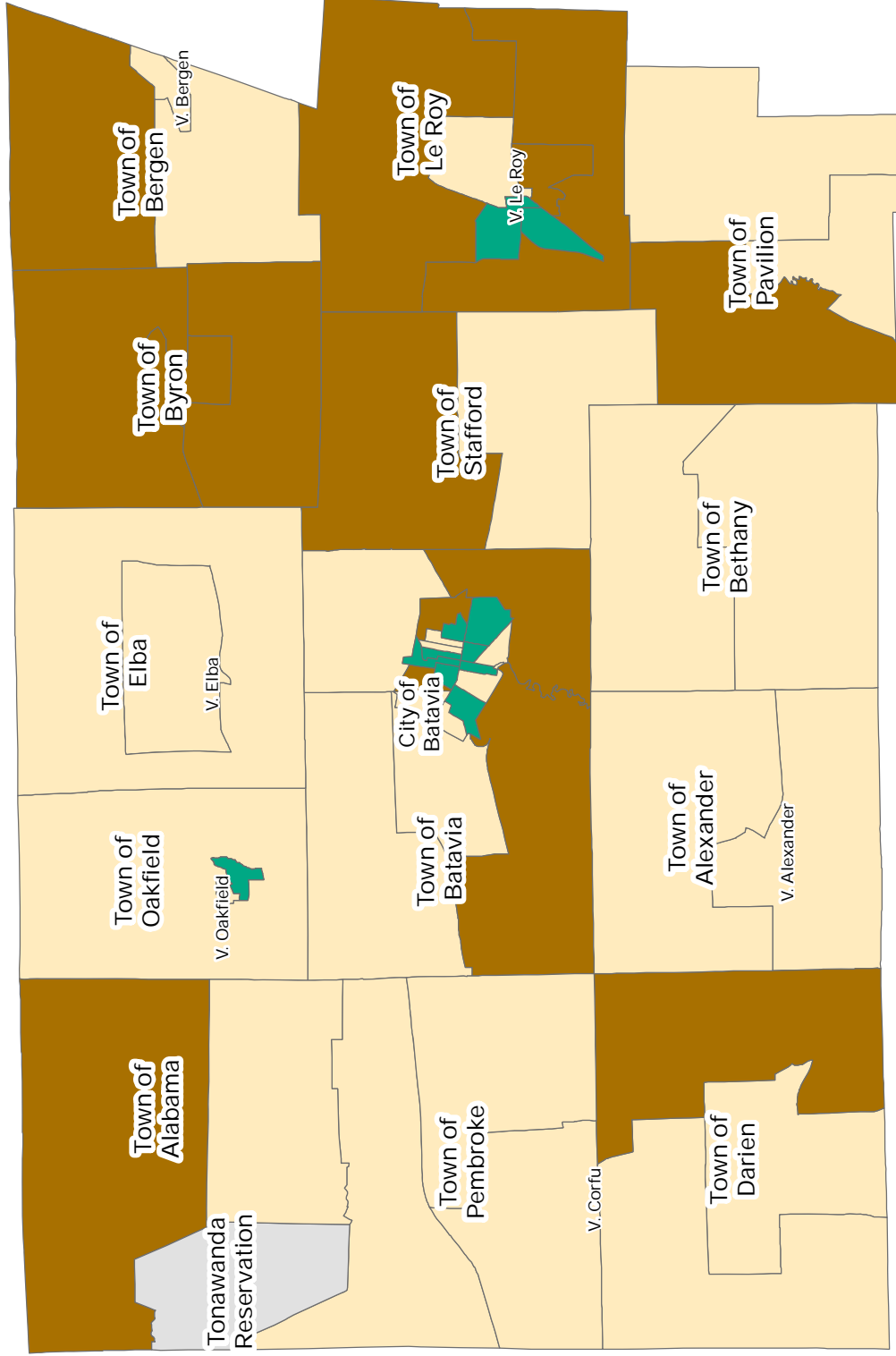
25% or less of
residents of the
block group live in
low-to-moderate
income households



Data Not Provided



Sources:
1. CDBG LMIPCT Data: NYS Homes and
Community Renewal
2. Census Block Group Boundaries: 2010
TIGER/Line shapefiles



GENESEE COUNTY

HOUSING NEEDS
ASSESSMENT

ELIGIBILITY OF
MUNICIPALITIES
FOR CDBG AREA
BENEFITS

2015

At least 51% of residents of the municipality live in low-to-moderate income households



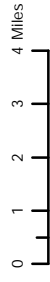
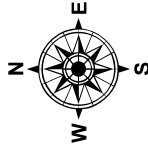
Less than 51% but more than 25% of residents of the municipality live in low-to-moderate



25% or less of residents of the municipality live in low-to-moderate income households

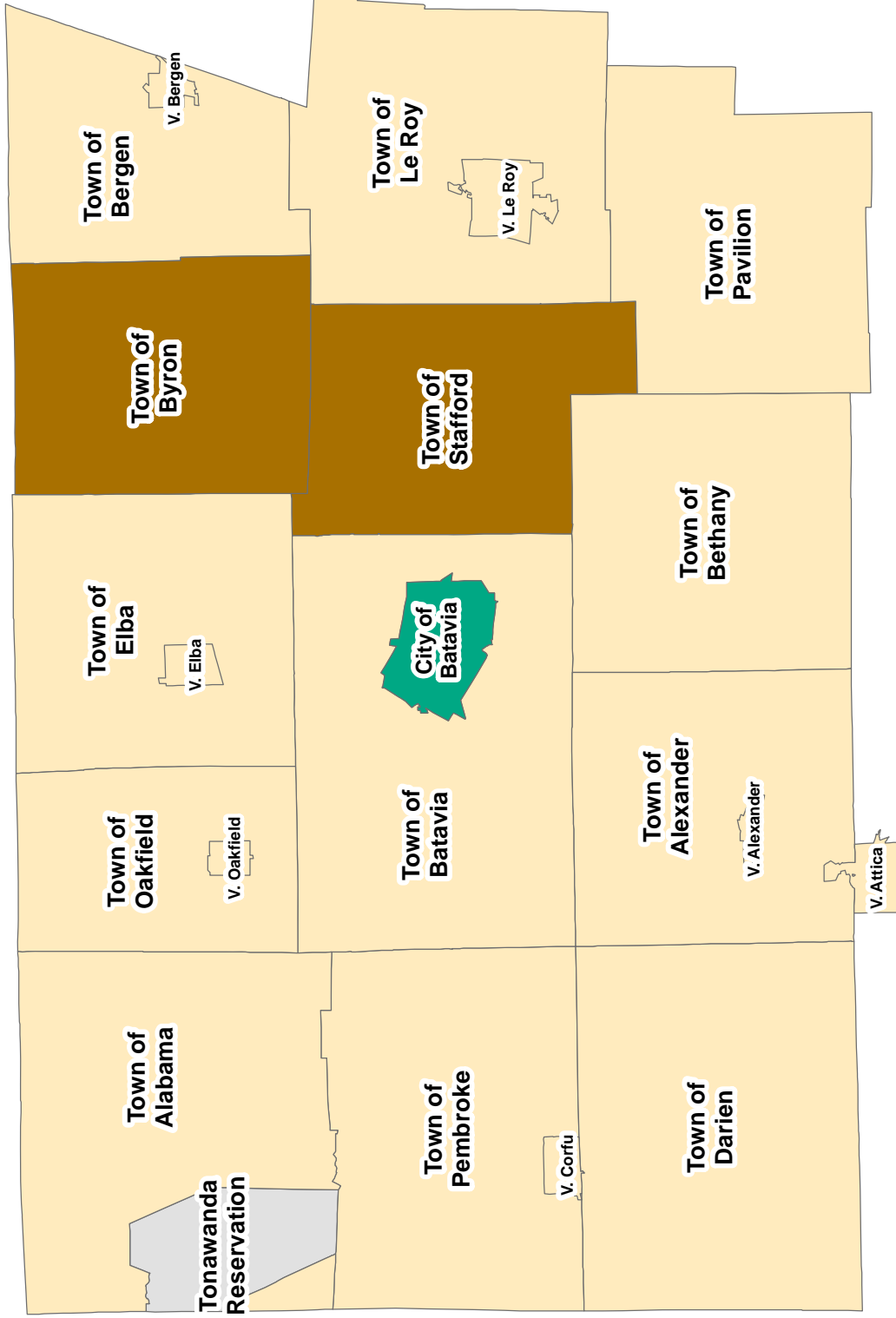


Data Not Provided



Sources:
1. CDBG LMIPCT Data: NYS Homes and Community Renewal
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



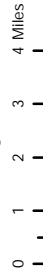
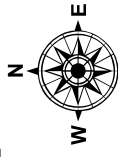
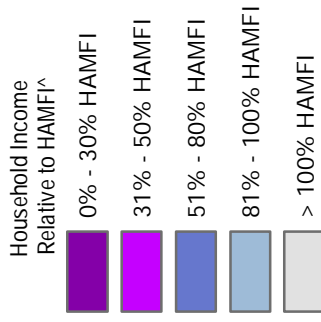
GENESEE COUNTY

HOUSING NEEDS
ASSESSMENT

INCOME DISTRIBUTION
OF HOUSEHOLDS
WITH AT LEAST ONE
HOUSING PROBLEM
AS DEFINED IN CHAS*

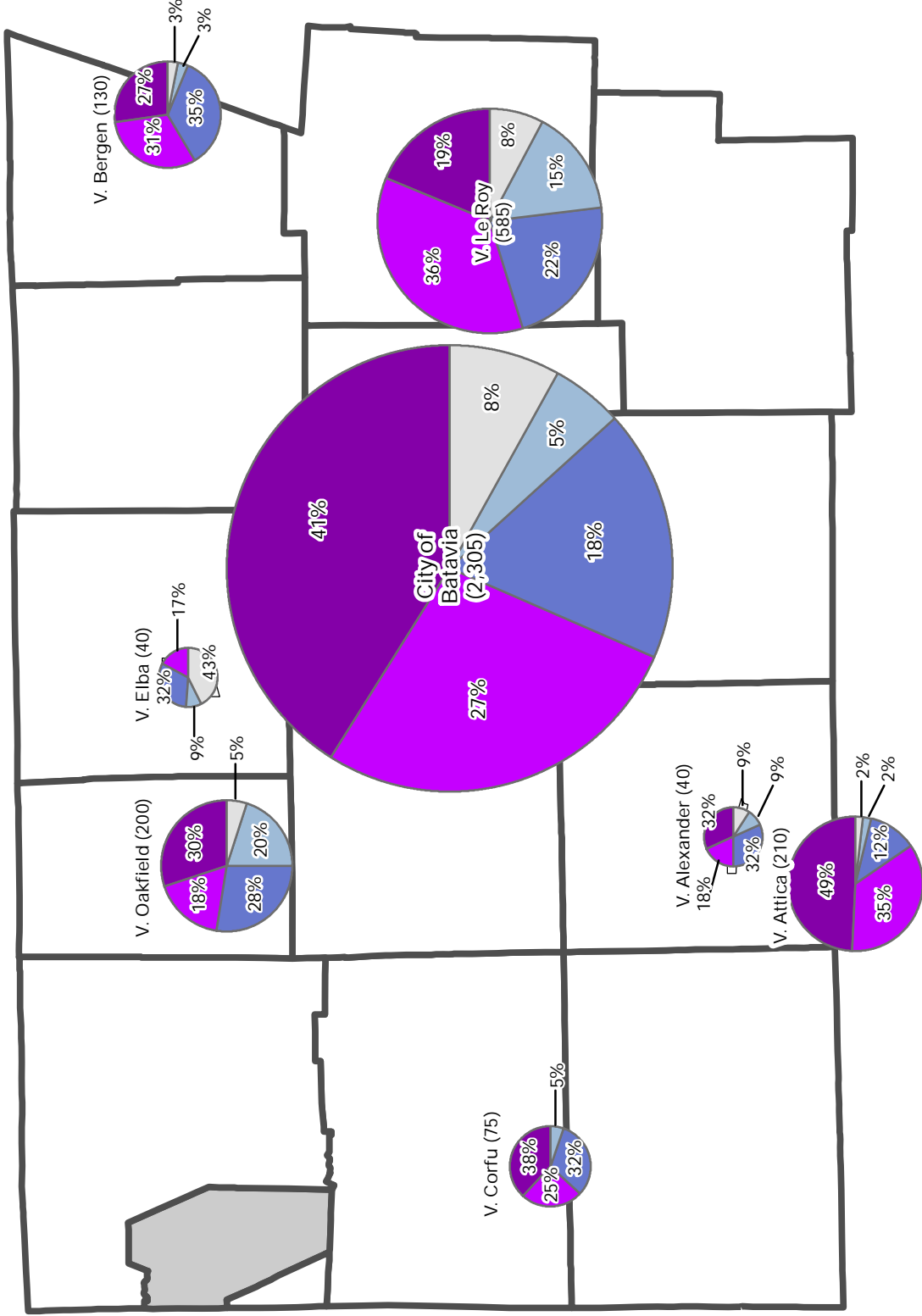
2009 - 2013
FOR VILLAGES & CITY ONLY

Total Number of Households with
a CHAS-Defined Housing Problem



Notes:
 * CHAS = Comprehensive Housing
 Affordability Strategy
[^] HAMFI = Housing Urban Development
 Area Median Family Income
 Sources:
 1. Household Income by Housing
 Problems: 2009-2013 CHAS data
 2. Municipality Boundaries: 2010
 TIGER/Line shapefiles

Labella Project No:
2170744

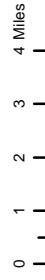
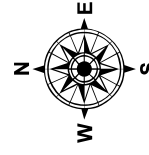
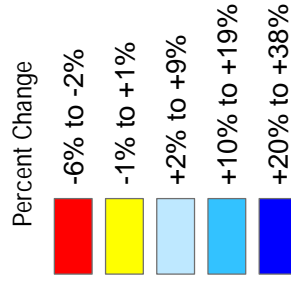


GENESEE COUNTY

HOUSING NEEDS
ASSESSMENT

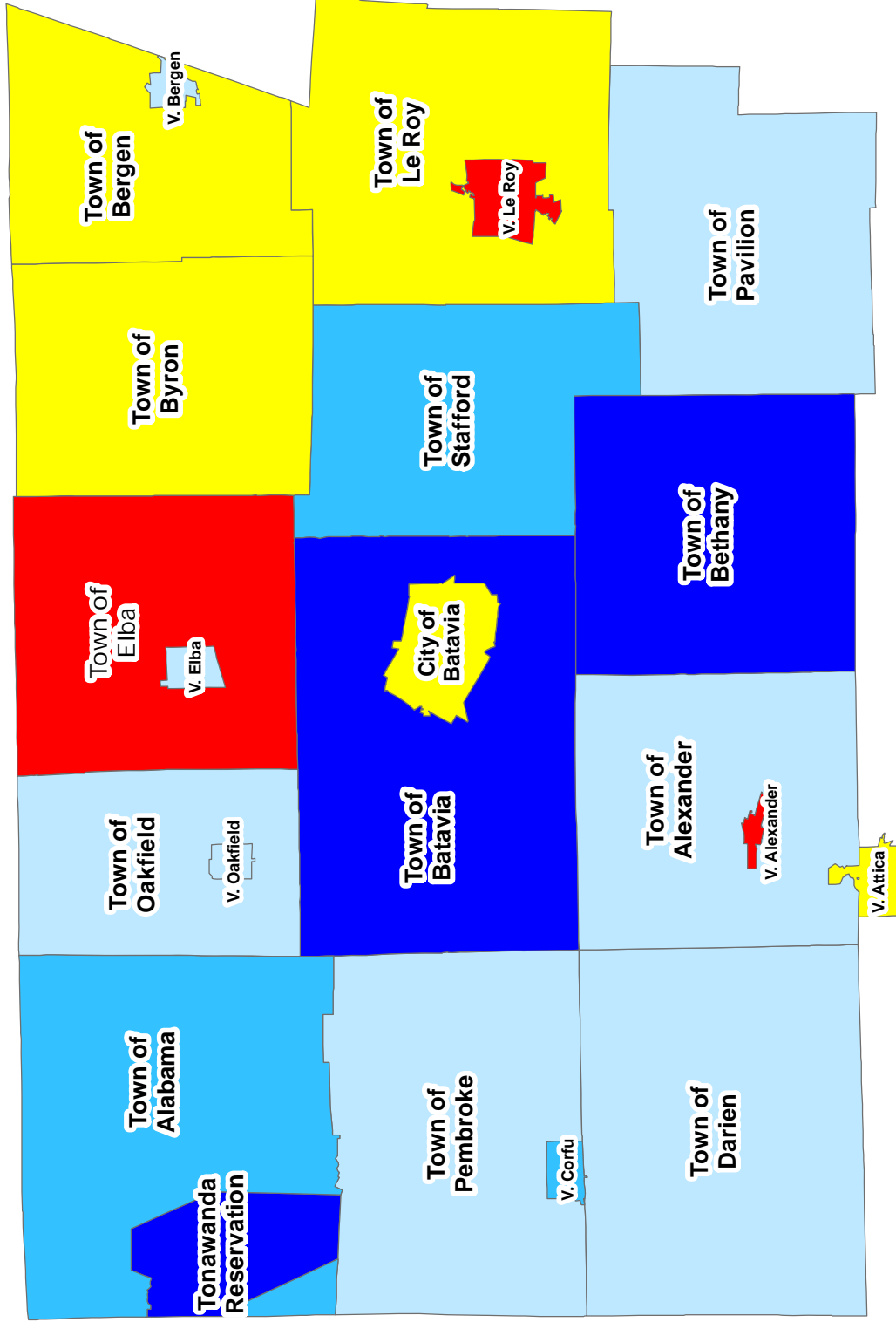
PERCENTAGE
CHANGE IN
HOUSING UNITS:
2000 - 2015

By Municipality



Sources:
1. Housing Units: 2015 ACS 5-year estimates and 2000 Decennial Census
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



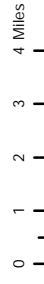
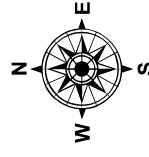
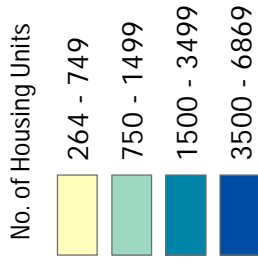
GENESEE COUNTY

HOUSING NEEDS
ASSESSMENT

NUMBER OF
HOUSING UNITS

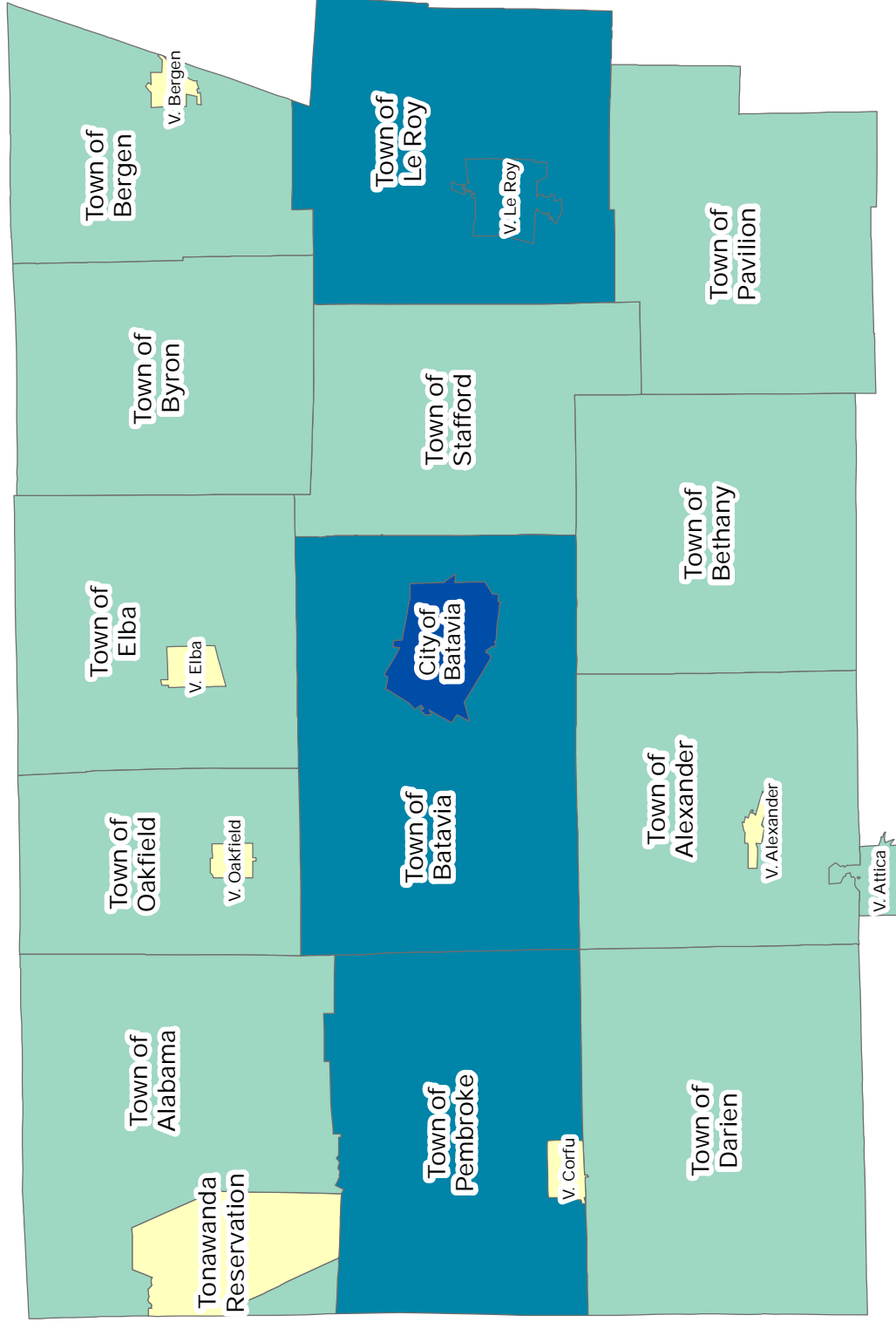
2015

By Municipality



Sources:
1. Housing Units: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

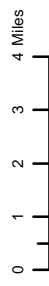
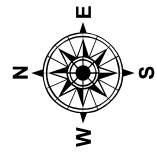
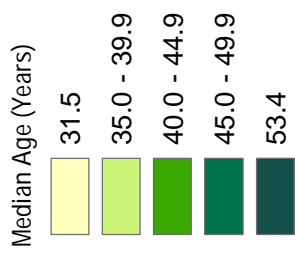
Labella Project No:
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GENESEE COUNTY
HOUSING NEEDS
ASSESSMENT

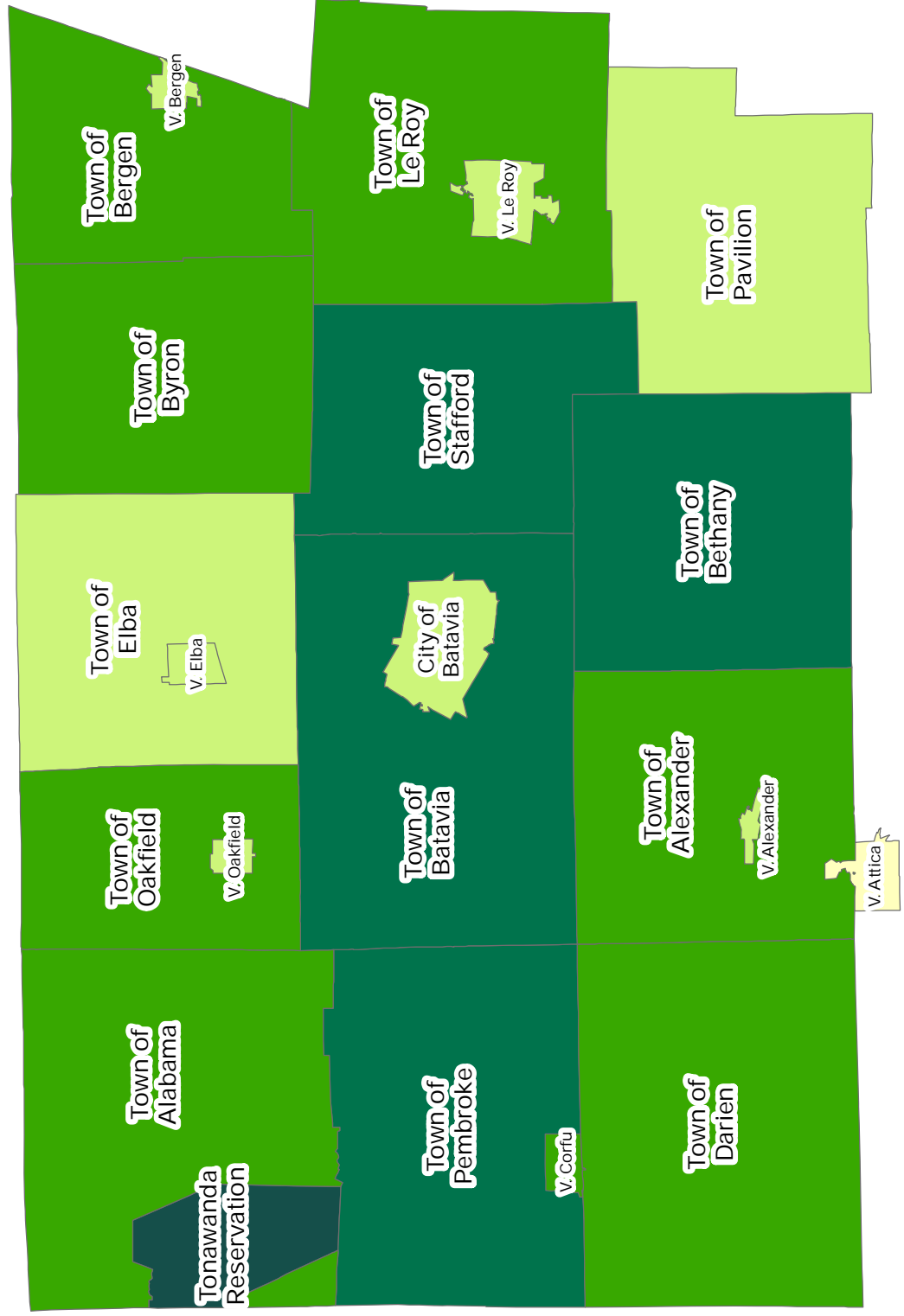
MEDIAN AGE
2015

By Municipality



Sources:
1. Population Median Age: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



GENESEE COUNTY

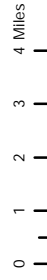
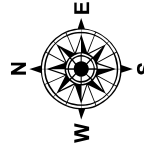
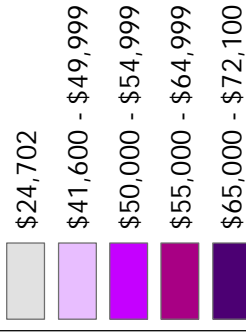
HOUSING NEEDS
ASSESSMENT

MEDIAN
HOUSEHOLD
INCOME

2015

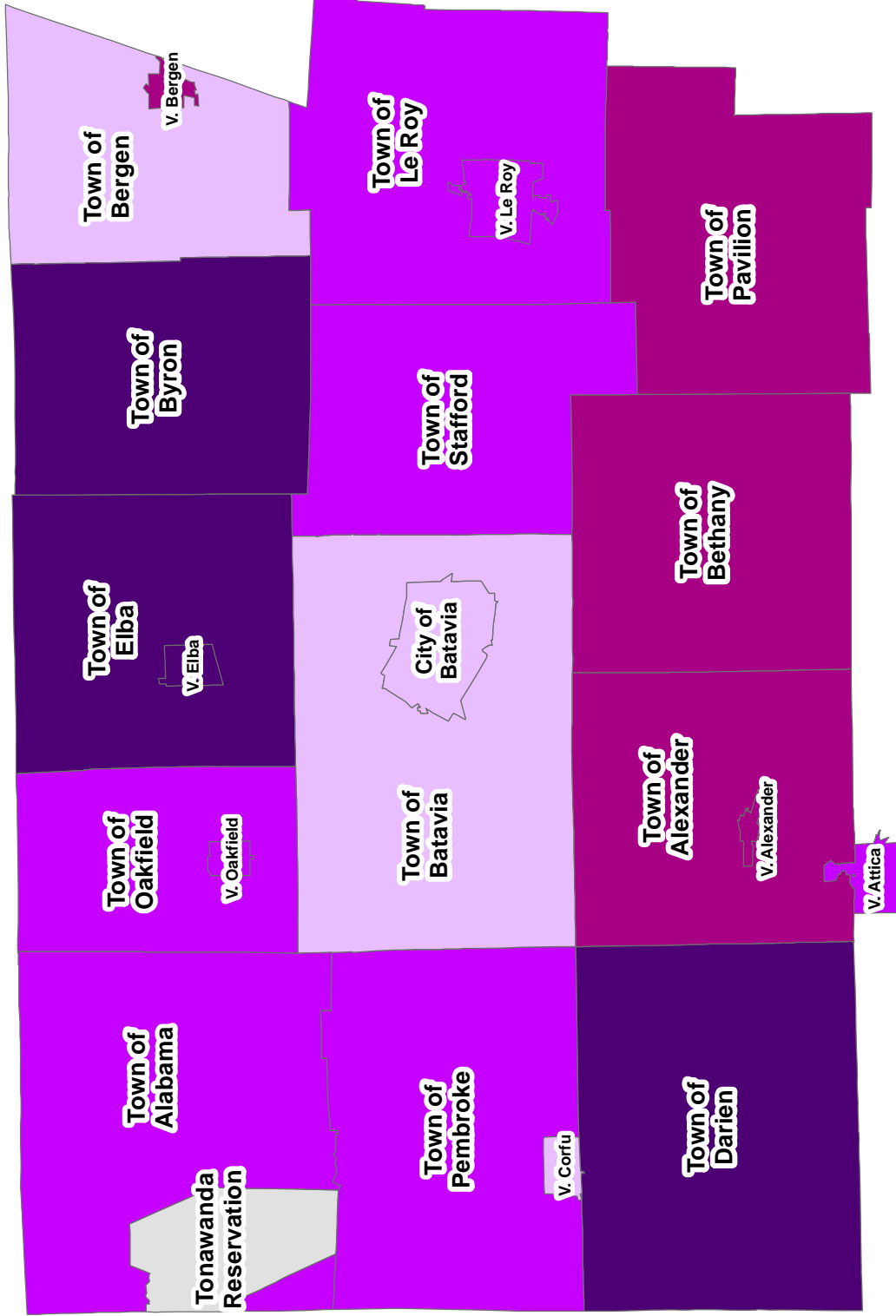
By Municipality

Median Household Income



Sources:
1. Household Income: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labela Project No:
2170744



GENESEE COUNTY

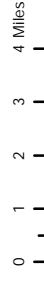
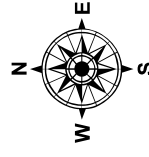
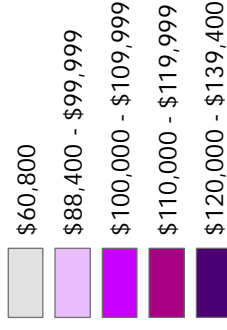
HOUSING NEEDS
ASSESSMENT

MEDIAN
HOUSING UNIT
VALUE

2015

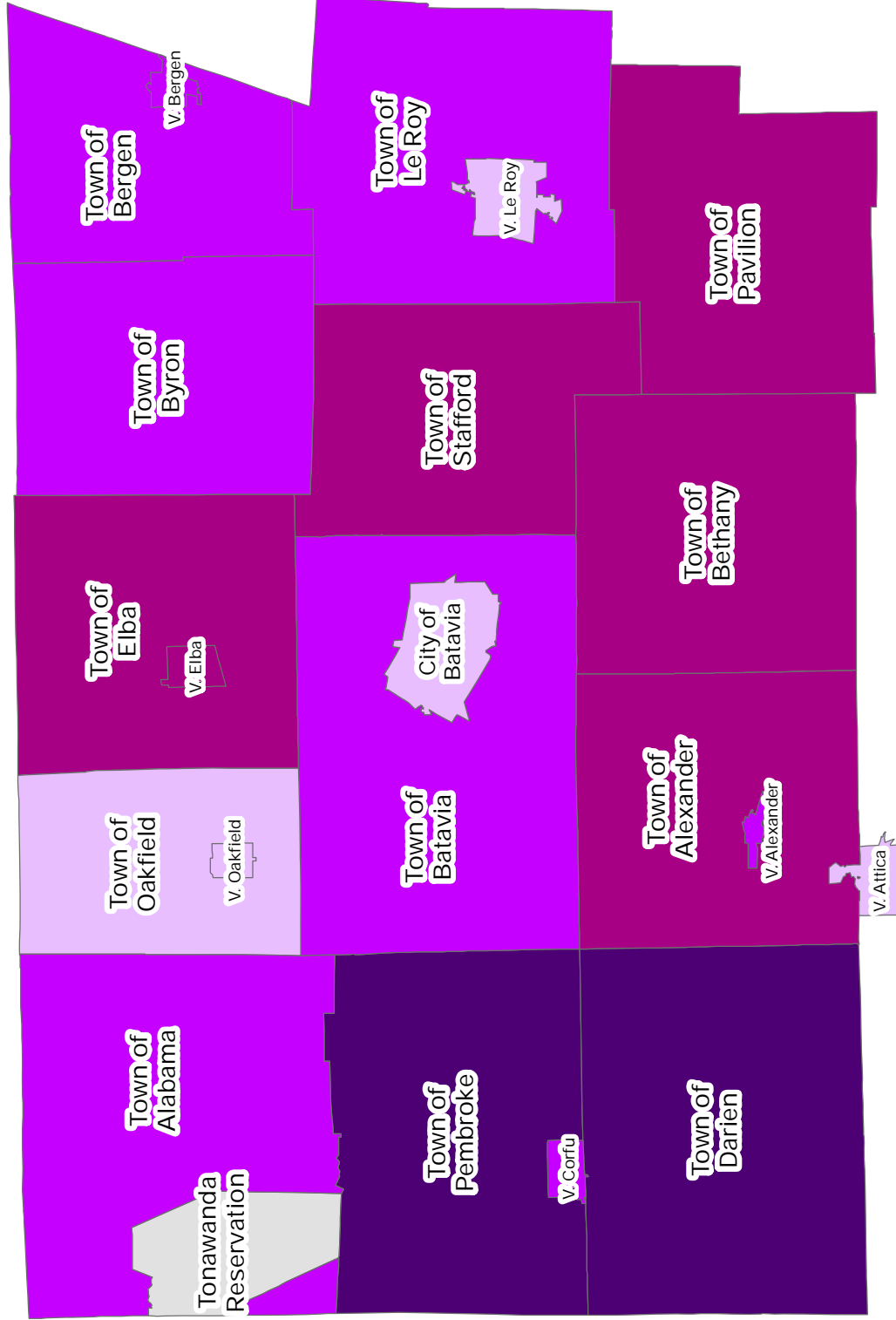
By Municipality

Median Housing Unit Value



Sources:
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2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



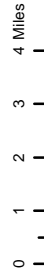
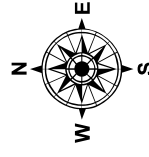
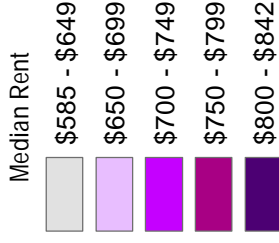
GENESEE COUNTY

HOUSING NEEDS
ASSESSMENT

MEDIAN RENT

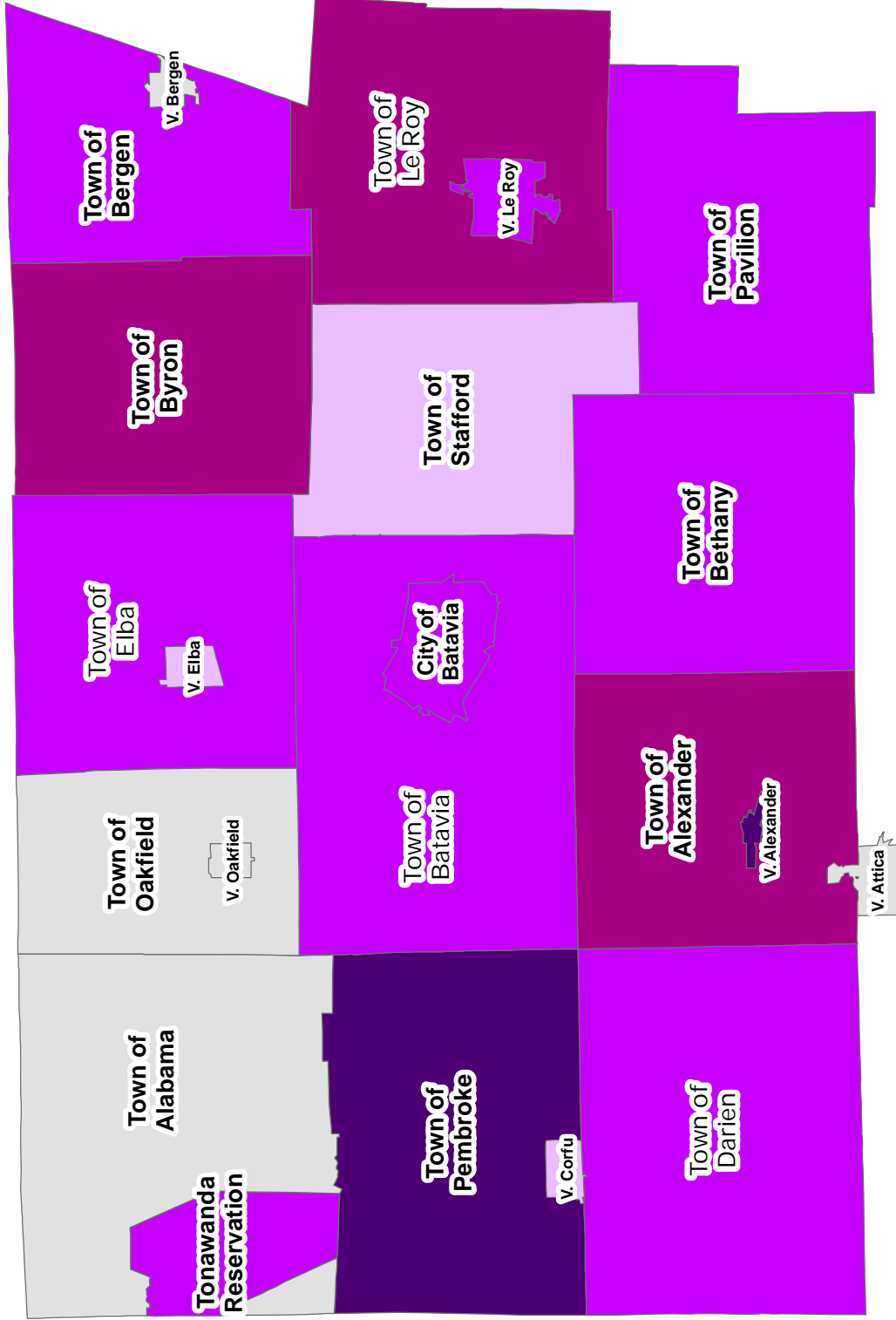
2015

By Municipality



Sources:
1. Median Rent: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



GENESEE COUNTY

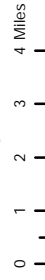
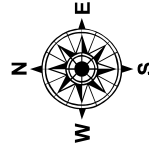
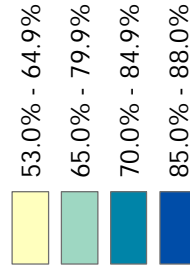
HOUSING NEEDS
ASSESSMENT

OWNER-OCCUPIED
HOUSING UNITS

2015

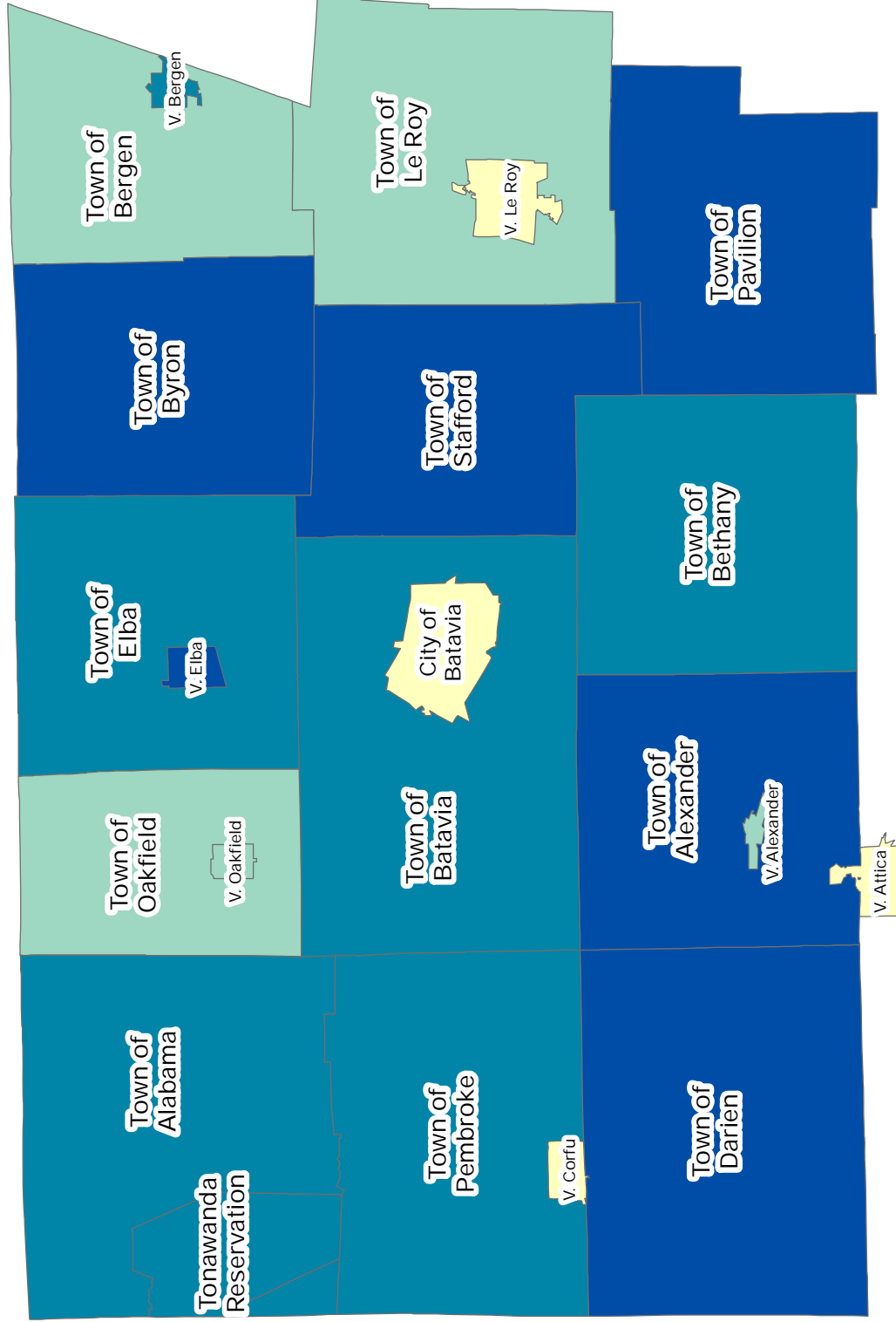
By Municipality

Percentage of
Owner-Occupied
Housing Units



Sources:
1. Housing Units: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



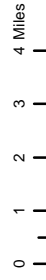
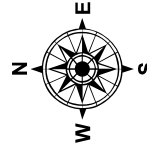
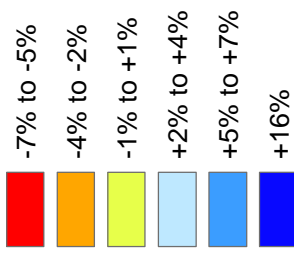
GENESEE COUNTY

HOUSING NEEDS
ASSESSMENT

PERCENTAGE
CHANGE IN
POPULATION:
2000 - 2015

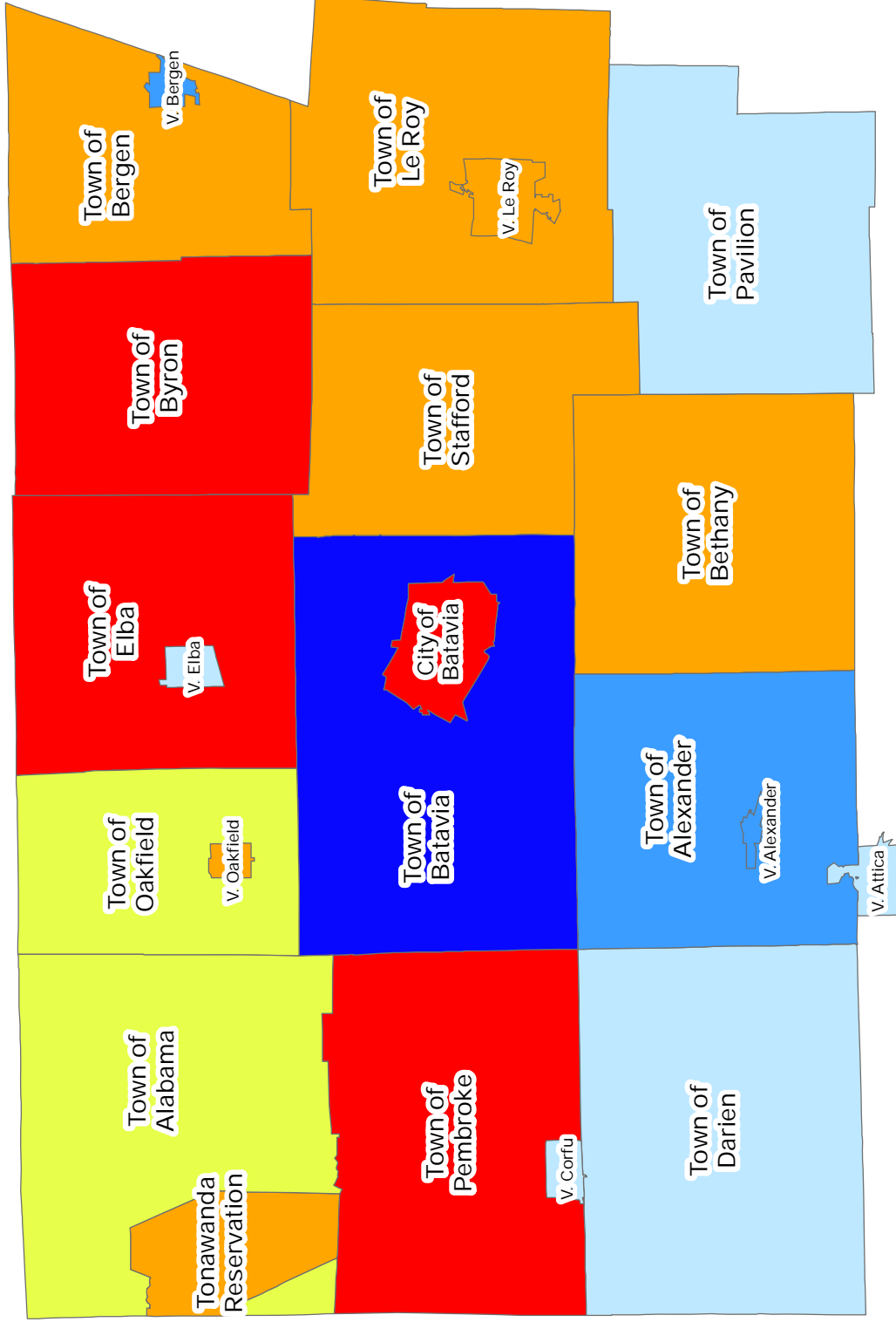
By Municipality

Percent Change



Sources:
1. Population Change: 2015 ACS 5-year estimates and 2000 Decennial Census
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



GENESEE COUNTY

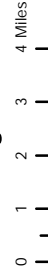
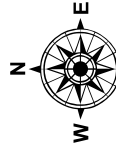
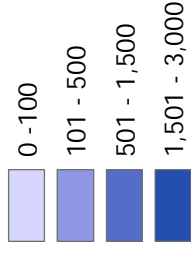
HOUSING NEEDS
ASSESSMENT

POPULATION
DENSITY

2015

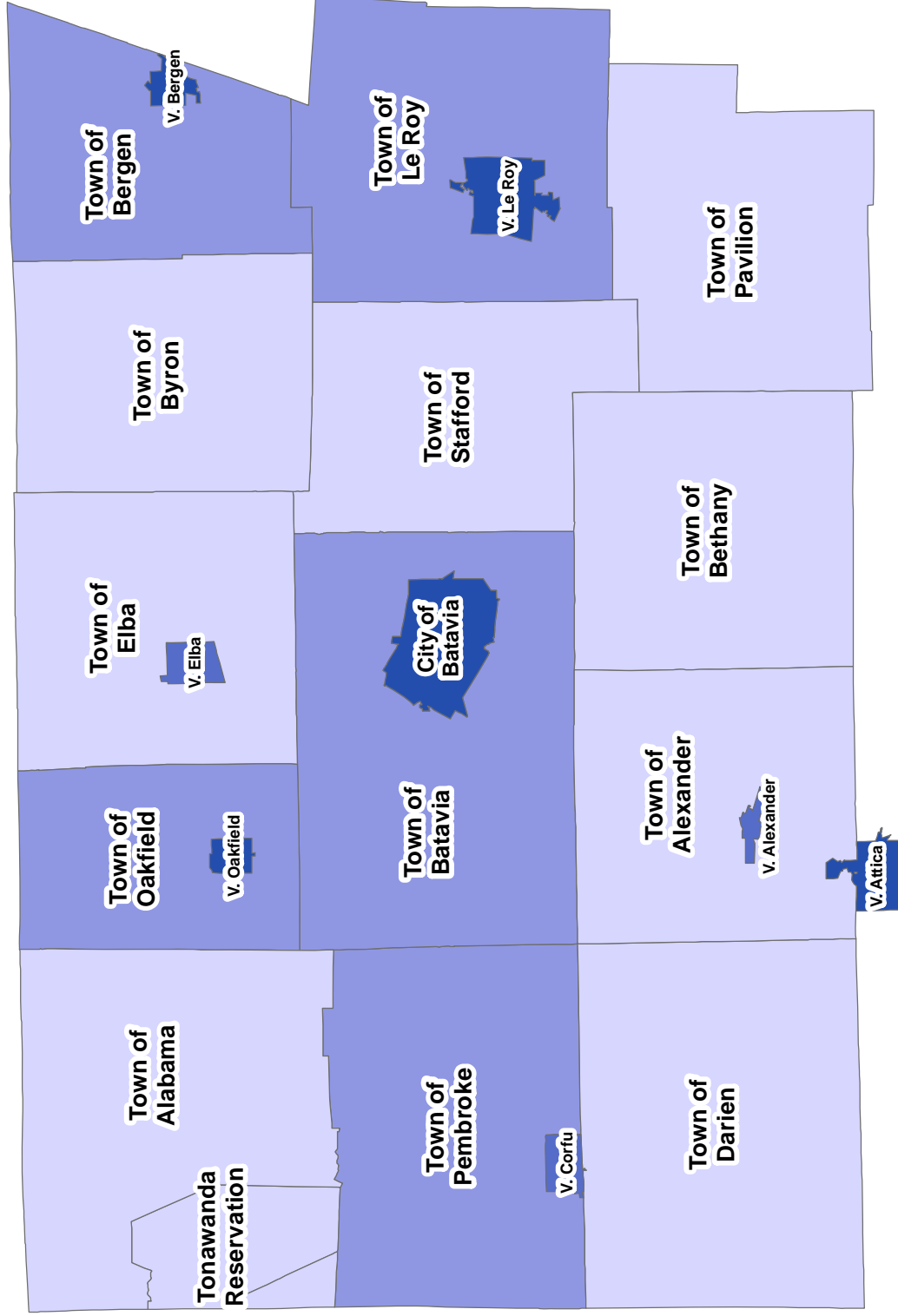
By Municipality

No. of Persons per Square Mile



Sources:
1. Population Count: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labela Project No:
2170744



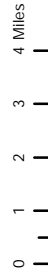
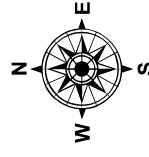
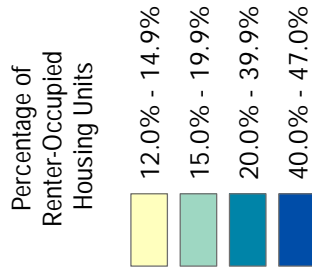
GENESEE COUNTY

HOUSING NEEDS
ASSESSMENT

RENTER-OCCUPIED
HOUSING UNITS

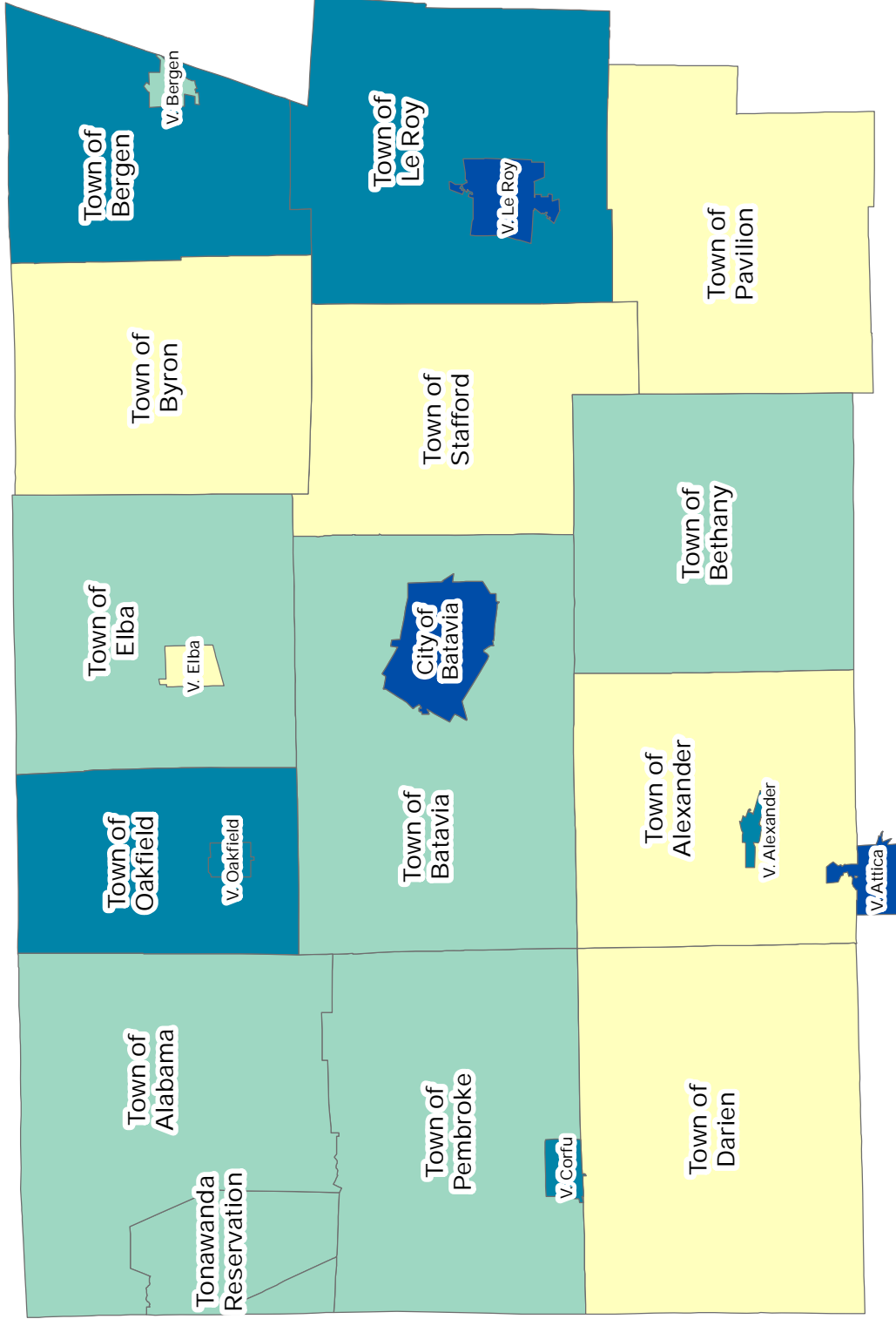
2015

By Municipality



Sources:
1. Housing Units: 2015 ACS 5-year estimates
2. Municipality Boundaries: 2010 TIGER/Line shapefiles

Labella Project No:
2170744



APPENDIX H
PLAN AND ZONING REVIEWS

Genesee County Housing Needs Assessment

Existing Plans Review – Summary

Genesee Region Housing Initiatives Committee – Genesee County Housing Assistance & Information Directory [Fall 2015]

- Available services to the community:
 - temporary lodging for the victims of natural and man-made disasters as well as domestic violence and mental illness
 - public housing, including rental and legal assistance, for low-income families and low-income elderly as well as the disabled, veterans, and homeless youth
 - repairs for health and safety or energy efficiency upgrades
- **Subsidized Senior Housing** (units): 86 efficiency, 554 one-bedroom, 16 two-bedroom (23 handicapped equipped)
- **Senior Living Facility**: 211 units
- **Subsidized Family Housing**: 18 one-bedroom, 39 two-bedroom, 41 three-bedroom, 20 four-bedroom, plus 699 HUD Section 8 voucher units (min. 6 handicapped)
- **Student Housing**: 66 two-bedroom, 46 four-bedroom (27 handicapped equipped)
- **Apartment Complex**: 41 single-room, 60 efficiency, 195 one-bedroom, 359 two-bedroom, 168 three-bedroom, 44 four-bedroom (4 handicapped equipped)
- **Mobile Home Parks**: 957 sites in total

Genesee County Comprehensive Plan

1997 Document

- Goal: Provide a diversity of housing options to all segments of the population by promoting spatial efficiency, restoration, and collaboration.
- Recommendations: Conduct a needs survey, encourage partnerships to address issues, identify funding collaboratively, disseminate key data, and integrate housing opportunities with economic development plans

Monitoring Report February 2017 – Housing Opportunities Focus Group

- Focused on four aspects of housing: improving livability, increasing affordability, pursuing rehabilitation, and creating new & appropriate supply of housing
- Emphasis on meeting the needs of increasing populations of the aging and the in-transition populations (prisons, nursing homes, rehab centers, homeless)
- 2017 Issues
 - Livability – High needs for:
 - a temporary mobile ramp program

- new housing with sidewalk and public transportation access
 - housing for the disabled and aging, which in particular (65+ and 85+ yr) is projected to grow significantly through 2040
- Affordability – Obstacles are:
 - tough market for first time homebuyers
 - manufactured home law that enables relatively unrestrained construction and park expansion
 - misconception of no-cost homes via Habitat for Humanity
 - strict criteria (credit scores, banning ex-cons, proof of permanent source of income, etc.) and wait times for housing application approvals
 - shortage of accessible, low-cost apartments
- Rehabilitation – Limitations consists of:
 - Mobile Home Replacement Program was eligible to only landowners and its long-term sustainability is questionable
 - NYS Affordable Housing Corporation’s \$440k assistance only improves 6-8 homes while the waiting list grows past 50 requests
 - Plenty of aging housing stock within existing population centers need attention
- Supply – Opportunities exist for:
 - Transitional housing for those from nursing homes, rehab centers, and prisons, which sometimes results in much narrower market due to mental health needs and placement restrictions (e.g. school proximity).
 - New housing such as the Big Tree Glen has small rooms that do not cater to a diverse array of population segments.
 - Vacancy issues at several subsidized (non-assisted living) properties
 - Housing needs for homeless when the temperature is below 32 degrees in compliance with the Governor’s mandate
- 2017 Priorities
 - Livability – Focus on:
 - Aging in place: training opportunities for administrators, retrofit funding, and plans for a new Assisted Living Facility along with services for the elderly
 - Walkability: Universal Design Standards are encouraged and implement the Walkability Audit recommendations.
 - Affordability – Continue to provide financial assistance and educational services for first time homebuyers and low to moderate income homeowners
 - Rehabilitation – Continue to pursue funding to perform rehabilitation and encourage redevelopment and mixed-use in downtown cores.
 - Supply –
 - Conduct a new countywide needs assessment
 - Needs for independently owned units and accessible, mid-income housing for increasing population of older adults
 - New housing proposed as part of the BOA Ellicott Station project.

Genesee County Smart Growth Plan - 2016 Review Report

- **Priority Development Areas** are high-target areas for housing rehabilitation and creation due to existing infrastructure such as public water and minimal conflicts with agricultural and environmental resources.
 - Land in and surrounding the City of Batavia, Village of LeRoy and Village of Bergen, and other Villages and hamlets in Genesee County
 - Interstate highway interchanges at Bergen (I-490), LeRoy (I-90/I-490), Pembroke (I-90) and Batavia (I-90)
 - Darien Lakes Resort
- **Reserved Development Areas** are adjacent to Priority Development Areas and are designated for significant density development in the future. Only three currently exist but are not yet certified:
 - North of the NYS Thruway on the west side of NYS Rt. 98
 - Just south of the NYS Thruway on NYS Rt. 63
 - Between the NYS Thruway and NYS Rt. 5 west of the City of Batavia
- **Form-Based Codes** prioritize mixed use and a mix of housing types in a prescriptive (what you want) rather than proscriptive (what you do not want) manner.
- Support the use of state-recognized NYS smart growth principles where appropriate. Examples:
 - Compact, mixed-used community design
 - Targeted investments in affordable housing
 - Age-integrated communities
- Encourage improvements to residential neighborhoods within the city and villages
 - Adopt “density hierarchy” for residential development
 - Rehabilitation of existing housing is a priority

Green Genesee Smart Genesee

- Promotes resiliency and conservation in land use planning
 - Via comp plans and zoning updates, encourage development in areas that pose minimal conflicts with the identified asset cores and ecological corridors
 - Avoid stream corridor & conservation overlay zone – utilize the green infrastructure maps already created to modify Priority Development Areas in the Smart Growth Plan.
 - Implement form-based zoning to guide smart growth development, including renewable energy adoption and energy conservation

Genesee Count Revitalization Strategy

- Goals: Improve the housing stock quality and reduce commercial vacancy
 - Rehabilitation - 41% of structures were built before 1939 – address vacant properties
 - Promote senior housing and aging in place - 16% of the population is 65+ yr old

- Anticipate new housing needs due to new developments such as the Western New York Science and Technology Advanced Manufacturing Park (STAMP) in the Town of Alabama
- Housing efforts need to be coordinated with new infrastructure plans (i.e. water, sewer, telecommunications, and transportation) – consistent with the Genesee County Smart Growth Plan
- Maintain historic and culturally significant assets

Municipal Comprehensive Plans

Municipality [Year of Comp Plan]	Housing Goals
Batavia (C) [2017]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types - Designate the upper level floors of vacant and underutilized buildings located downtown for residential uses - Relocate homes out of the flood hazard area or invest in flood mitigation infrastructure
Alexander (V)	No Comprehensive Plan
Attica (V) [2004]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types - Identify new housing development areas - Identify substandard housing and promote rehabilitation - Share information about housing programs that provide affordable rental and home ownership - Encourage the development of senior housing and employee-assisted housing
Corfu (V) [2007]	<ul style="list-style-type: none"> - Rehabilitate aging housing stock and maintain housing values - Provide affordable housing and housing for senior citizens
Elba (V)	Comprehensive Plan update planned, last version was written before 1990
LeRoy (V) [2001]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types <i>[from Town of Leroy Comp Plan]</i> - Designate the upper level floors of vacant and underutilized buildings located downtown for residential uses <i>[from Town of Leroy Comp Plan]</i> - Increase single-family residential homes that are similar to the existing stock - Maintain current range (size, cost, type, density) of housing options - Preserve housing values - Prohibit cul-de-sacs and expand existing grid street pattern - Promote pedestrian-oriented scale to neighborhood design, including installing appropriate lighting and sidewalk construction & maintenance - Preserve and increase tree cover
Alabama (T) [2005]	<ul style="list-style-type: none"> - Preserve the architectural character and maintain the quality of the existing housing stock - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types - Maintain and protect residential property values - Promote smart growth
Alexander (T) [2003]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types through zoning updates and enforcement - Encourage maintenance of residential properties and high quality of life for residents - Avoid increasing residential density in rural areas while promoting farmland protection
Batavia (T) [2007]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types in areas designated in the Future Land Use Plan Map - Improve the housing condition and design through code enforcement and facilitating grants to eligible homeowners
Bergen (T&V)	<ul style="list-style-type: none"> - Encourage the majority of future residential development either in or near the Village instead of the

[2016]	<p>Town</p> <ul style="list-style-type: none"> - Prepare architectural and design guidelines for residential development - Encourage a greater diversity in housing types in areas designated in the Future Land Use Plan Map, especially those already serviced by existing infrastructure and minimizes conflict with agriculture, natural resources, or historic preservation - Expand the supply of affordable housing and housing for senior citizens - Seek funding for housing rehabilitation and share information about financial assistance for homeownership and repairs - Support energy efficiency initiatives via sharing information about financial incentives - Encourage participation in civic and neighborhood improvement activities
Bethany (T) [2016]	<ul style="list-style-type: none"> - Encourage new residential cluster development in areas with little agricultural value or impact and soils that can accommodate on-site wells and sewage disposal systems
Byron (T) [1993]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types, especially for senior citizens - Encourage new residential cluster development in areas with little agricultural value or impact as well as in or near the existing sewer districts
Darien (T) [2005]	<ul style="list-style-type: none"> - Focus new residential development such as multi-family housing within the Darien Center hamlet area while planning extensions of public utilities - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types - Continue to phase out mobile homes throughout the Town, except in a mobile home park
Elba (T) [2007]	<ul style="list-style-type: none"> - Continue the development of conventional homes on private lots. - Develop senior citizen housing projects that are low maintenance, single level, and accessible to community services such as transportation. No senior housing facility yet in the Town - Consider any future high density residential development with the following constraints: the community's desire to preserve its rural character; lack of municipal water or sewer system; and limited availability to natural gas
LeRoy (T) [2017]	<ul style="list-style-type: none"> - Expand existing Village neighborhoods while maintaining their characters and the clear division between the Village and the countryside - Construct additional single family houses and limit cul-de-sacs - Maintain existing housing values and consider property tax incentives for improving homes - Encourage cluster residential developments in rural areas to protect farmland and open space - Develop senior citizen housing with convenient access to services and transportation - Provide non-vehicular connections among neighborhoods such as trails or sidewalks
Oakfield (T&V) [2005]	<ul style="list-style-type: none"> - Preserve the architectural character and maintain the quality of the existing housing stock, especially in the Village's downtown area - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types - Maintain and protect residential property values - Promote smart growth
Pavilion (T) [2003]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types, especially for senior citizens in the hamlet area - Promote smart growth for larger-scaled residential development, especially where public water is available and tree loss is minimal - Maintain existing housing values and improve the housing quality - Promote interconnected streets and limit cul-de-sacs
Pembroke (T) [2007]	<ul style="list-style-type: none"> - Rehabilitate aging housing stock and maintain housing values - Provide affordable housing and housing for senior citizens
Stafford (T) [2009]	<ul style="list-style-type: none"> - Encourage a greater diversity in housing types to accommodate a variety of income and age groups as well as household types. These alternative housing should be located near the hamlet - Encourage maintenance of existing housing - Promote smart growth that utilizes existing services and infrastructure - Maintain housing values and invest in the existing housing stock quality

Municipal Zoning

Municipality	Mobile	Single-family	Two-family	Multi-family	Townhouse	High-Rise
Batavia (C)	Prohibited	R-1, R-2, R-3, R-1A	R-2, R-1A	R-3*	R-3*	R-3*, P-3*
	Prohibited					
Alexander (V)	R-2*	R-1, R-2	R-2	R-2, C		
Attica (V)		LDR, MDR, MFR, NC	MFR, MDR*	MFR, VC, NC, GC		
Bergen (V)	R-3*	R-1, R-2, R-3	R-2, R-3	R-2*, R-3*		
Corfu (V)	R-2*, NB*, PUD*	R-1, R-2	R-1, R-2	R-2*, NB*		
Elba (V)	A-R, MHO	A-R, R	A-R, R*	A-R*, R*		
LeRoy (V)	PUD*	R-1, R-2, R-3	R-2, R-3	R-2*, R-3*		
Oakfield (V)	PUD*	R-1, R-2	R-1*, R-2	R-1*, R-2*		
Alabama (T)	A-R, R*	A-R, R	A-R, R*	A-R*, R*		
Alexander (T)	A-R*, R*	A-R, R, C-I*	A-R, R, C-I*	A-R*, R*, C-I*		
Batavia (T)	AG-R	AG-R, R, HR, HC	AG-R, R, HR, HC	AG-R*, R*, HR*, HC*	AG-R*, R*, HR*, HC*	
Bergen (T)	MHO	R-20, R-30, RA-40	R-20*, R-30*, RA-40*	R-20*, R-30*		
Bethany (T)	A-R, R*	A-R, R	A-R, R	A-R*, R*		
Byron (T)		A-R, R-1	A-R*, R-1	A-R*, R-1*		
Darien (T)	LDR*, MDR*	LDR, MDR	LDR, MDR	LDR*, MDR*, C*		
Elba (T)	A-R, MHO	A-R, R	A-R, R*	A-R*, R*		
LeRoy (T)	R+A*, R-1*, R-2*	R+A, R-1, R-2	R+A, R-1, R-2			
Oakfield (T)	R&A, R*	R&A, R	R&A, R			
Pavilion (T)	A&R-1	A&R-1, A&R-2, R	A&R-1, A&R-2, R*	A&R-1*, A&R-2*, R*		
Pembroke (T)	AG, AG-R, MDR	AG, AG-R, MDR, R, LC*, C*	AG-R, MDR, R*, LC*, C*	AG-R*, MDR*, LC*, C*		
Stafford (T)	Applicable to SUP	A-R, R, H	A-R, R, H	A-R*, R*, H*, IP*		

* Require special use permit (SUP)

AG: Agricultural

AG-R (A-R, A&R): Agricultural – Residential

C: Commercial

GC: General Commercial

H: Hamlet

HC: Hamlet Commercial

HR: Hamlet Residential

IP: Industrial Park

LC: Limited Commercial

LDR: Low Density Residential

MDR: Medium Density Residential
MHO: Mobile Home Overlay
MFR: Multi-Family Residential
NB: Neighborhood Business
NC: Neighborhood Commercial
P-3: Planned Development
PUD: Planned Unit Development
RA (R+A, R&A): Residential-Agricultural
VC: Village Center

APPENDIX I
STAKEHOLDER INTERVIEWS SUMMARY

STAKEHOLDER SUMMARY
GENESEE COUNTY HOUSING NEEDS AND MARKET ANALYSIS

Stakeholders included: Community Action, GVRPC, Batavia Housing Authority, City of Batavia management, Batavia Development Corporation, Town of Batavia officials/staff, Center for Independent Living, Nothnagle Realtors, Office for the Aging, Genesee County Planning Department, County Management, Duane Preston, Dick Siebert, Ron Viele, Genesee County Economic Development Center.

Comments in **bold and underlined** were provided by four or more participants
Comments in **bold** only were mentioned by between 2-3 participants

1. What are some critical housing issues in Genesee County and which ones are highest priority (& why)?

- Low income housing
- **Gap of middle income rental housing**✓✓
- **Handicapped accessible housing** ✓✓✓✓✓
- Older housing
- **Gap in \$150K - \$200K for sale housing** ✓✓✓✓
- **Housing in neighborhoods with sidewalks**✓✓✓✓
- **Downtown/Loft/Mixed Use Housing**✓✓
- **Quality of Housing**✓✓
- 2 bedroom apartment
- **Emergency/Transitional Housing**✓✓✓
- **Rehabilitation/Cost of Maintenance**✓✓
- Cost of services/infrastructure
- **Abandoned Housing**✓✓
- **Senior Housing**✓✓✓
- **1 bedroom apartments**✓✓
- Baby boomers
- Executive housing
- Limited Section 8 vouchers – need more
- Shift to older resident housing (50+) – especially rental housing

2. What are some impediments to building new housing in the County?

- **Limited land with infrastructure**✓✓✓✓
- **Return on Investment**✓✓✓✓✓
- **Flood areas**✓✓
- **Regulations** ✓✓✓✓✓
- **Municipal Resistance to new housing**✓✓
- Price ceiling
- Lack of population growth
- Lack of employment growth
- Lack of funding
- Price Point – ability of developers to construct quality housing that will sell in Genesee County
- Bank Financing

3. Are there any housing types you would like to see more of; less of?

- More of:
 - **Downtown/Loft/Mixed Use** ✓✓✓✓✓✓✓✓
 - **Rehabilitation** ✓✓
 - Single story
 - **Small for sale housing** ✓✓✓✓
 - Working families
 - Transitional
 - Veterans
 - **Single family affordable** ✓✓✓
 - **Affordable accessible housing** ✓✓✓✓
 - Owner occupied housing
 - Purchase/Renovate funding
 - In-law/ECHO housing (2 homes on one lot)
 - Senior housing
 - Executive housing
 - Single family market rate
- Less of
 - In-law apartments
 - "Camper" homes
 - Rental units – oversupplied
 - **Subsidized multi-family units** ✓✓

4. Do you think adequate housing is an issue & why (adequate = not in need of major repairs, lacking services, etc.)

- No - 8
- Yes-5
- Lots of older housing = need for repairs

5. Do you think Suitable housing is a problem (unsuitable = overcrowding, multiple families in one household)

- No - 8
- Yes - 3
- **Lots more multi-generational housing** ✓✓
- Lots of smaller households

6. Is Accessible housing an issue? (people with disabilities)

- No - 1
- Yes - 10
- **Hard to do in older housing** ✓✓
- First floor apartments satisfy some of the need

7. Is affordable housing an issue (pay more than 30% of income on housing)

- No - 4
- Yes - 4
- Quality Affordable Housing is an issue
- **There is enough supply – new units just siphon good residents from existing units**✓✓
- Add in transportation costs and it's a problem
- Section 8 vouchers make many apartments affordable

8. What impacts do housing issues have on the County and its communities (i.e. social, health, education, economic)

- **Crime**✓✓
- Family health
- Tax revenue
- School enrollment dwindling

9. What other issues or ideas would you like to share?

- **Zombie Homes**✓✓
- **Regional Coordination**✓✓✓
- **Stamp impact on housing**✓✓✓✓
- **Discrimination**✓✓
- Emergency/Transitional Housing
- **Housing Options**✓✓✓
- Lack of experienced housing developers
- City housing quality
- **Cost of services**✓✓✓
- **Rental housing**✓✓
- **Lack of funding**✓✓✓
- Homelessness
- **No shelter in County**✓✓
- Cost of Maintenance
- Need to keep older residents in community
- Landlord education
- **Student Housing**✓✓
- Migrant/Ag worker housing
- Wi Fi citywide would be a nice amenity
- A nice downtown will attract residents
- Area is not prepared for future housing development – zoning, infrastructure - and therefore are reactive vs. proactive to housing proposals.
- Patio homes

While the Genesee County Housing Study was being conducted a parallel effort to engage landlords regarding housing issues was being conducted. A Landlord Breakfast held/jointly sponsored by the Genesee County Office of Aging and Independent Living of Genesee Region was held on May 17, 2017. Notes from the meeting are include in the Stakeholder notes for reference.

**Landlord Breakfast
Terry Hills Restaurant & Banquet Facility
Sponsored by Genesee County Office for the Aging and
Independent Living of Genesee Region
May 31, 2017
Debriefing Notes**

CHALLENGES:

- **Hard to serve clientele**
 - Addiction challenges
 - History of financial instability
 - Concerns about renting to someone with a mental illness.
 - Parolees have a challenging time finding housing.
 - Examples:
 - DePaul
 - Majority of clients have services being provided. Landlords will not rent to “those people”.
 - People are also being judged by their income
 - The Greens of LeRoy-
 - People with addiction going back to living in the community-need a program to assist these folks
- **Accessibility**
 - The required % of accessible apartments does/will not meet the current demand or changing needs of tenants as they age; thereby prohibiting an age in place option. Example, the Jerome Apartments only have 4 apartments that are accessible
 - Older rental stock is not conducive to renovation. Example, 400 Towers recently had 4 inquiries for rental from individuals needing accessibility for larger persons (bariatric wheelchairs and/or scooters). The doorways and hallways and bathroom designs cannot meet these needs. Just an architect rendering alone to redesign an entry way costs about \$700. The building is steel construction and it would cost thousands and thousands of dollars to make necessary renovations
 - Private landlords have apartments that are houses that were built long ago. Narrow halls, doorways, bathrooms on second floors, several steps into the home, kitchens not navigable by a wheelchair or walker. The private landlords like older tenants because they pay promptly and they want them to remain as tenants, but as the tenants are aging, there is concern they will have to move. Private landlords (some older adults themselves) do not have the means to make the necessary renovations
 - Birchwood Village tries to make some accommodations as much as they can, but many apartments are two story with baths on the first floor.
 - A deaf individual needed special smoke/carbon monoxide detectors that required hardwiring. A hardwired detector was too expensive to purchase and install, so had

to settle for battery operated, though the individual may not know when to change the batteries.

- A massive amount of existing apartments have bathtubs vs. walk-in showers, making it very difficult/nearly impossible to age in place safely. It costs substantial dollars to make these renovations. Would it not be wiser to make walk in showers the norm with only a few bathtubs for the minimal number of persons still preferring a tub bath.
- Lower toilets are also a problem
- Private landlords-
 - matching people's needs to different apartments
 - some do not want HUD properties as they lost rent money and it often takes a long time to get an inspection
 - would like an advocate for a tenant to do the reference checks, background checks, credit checks as this is time consuming and costly to the landlord.
- Renovations need to be done but there is no funding available to help the landlords get the work done. Several landlords have older tenants.
- landlords can install simple things such as a handrail or grab bar in the bathroom but cannot do other necessities that may be needed or required such as lighting or a walk-in shower.
- Ramps – not readily available but a need.
- **Miscellaneous**
 - The Greens of LeRoy-
 - A VERY BIG need for assisted living apartments in the county (note-the two Genesee County adult home level facilities providing care similar to assisted living are not apartments. They are rooms similar to a nursing home whereby a room-mate is required and only room for a bed, chair, dresser)
 - Challenges finding people who can afford their rent
 - Bergen Meadows-there are transportation challenges for those needing to get to Monroe Co. for medical appointments

POTENTIAL SOLUTIONS:

- Would there be potential for writing a collaborative grant for landlords (including both subsidized housing as well as a percentage of private) to make accessibility renovations to incorporate Universal Design Concepts into existing housing stock?
- If a landlord saw something that wasn't right with a tenant, they could call Adult Protective Services or Mental Health.
- If a landlord knows that a potential tenant is working with an agency, that may help them decide whether to rent to that individual or not.
- Can security deposits be paid over a period of time rather than one lump sum?
- Get local municipalities to require that Universal Design concepts be required for any new builds, additions, or renovations coming before them for permits
- Belmont Housing
 - Gets grants for renovations
 - Builds a certain amount into annual budget for renovations into capital projects