



GENESEE COUNTY HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

FINAL REPORT PRESENTATION

SEPTEMBER 26, 2024

URBAN PARTNERS

Community & Economic Development

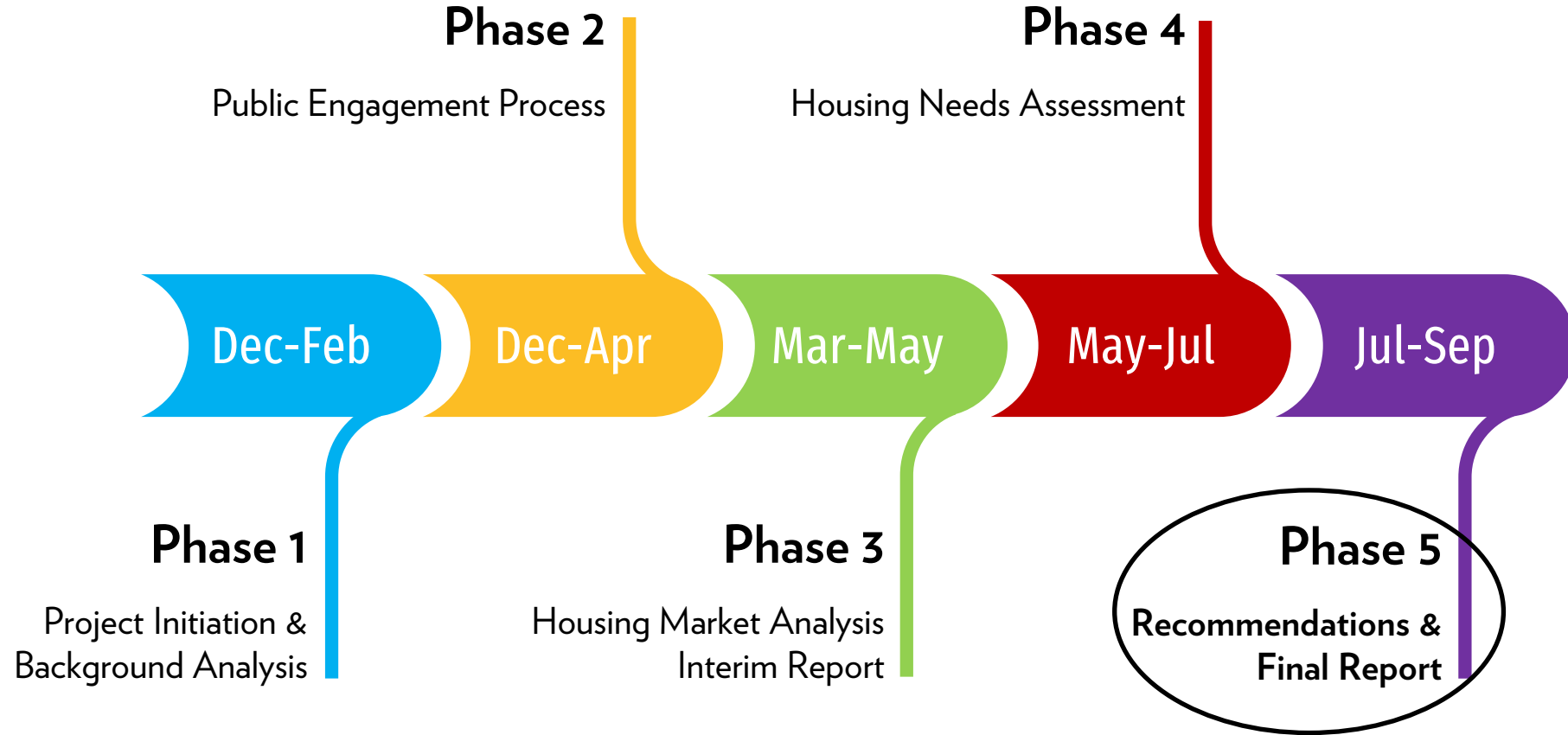
Philadelphia, PA • Charleston, SC

HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

PROJECT
TIMELINE

Updated Project Schedule

Genesee County Housing Needs Assessment and Market Analysis



HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

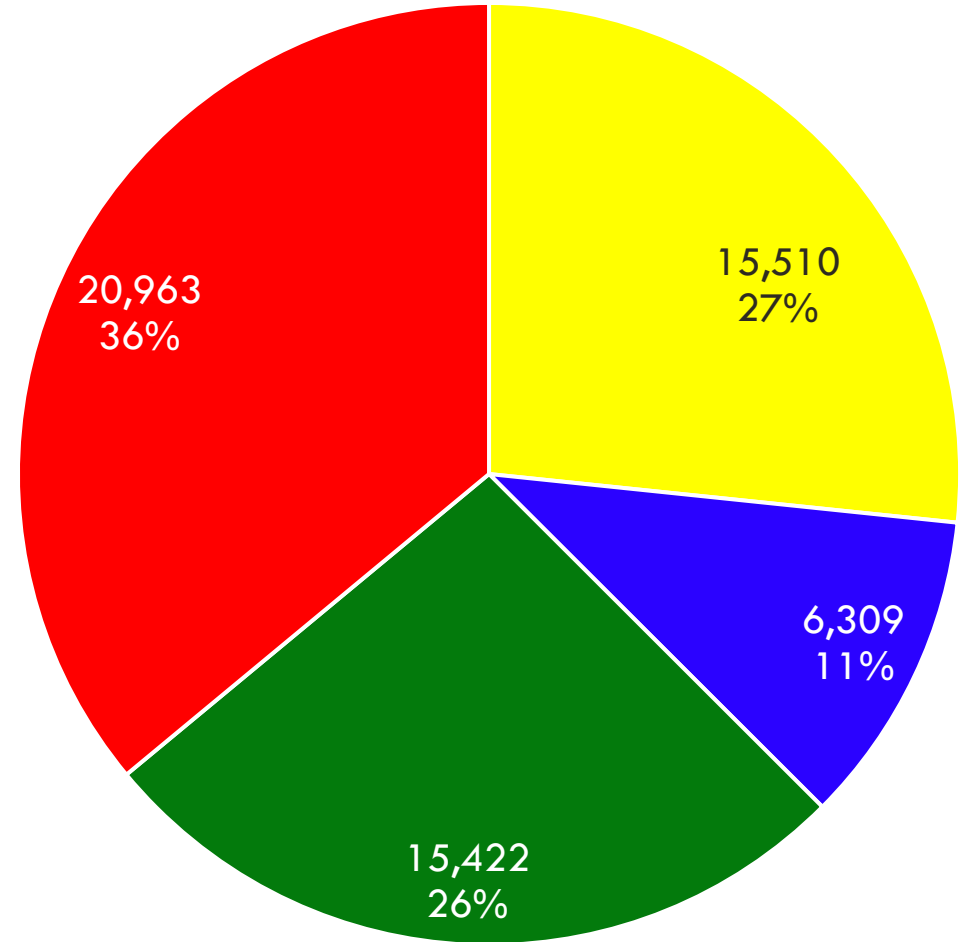
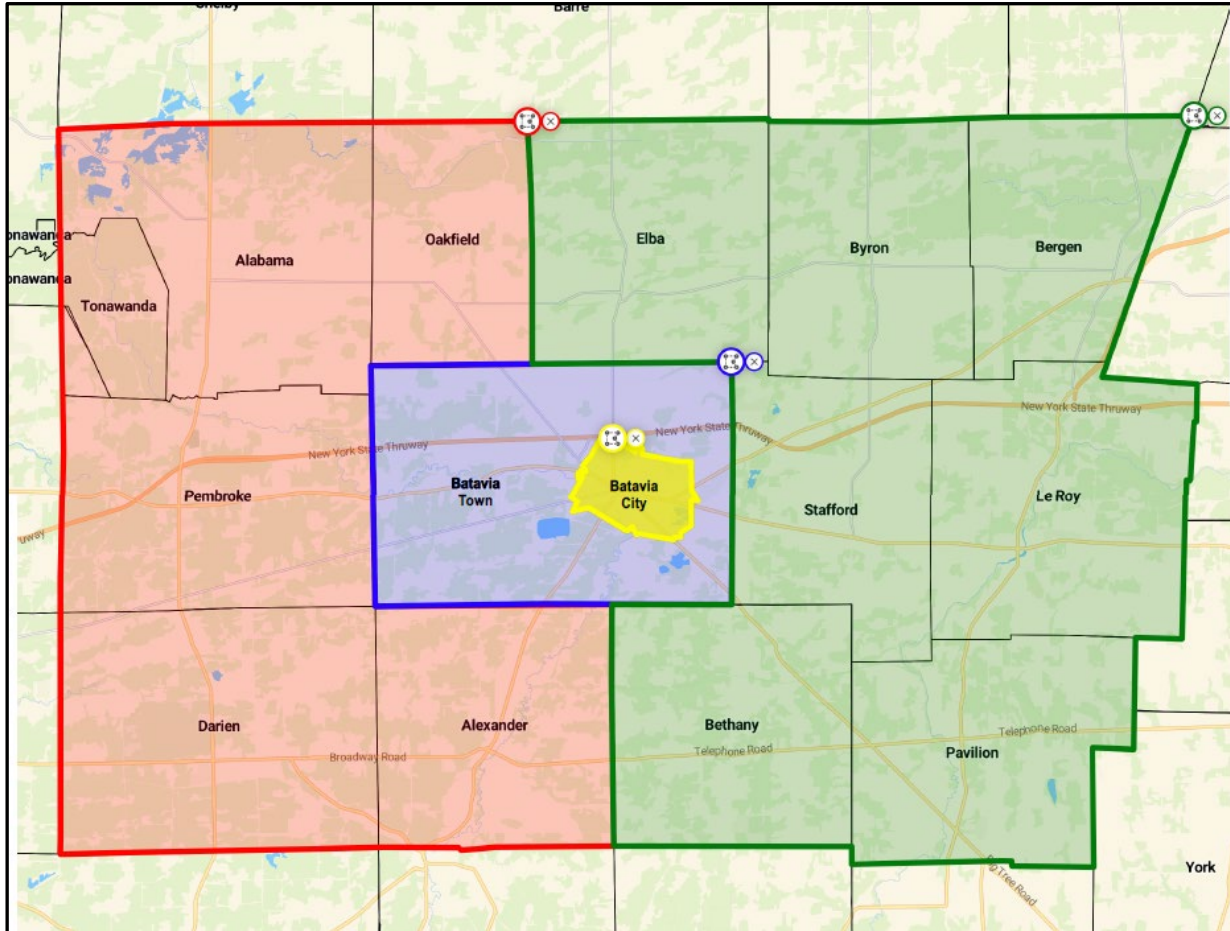
TAKEAWAYS &
SUMMARY OF
KEY FINDINGS

HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

DEMOGRAPHIC
TRENDS

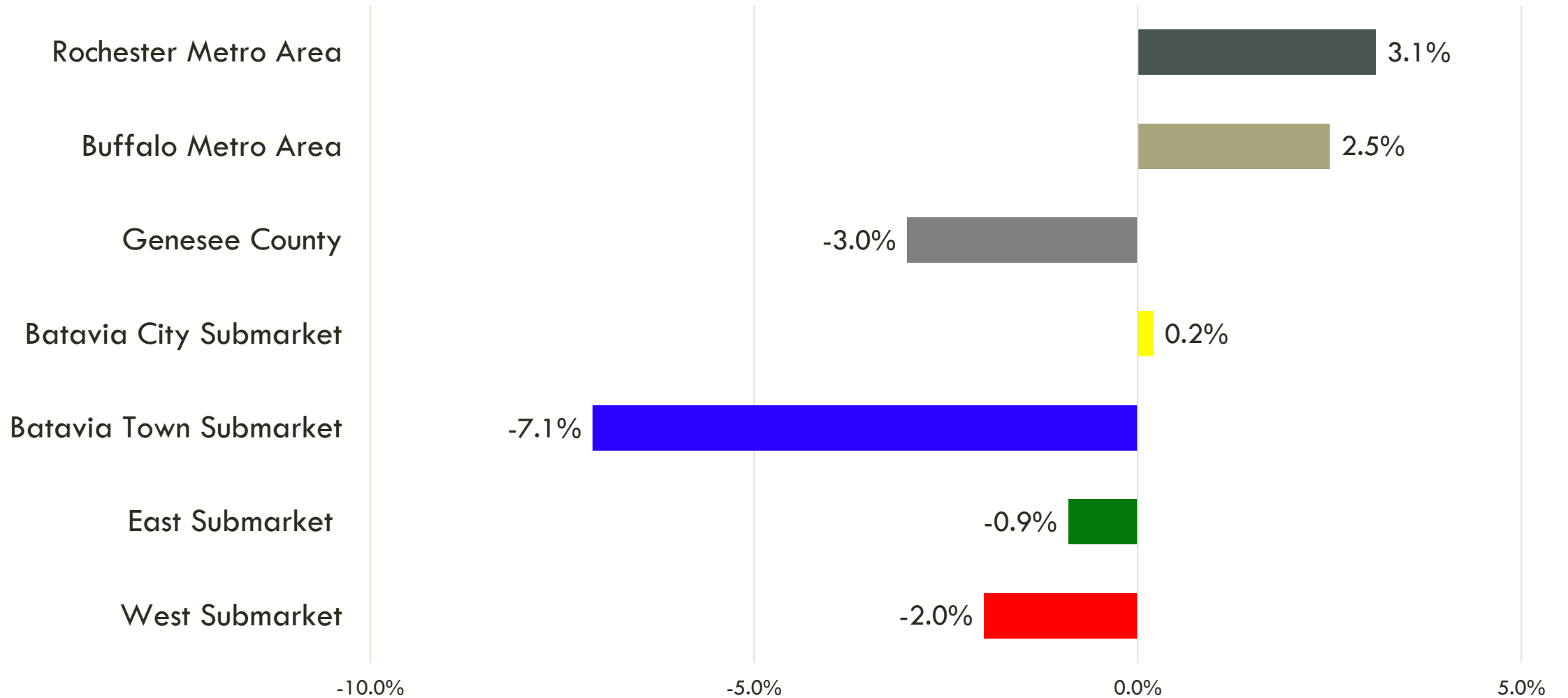
Some areas of Genesee County have grown while others have declined. Seniors are an expanding cohort.

Total Population 2022

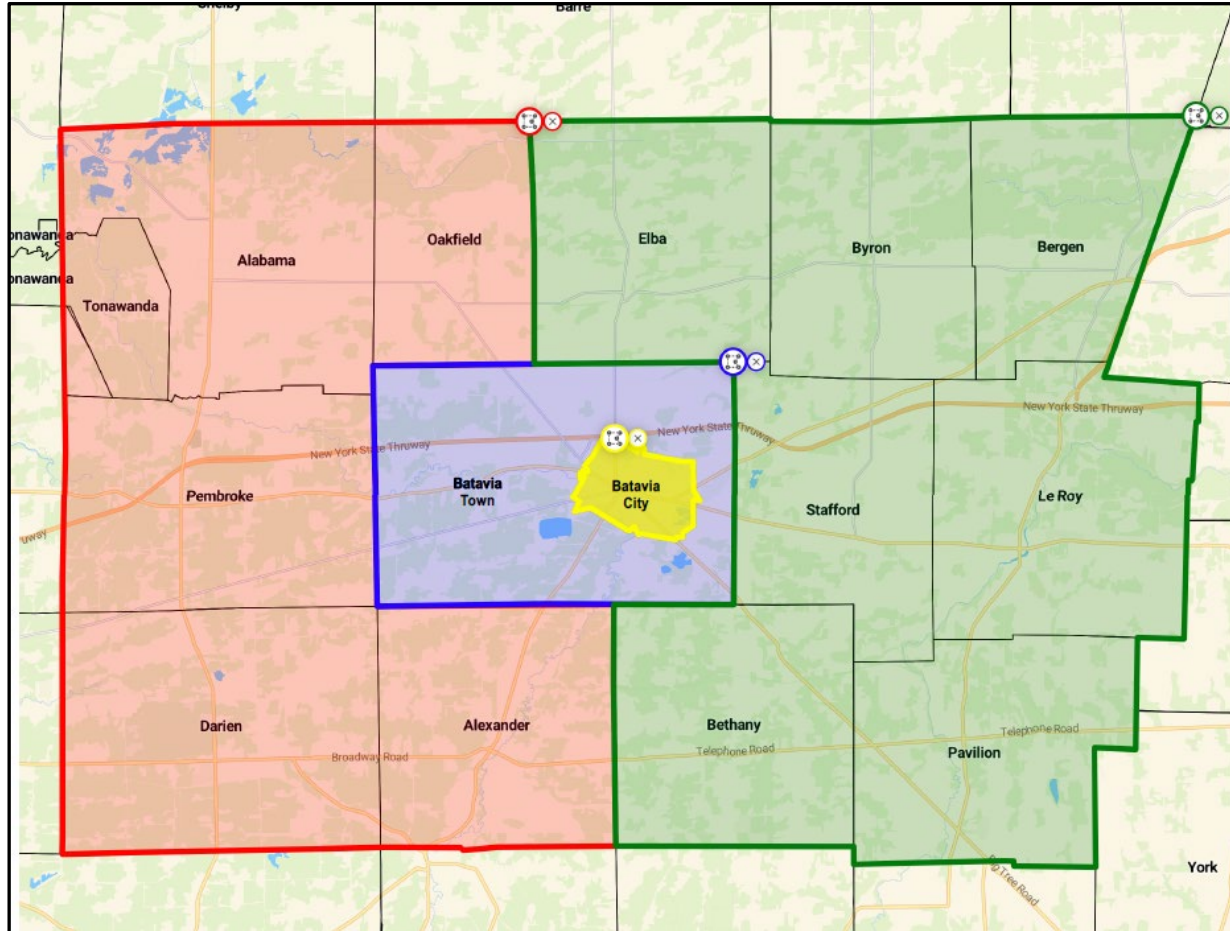


- Batavia City Submarket
- Batavia Town Submarket
- East Submarket
- West Submarket

% Population Change 2012-2022

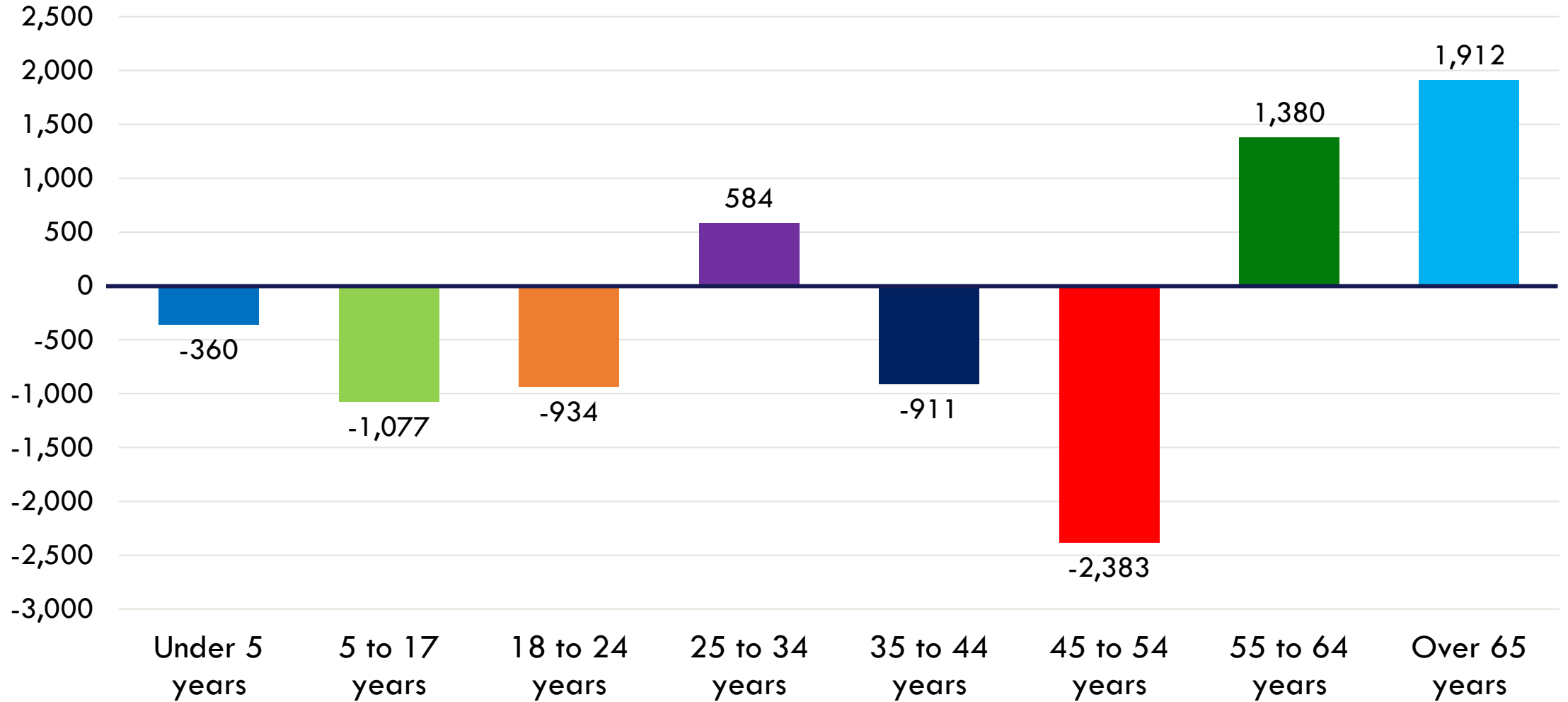


Growing Jurisdictions 2012-2022

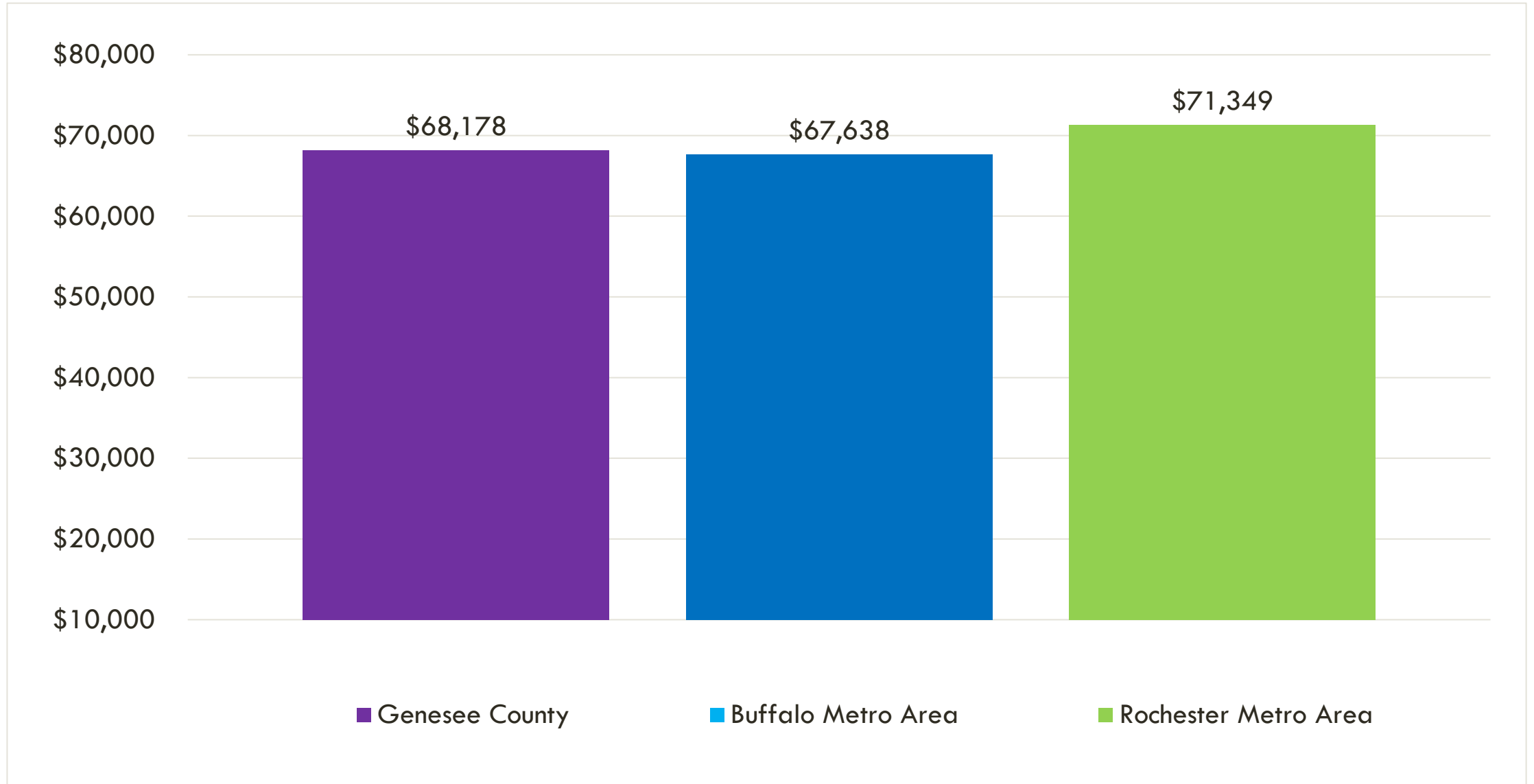


- Oakfield Town: 237 (19.4%)
- Alabama Town: 230 (12.7%)
- Alexander Town: 218 (11.7%)
- Bergen Town: 158 (8.6%)
- Batavia City: 38 (0.2%)

Change in Age 2012-2022



Median Household Income 2022



HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

HOUSING
AFFORDABILITY

Genesee County faces notable challenges in housing affordability, particularly for renters in low- and extremely low-income households.

Housing Cost Burden

Overall, 5,403 Genesee County households are **Cost Burdened** (22.3%).

- **16.2% of homeowners***
- **38.6% of renters***

* Erie County: 15.9% owners and 44.1% renters

* Monroe County: 17.7% owners and 47.4% renters

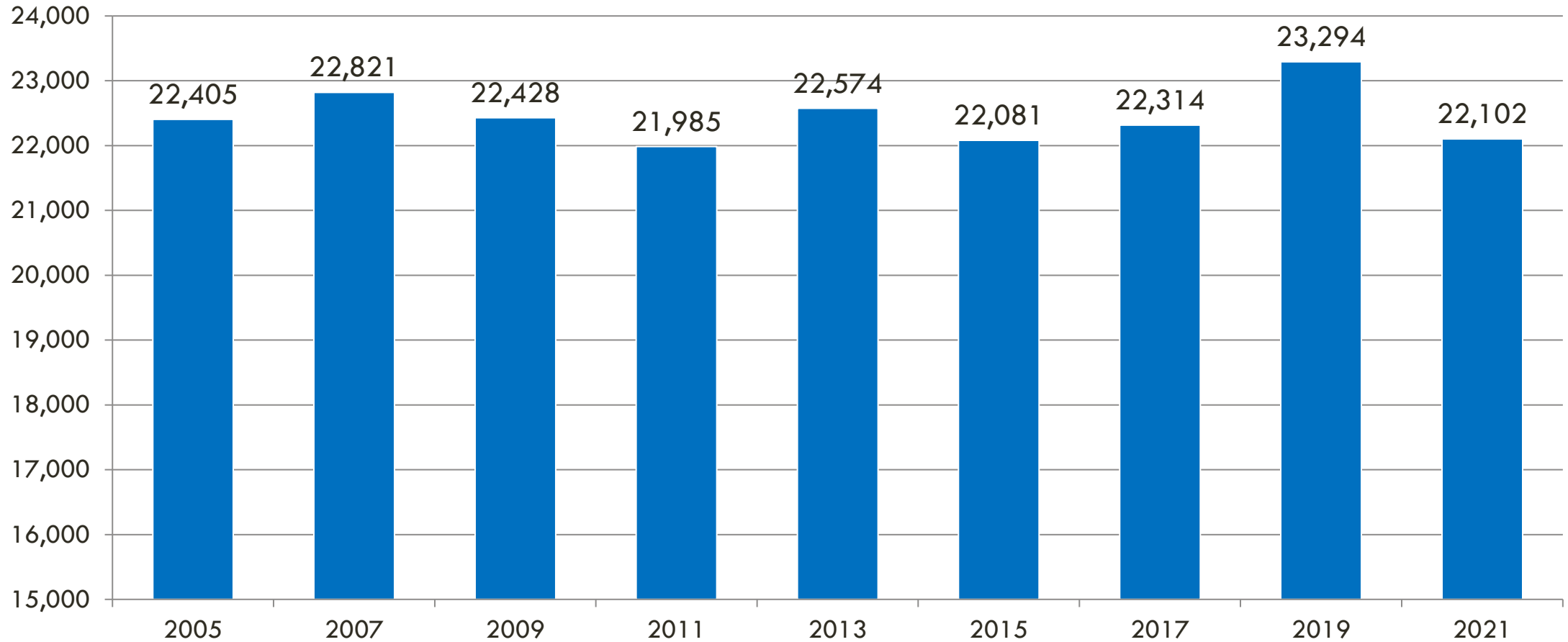


HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

EMPLOYMENT
TRENDS

Job growth has fluctuated over the past decade in Genesee County with more residents commuting further for work.

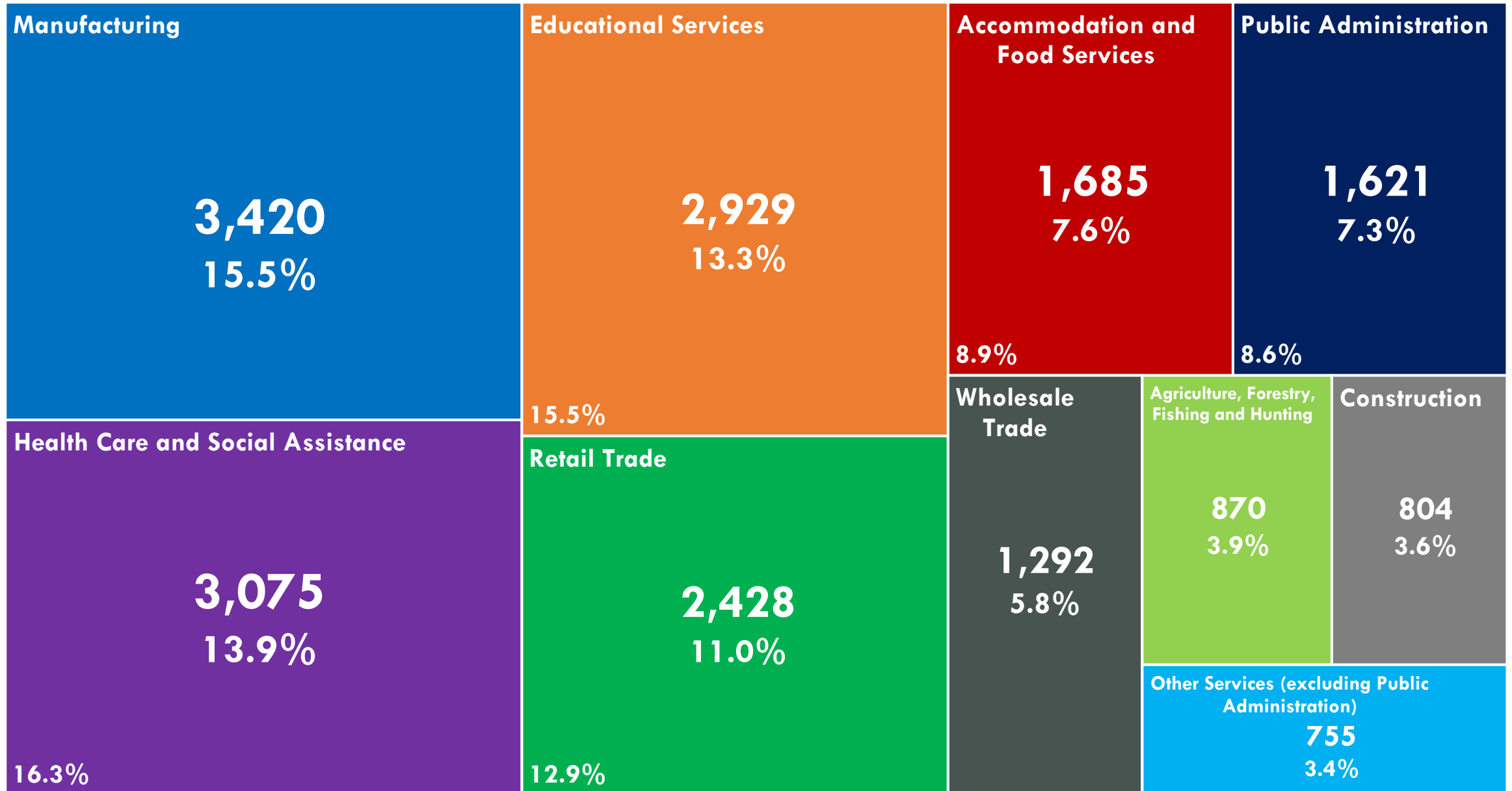
Jobs Located in Genesee County 2005-2021



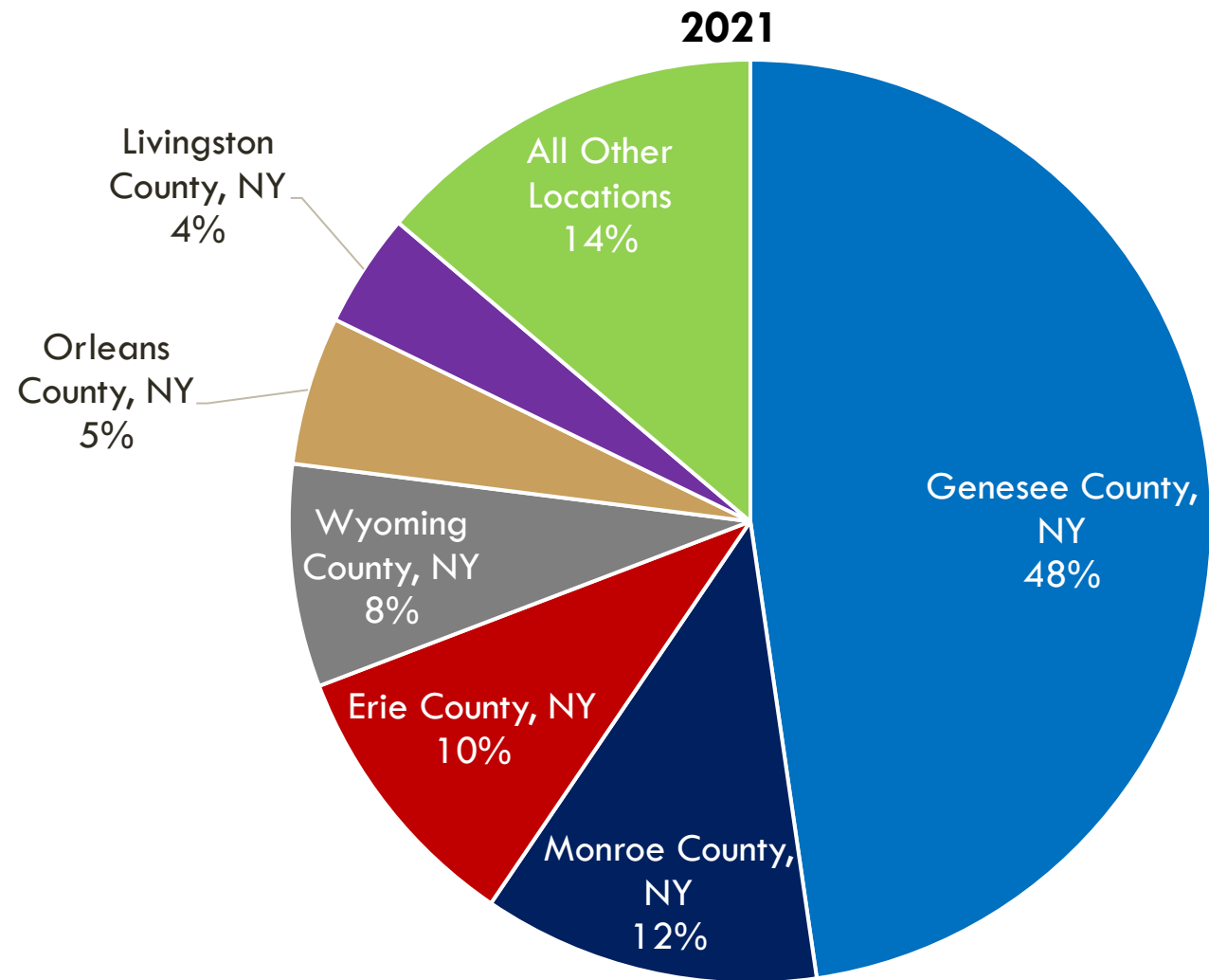
- Manufacturing: +361 jobs
- Health Care and Social Assistance: +331 jobs
- Educational Services: -513 jobs

A separate source indicates 23,204 total jobs in 2023

Top 10 Genesee County Industry Sectors, 2022 (Total – 22,102 Jobs)

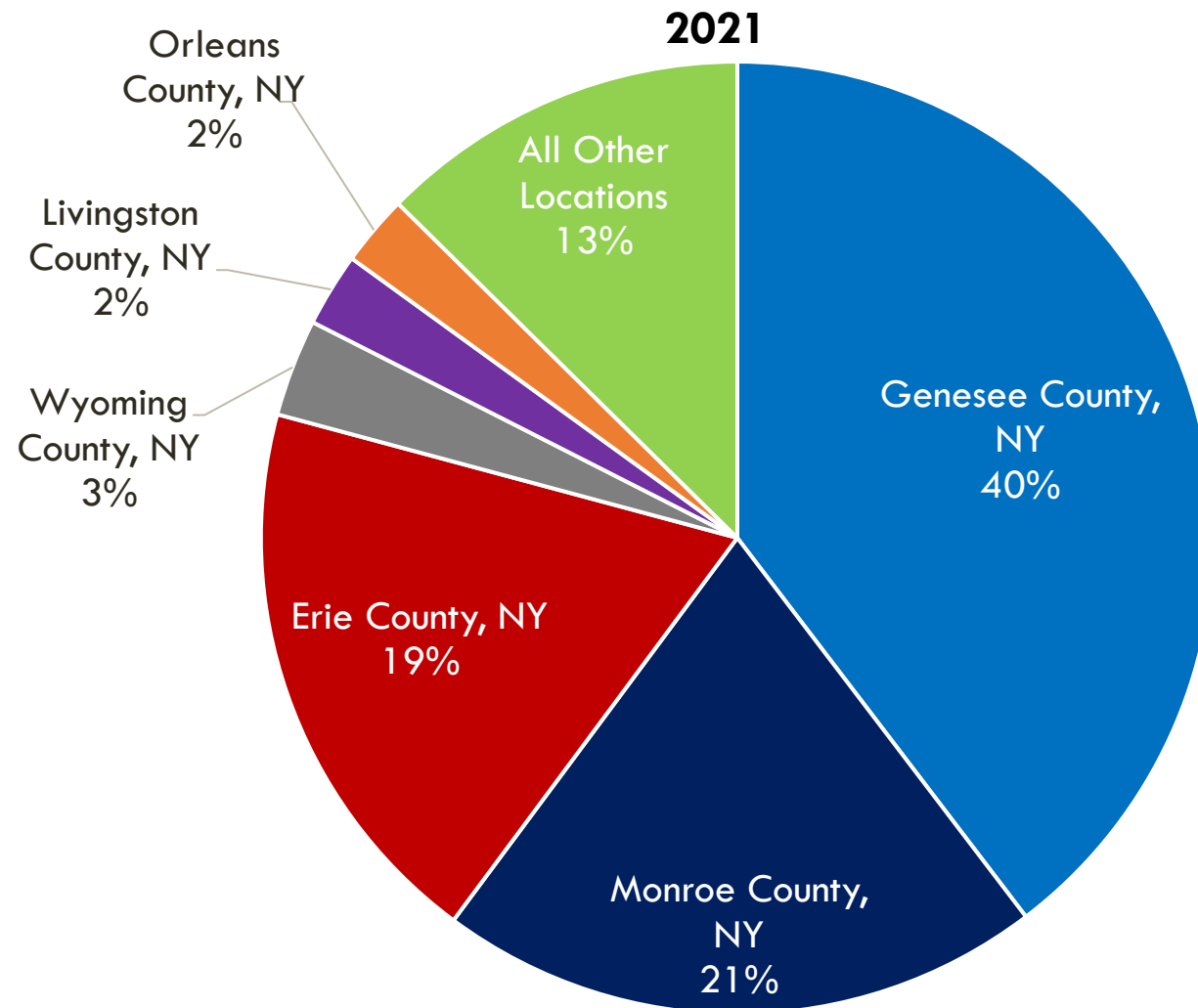


Where Genesee County Workers Live



- Greater portion of the labor force live outside the county (52% in 2021, 41% in 2005)

Where Genesee County Residents Work



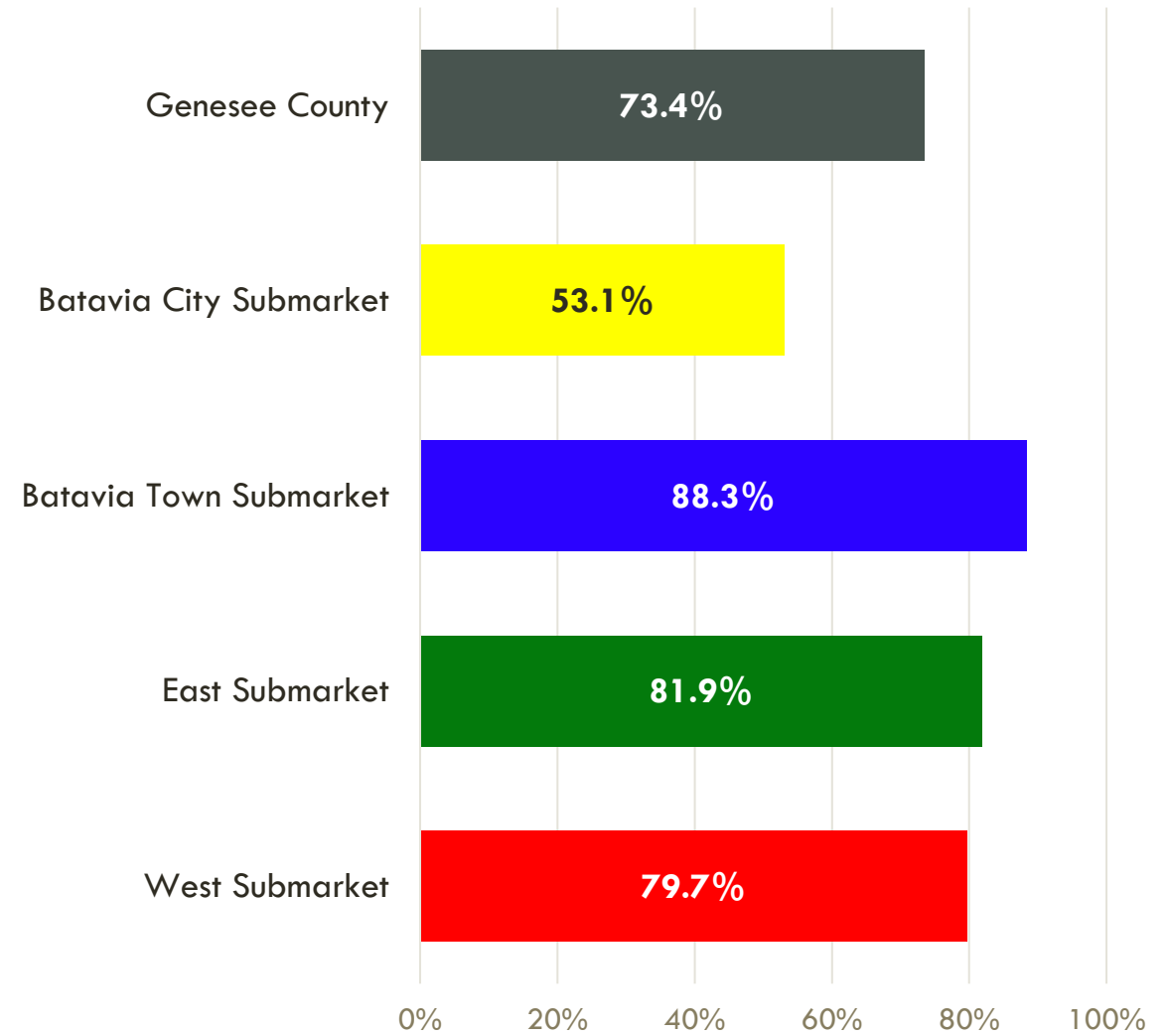
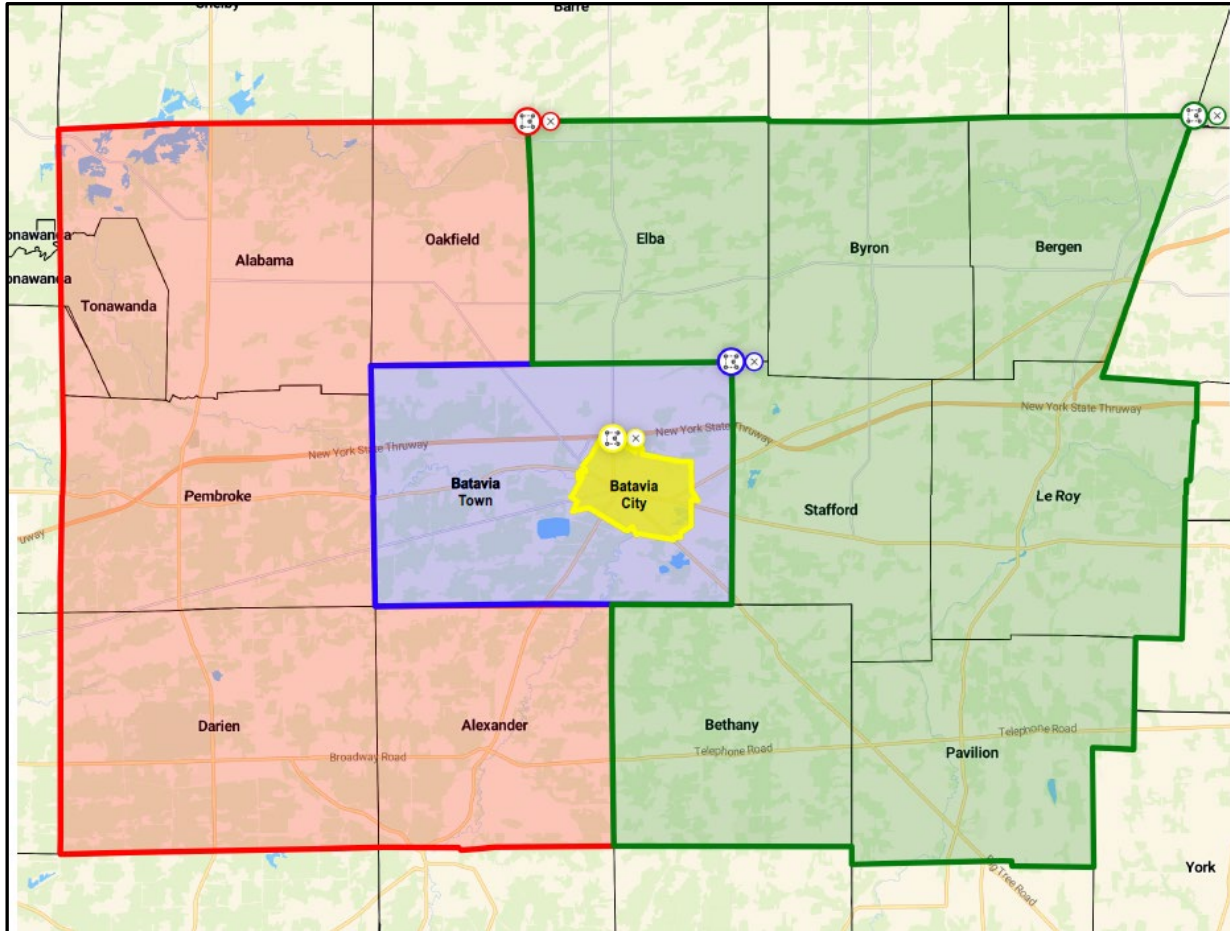
- Residents working within the county down from 46% in 2005

HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

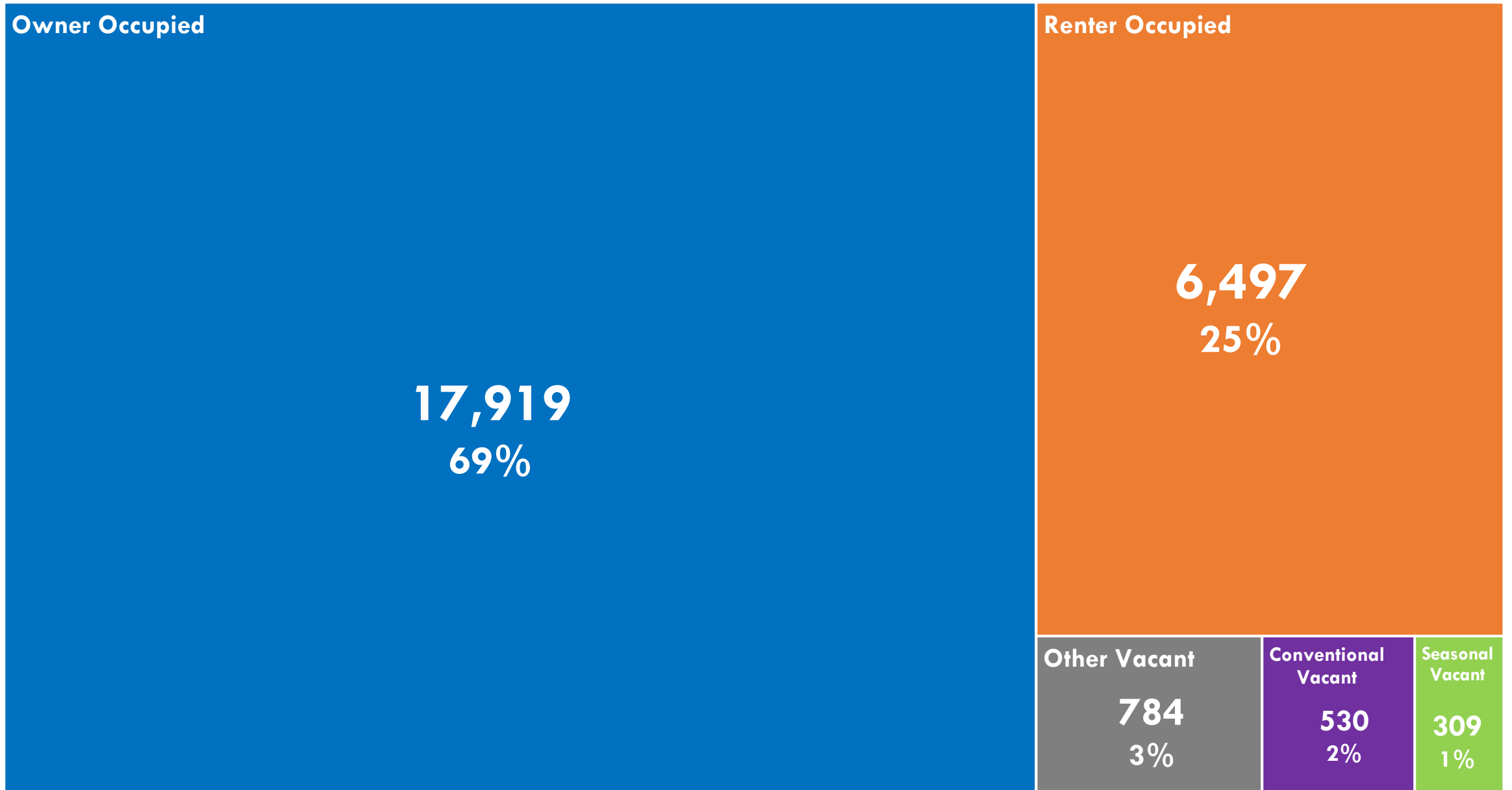
HOUSING
SUPPLY
ANALYSIS

The housing stock in Genesee County is typically older single-detached homes with ownership and vacancy fluctuating by location.

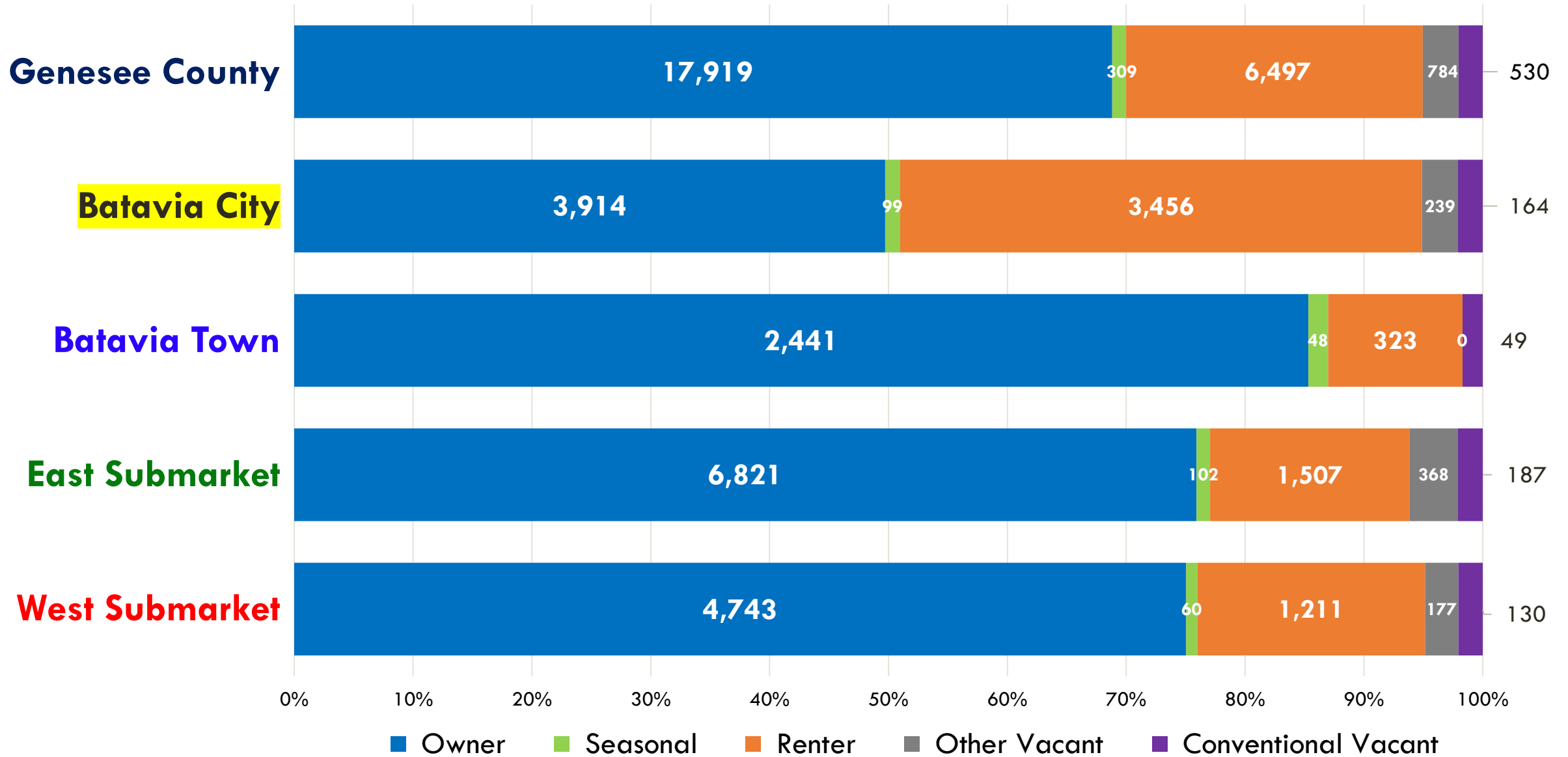
Homeownership Rate 2022



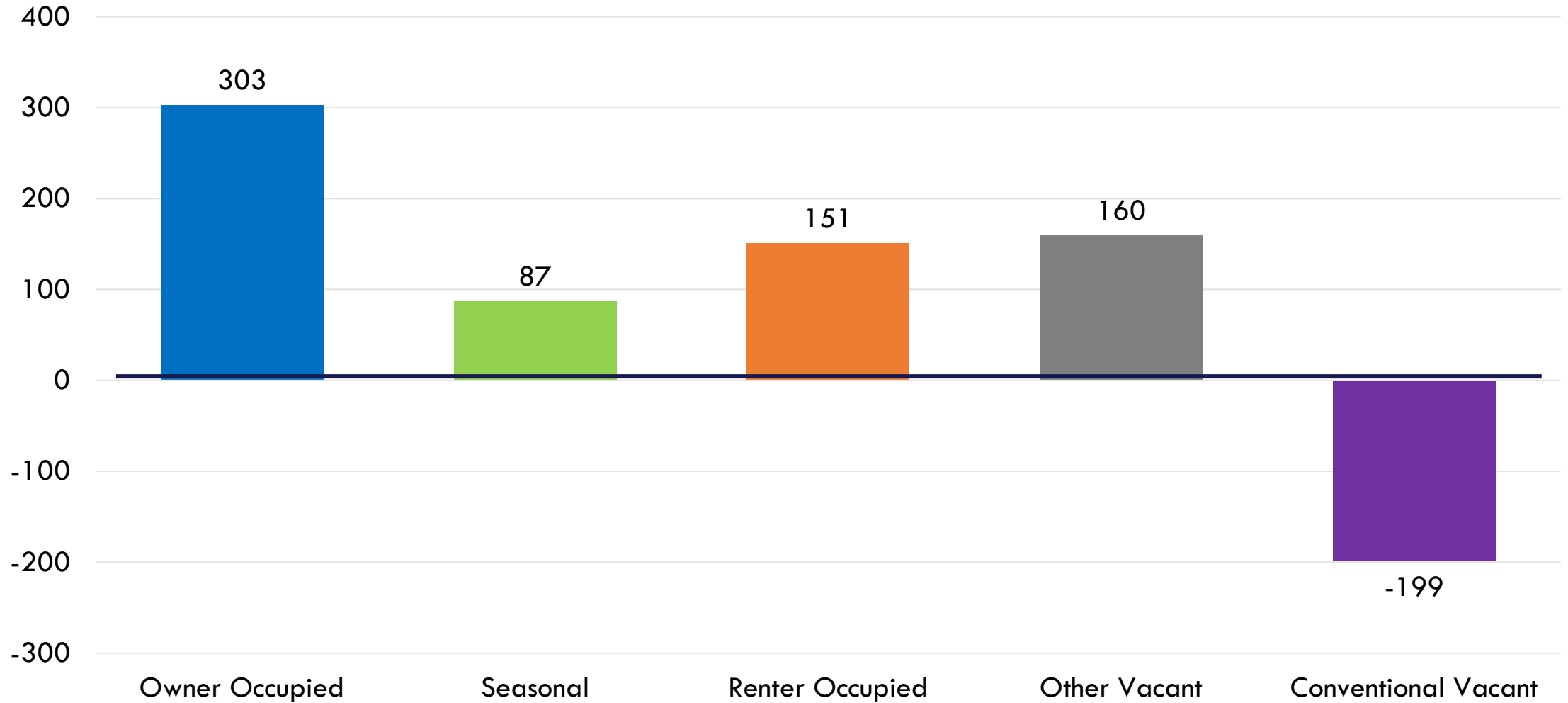
Genesee County Housing Supply, 2022 (Total – 26,039 Units)



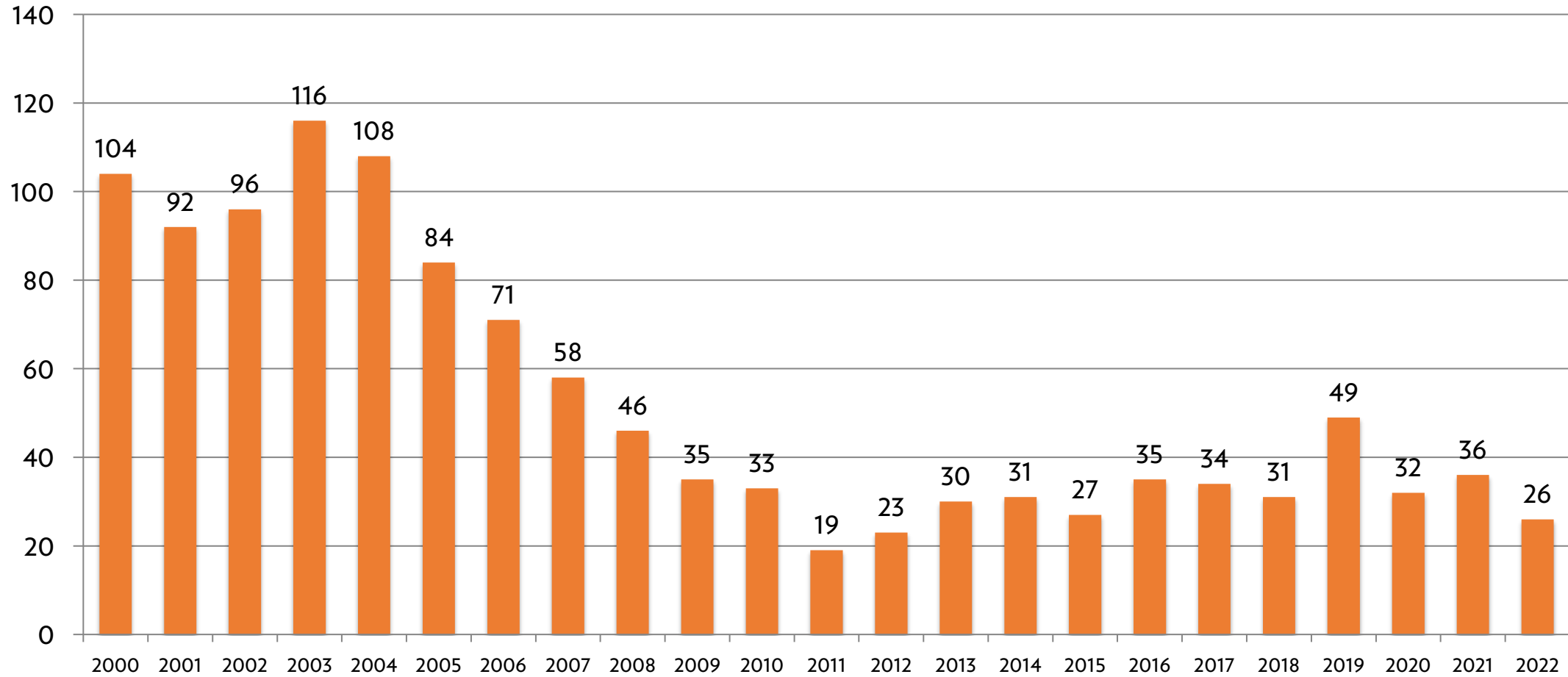
Housing Supply by Submarkets



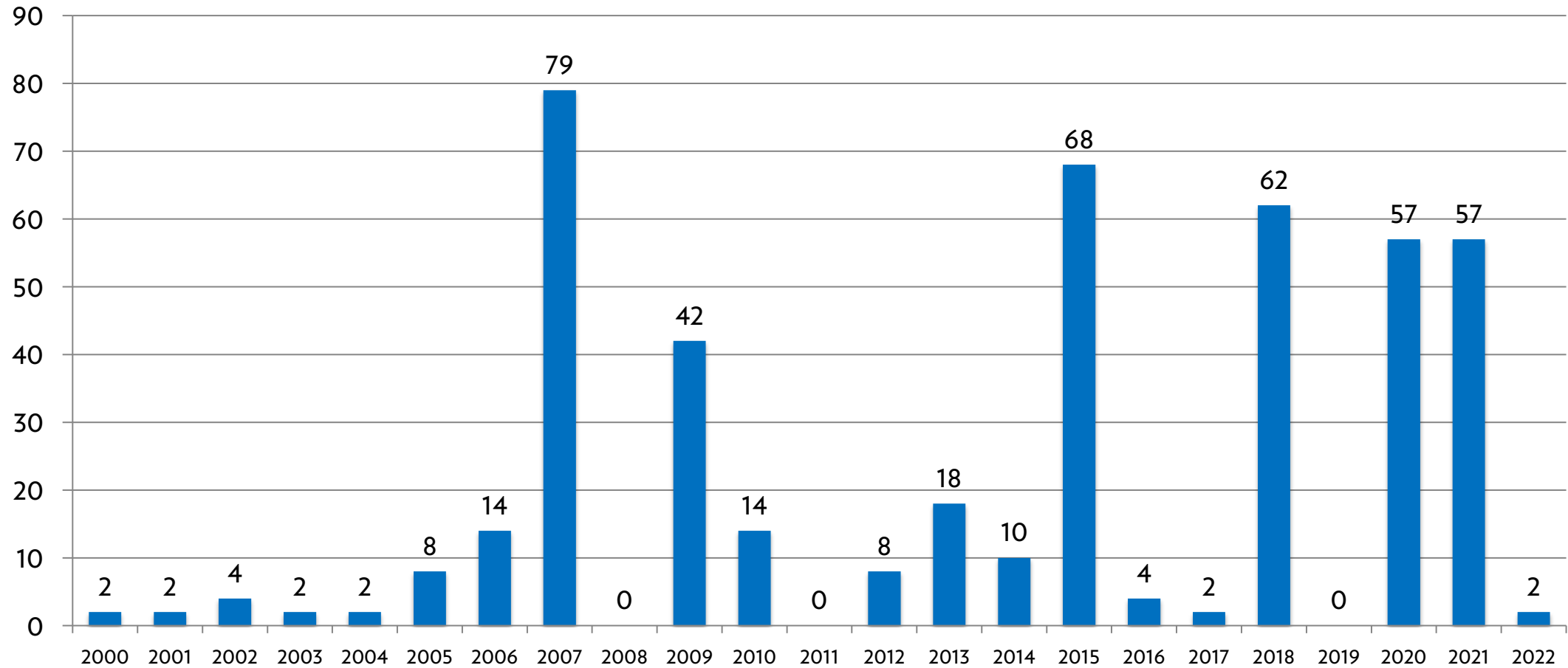
Changes in Housing Supply (2012-2022)



of Single-Family Units Permitted



of Multi-Family Units Permitted

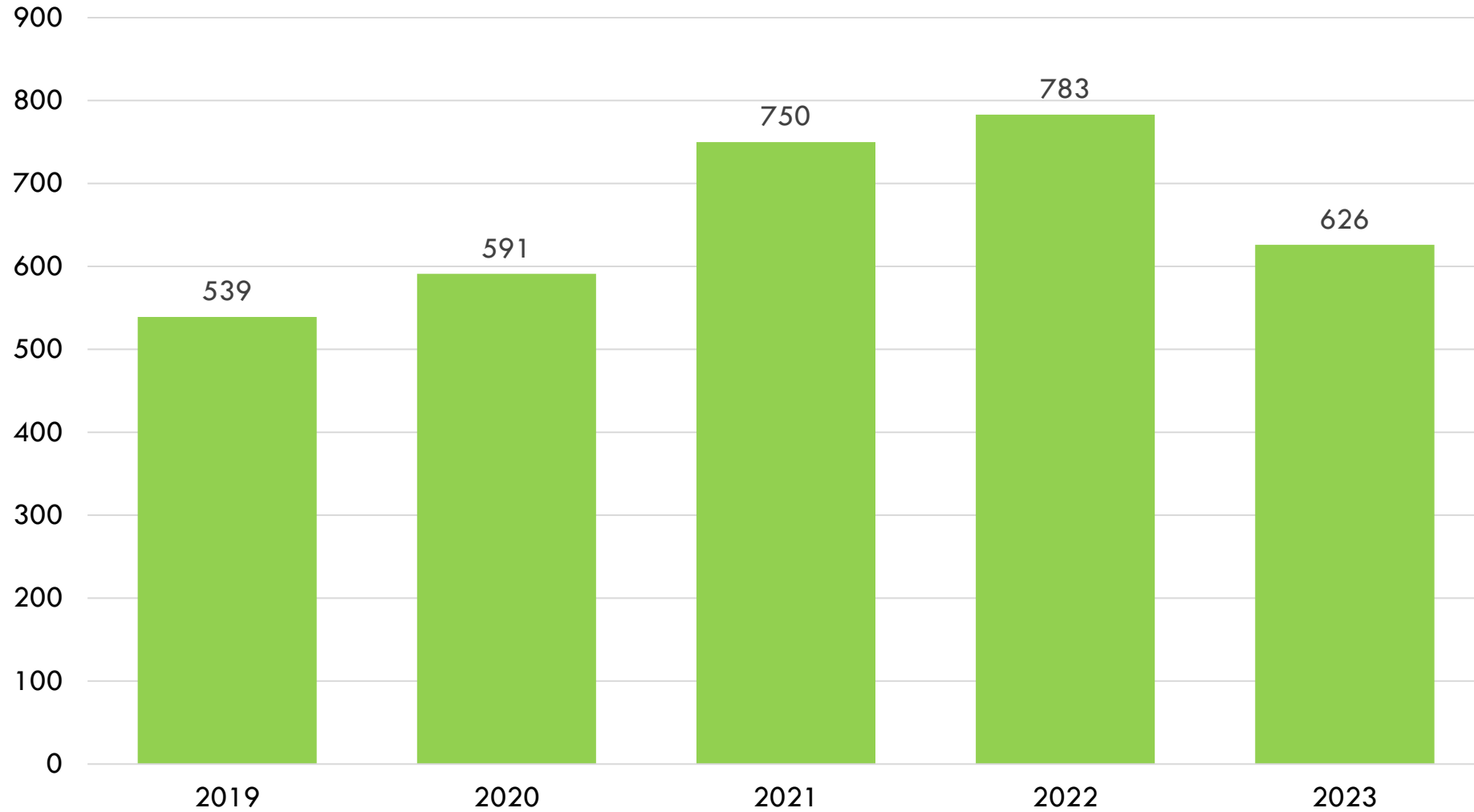


HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

MARKET
ANALYSIS
SALES HOUSING

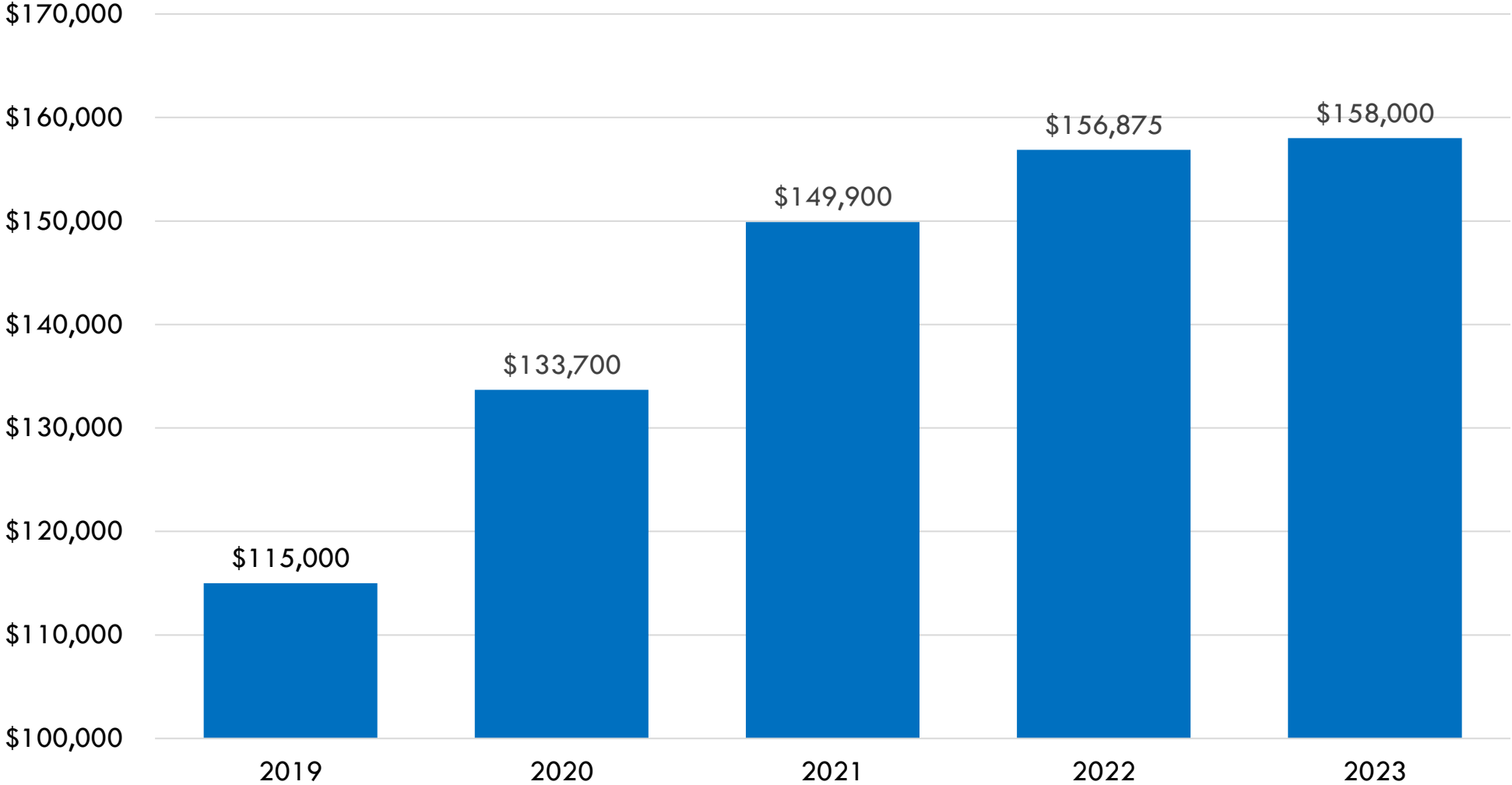
Home sales pace in Genesee County peaked in 2022 while price continues to rise. The newest owner-occupied single-family homes are commanding the highest prices.

Pace of Sales, Genesee County (January 2019 – December 2023)



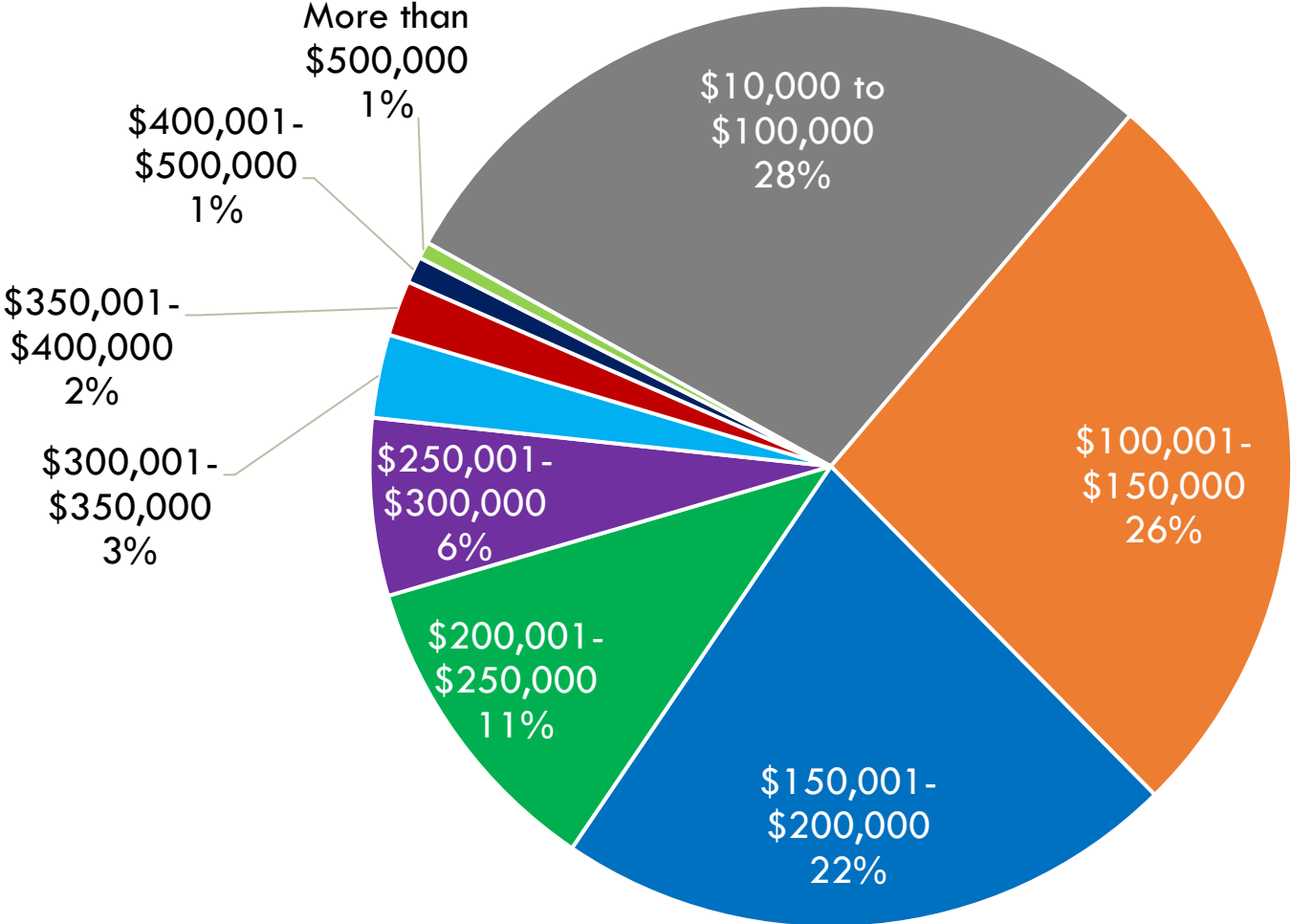
Sales volume peaked in 2022 before tapering down in 2023. Sales in 2023 are 16% higher than in 2019.

Median Sale Price, Genesee County (January 2019 – December 2023)



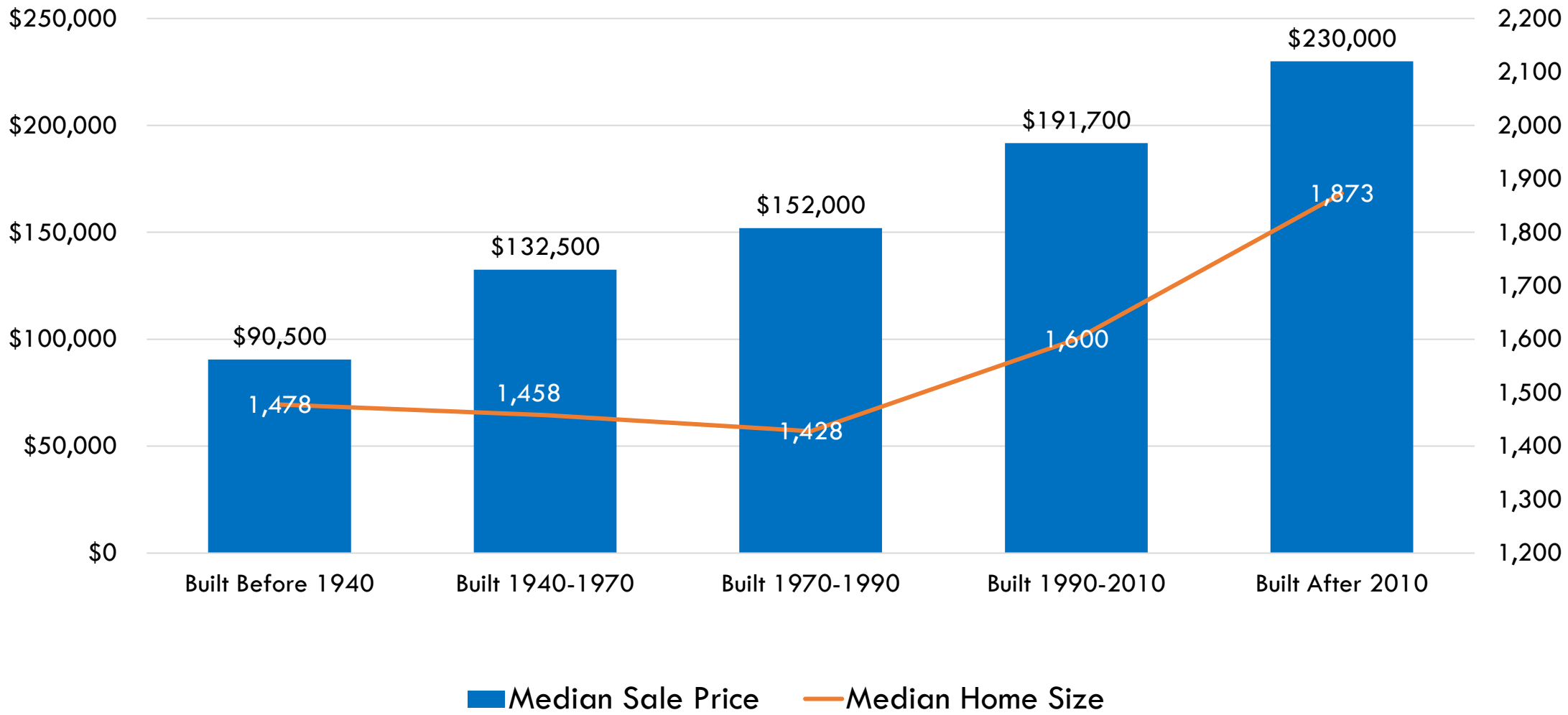
Genesee County's home prices have been steadily increasing from 2019 to 2023 — a **37.4%** increase at annualized rate of 8.3%.

Median Sale Price, Genesee County (January 2019 – December 2023)

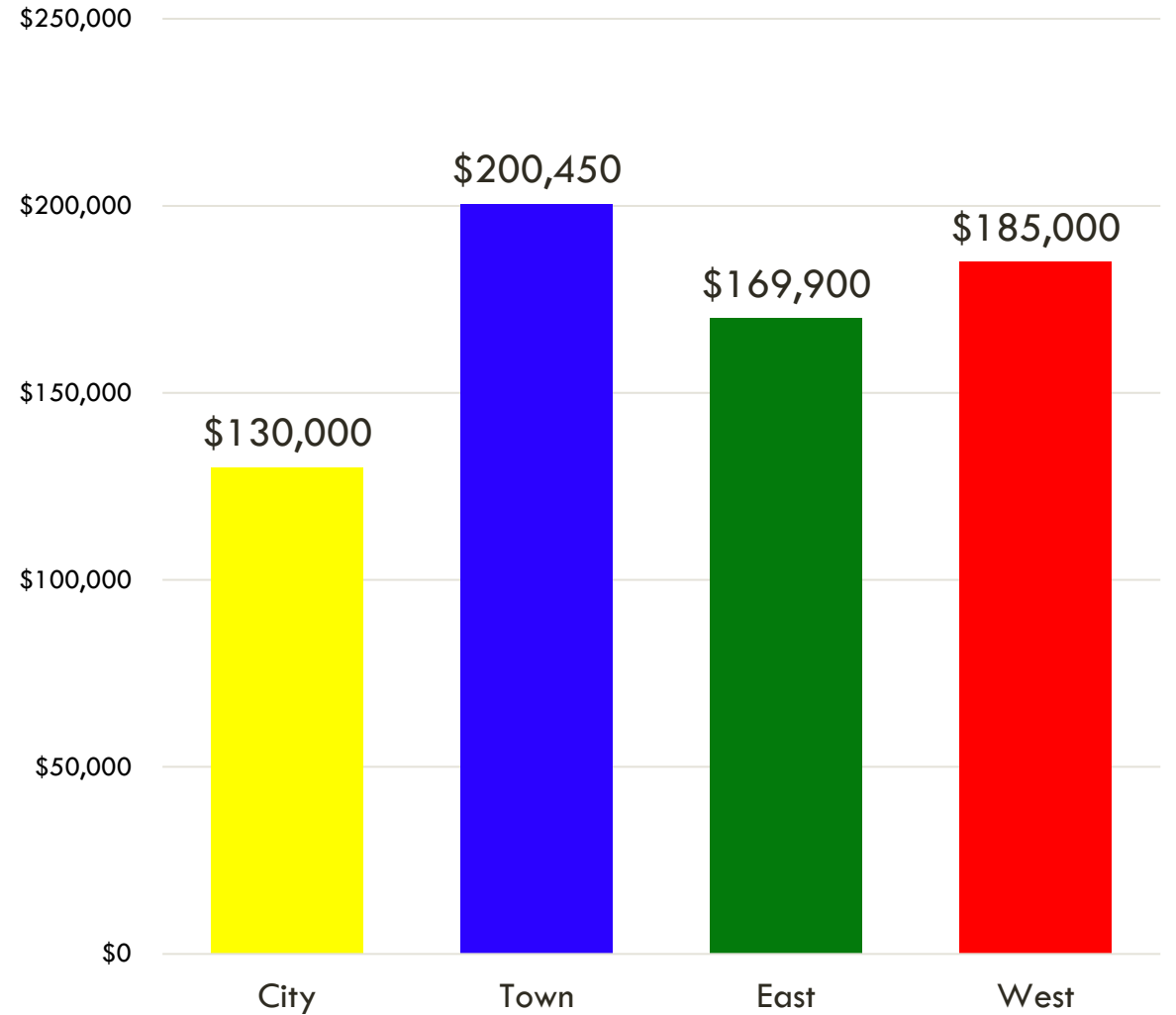
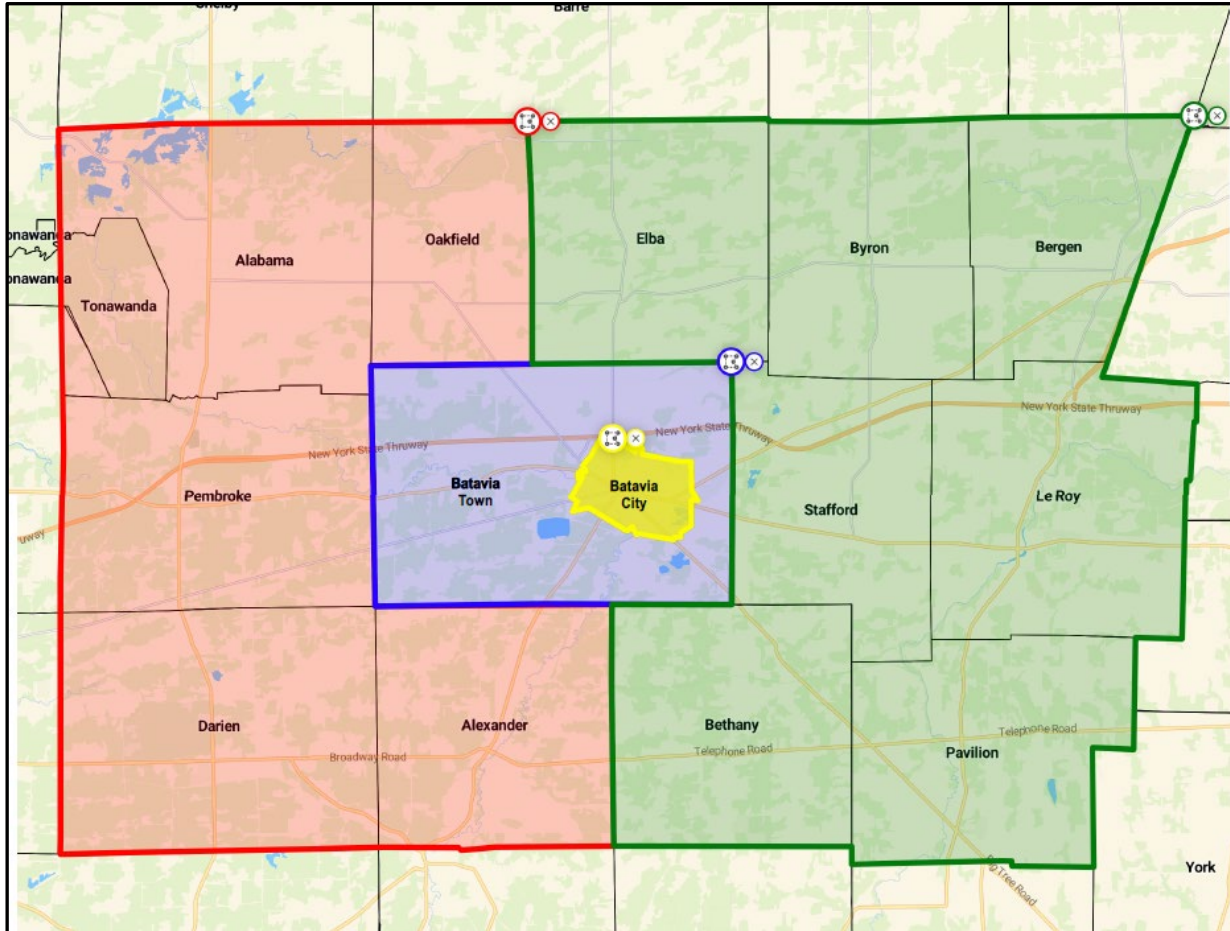


One of the primary reasons for price escalation: homes are getting bigger

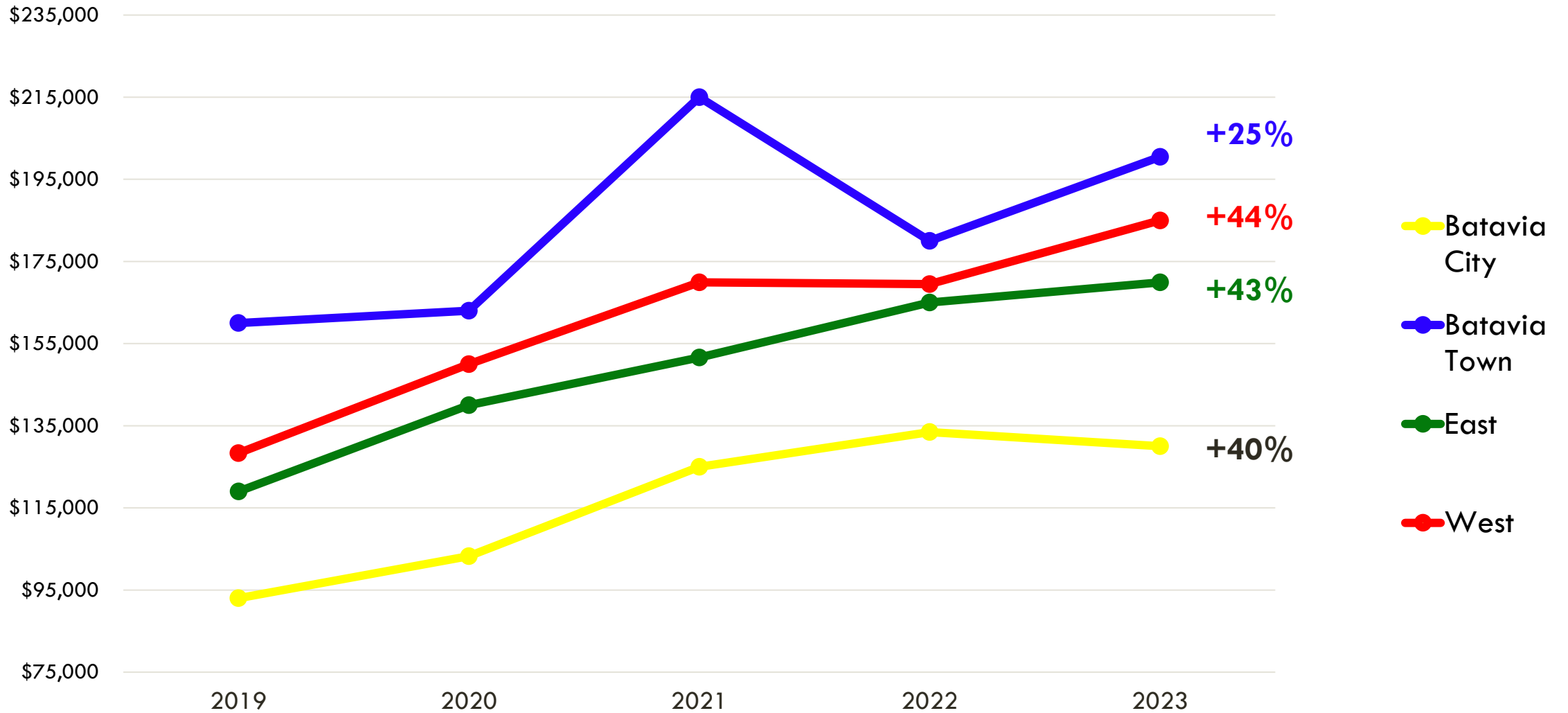
Median Sale Price/Size of Single-Family Detached Homes by Age of Homes



Median Sale Price (2023)



Median Sale Price by Year by Submarket (2019 - 2023)



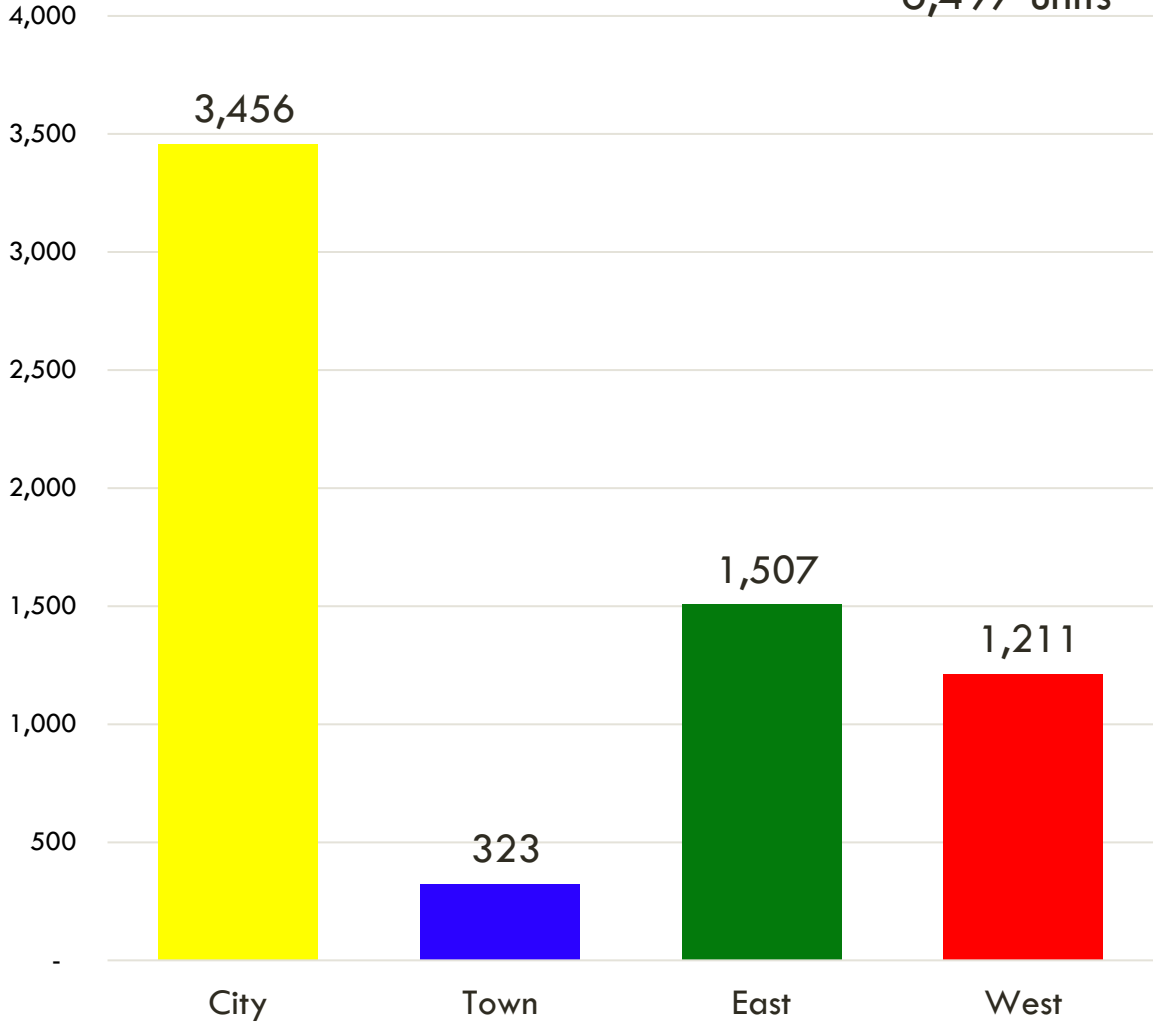
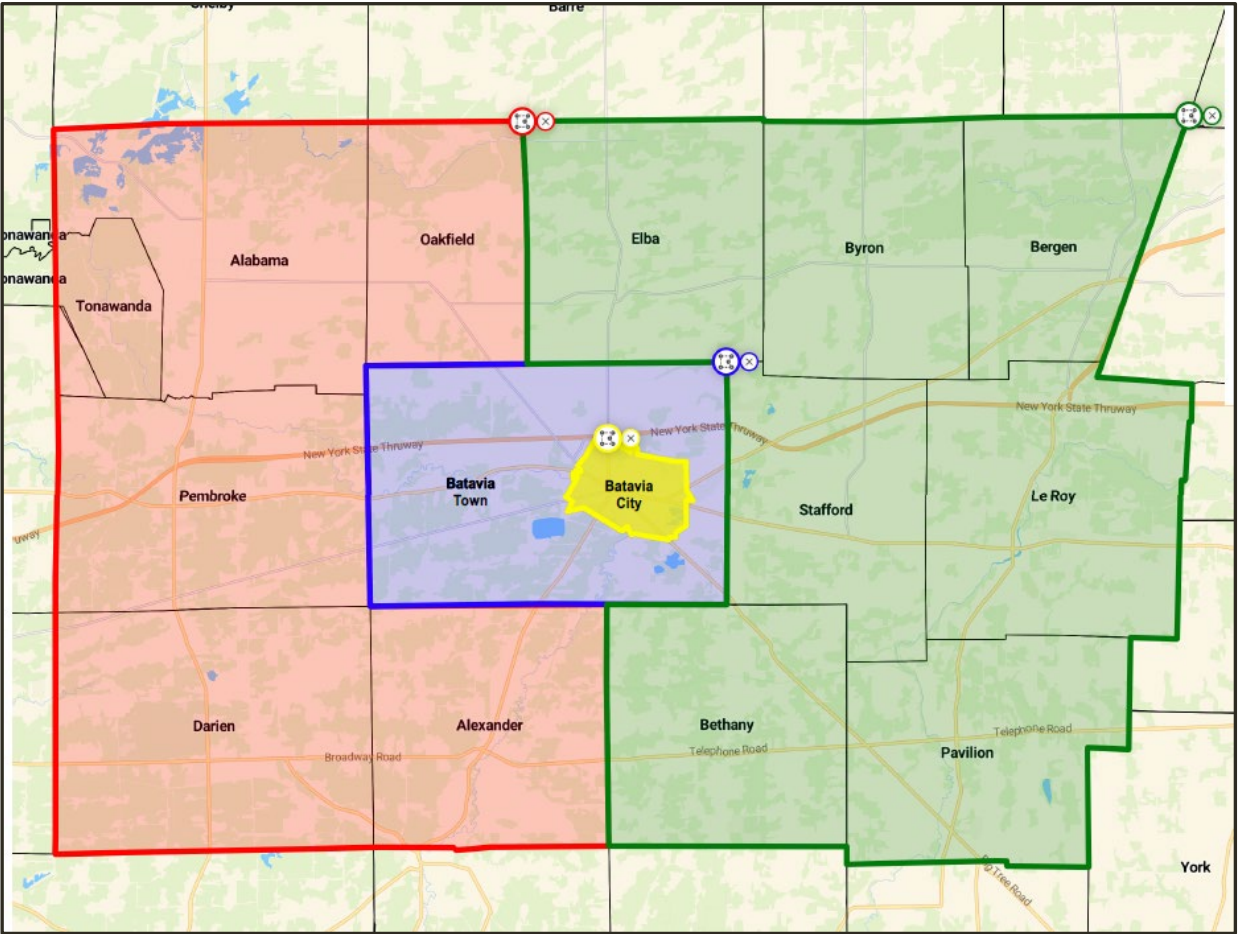
HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

MARKET
ANALYSIS
RENTAL HOUSING

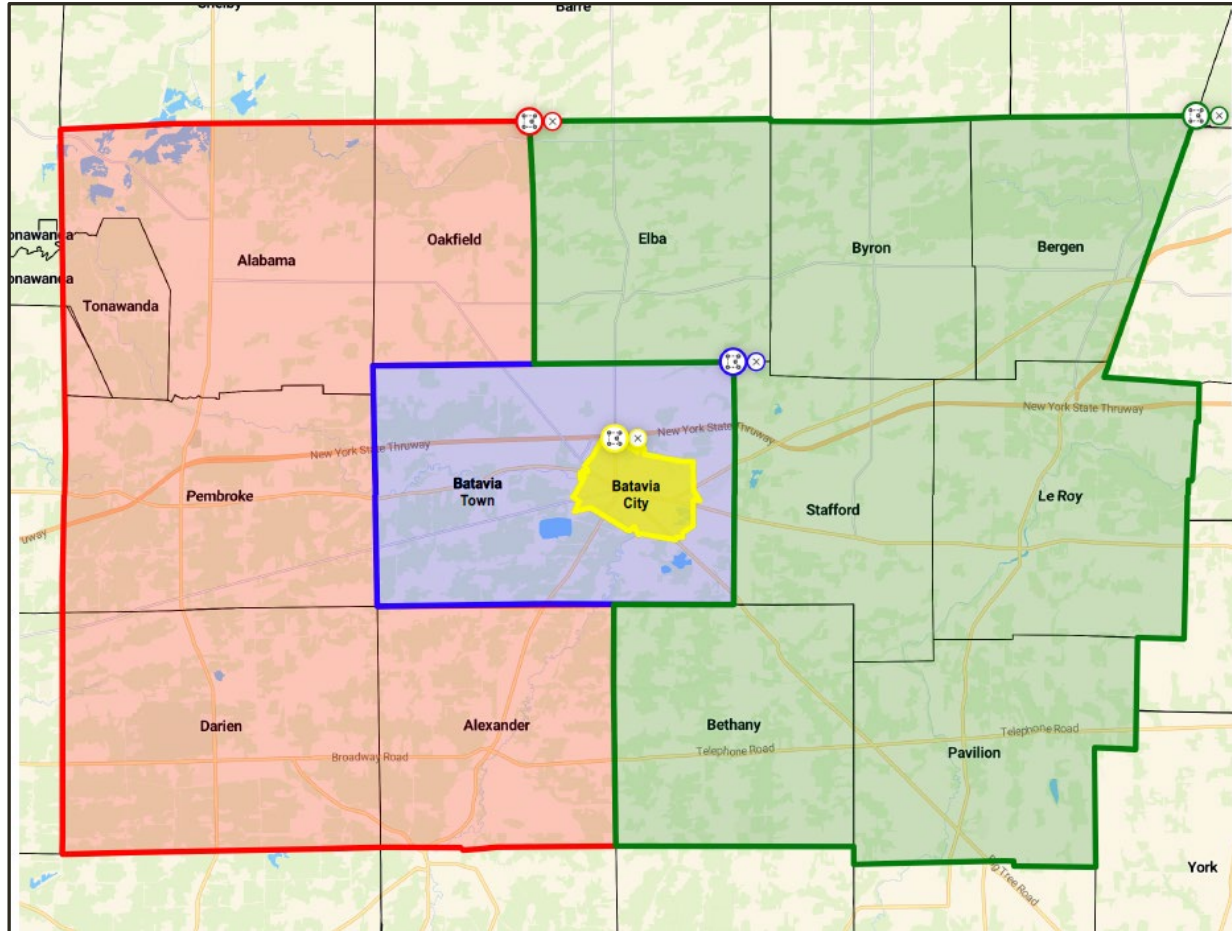
Renter-occupied homes in Genesee County have increased over the past decade. However, apartment availability remains critically low throughout the county.

Total Number of Occupied Rental Units 2022

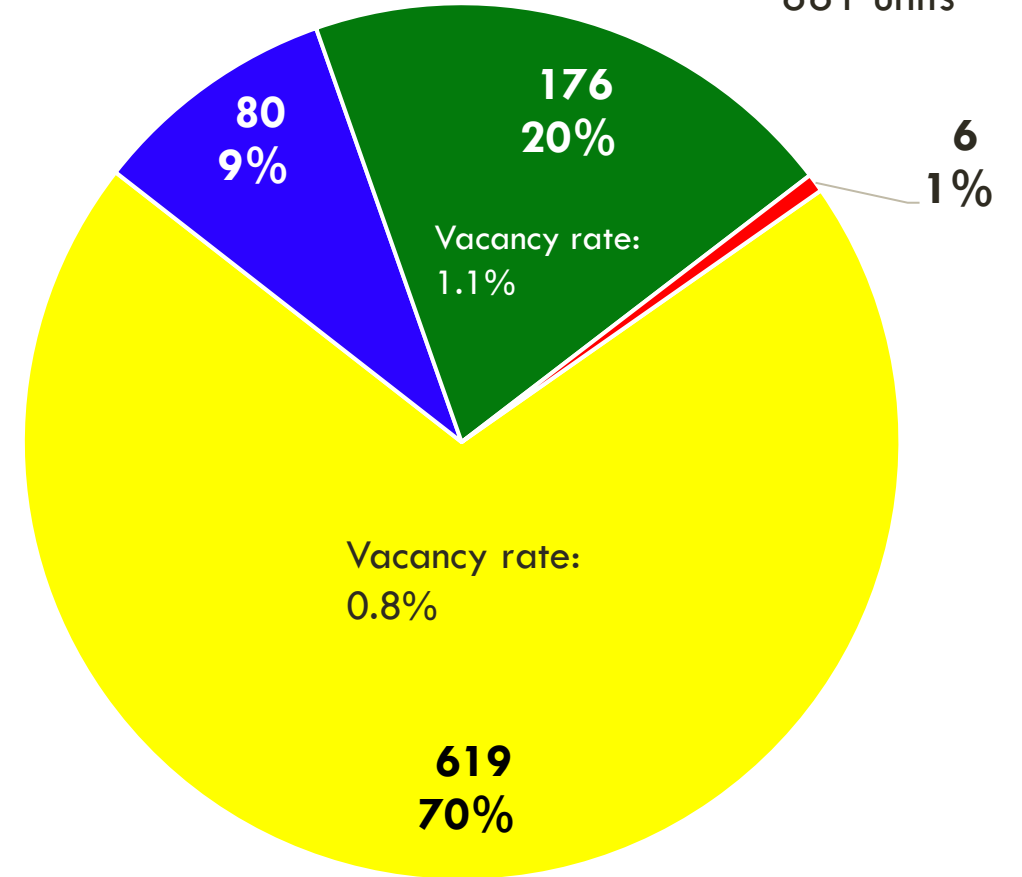
County Total:
6,497 units



Rental Units in Multifamily Complexes

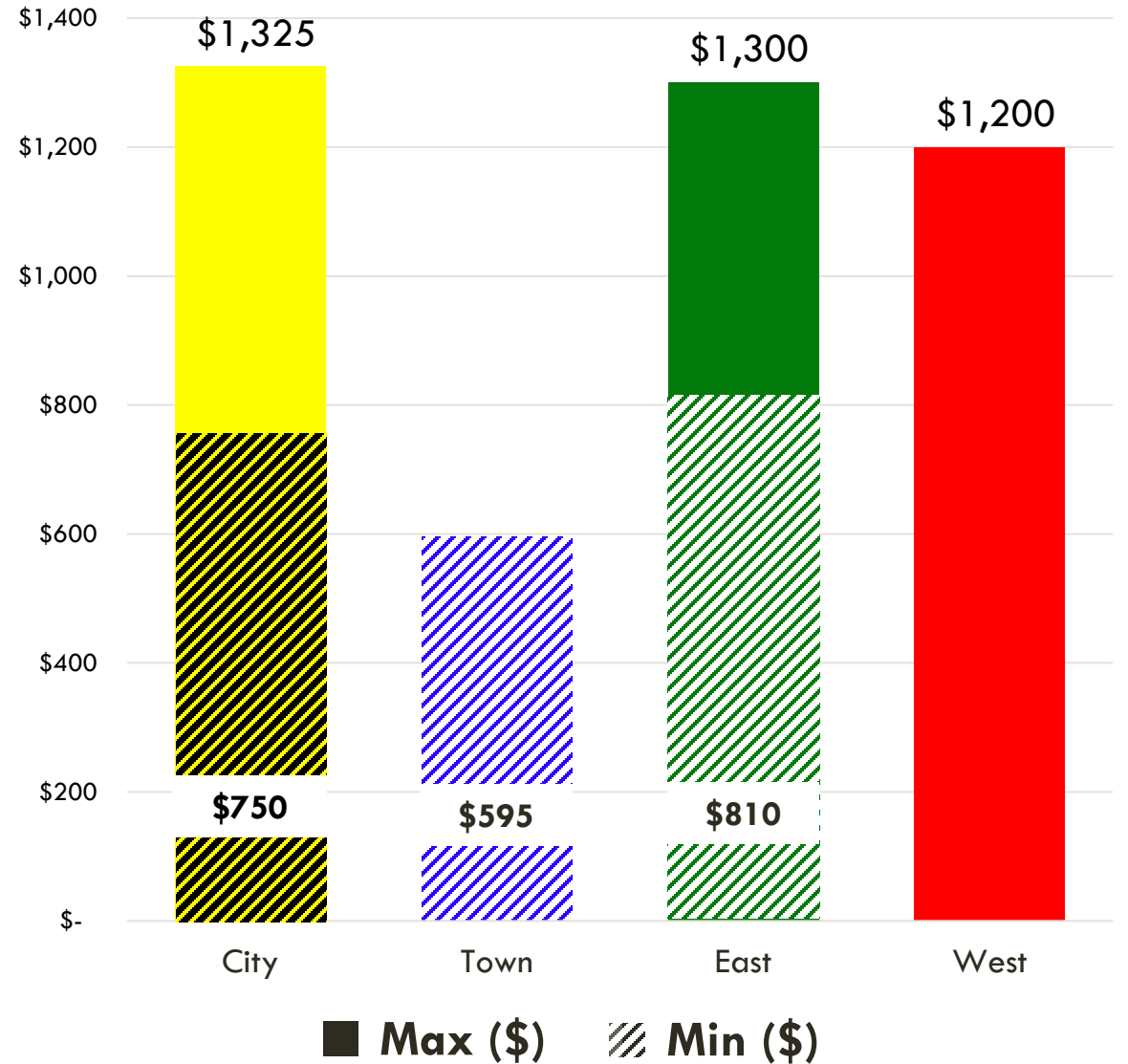
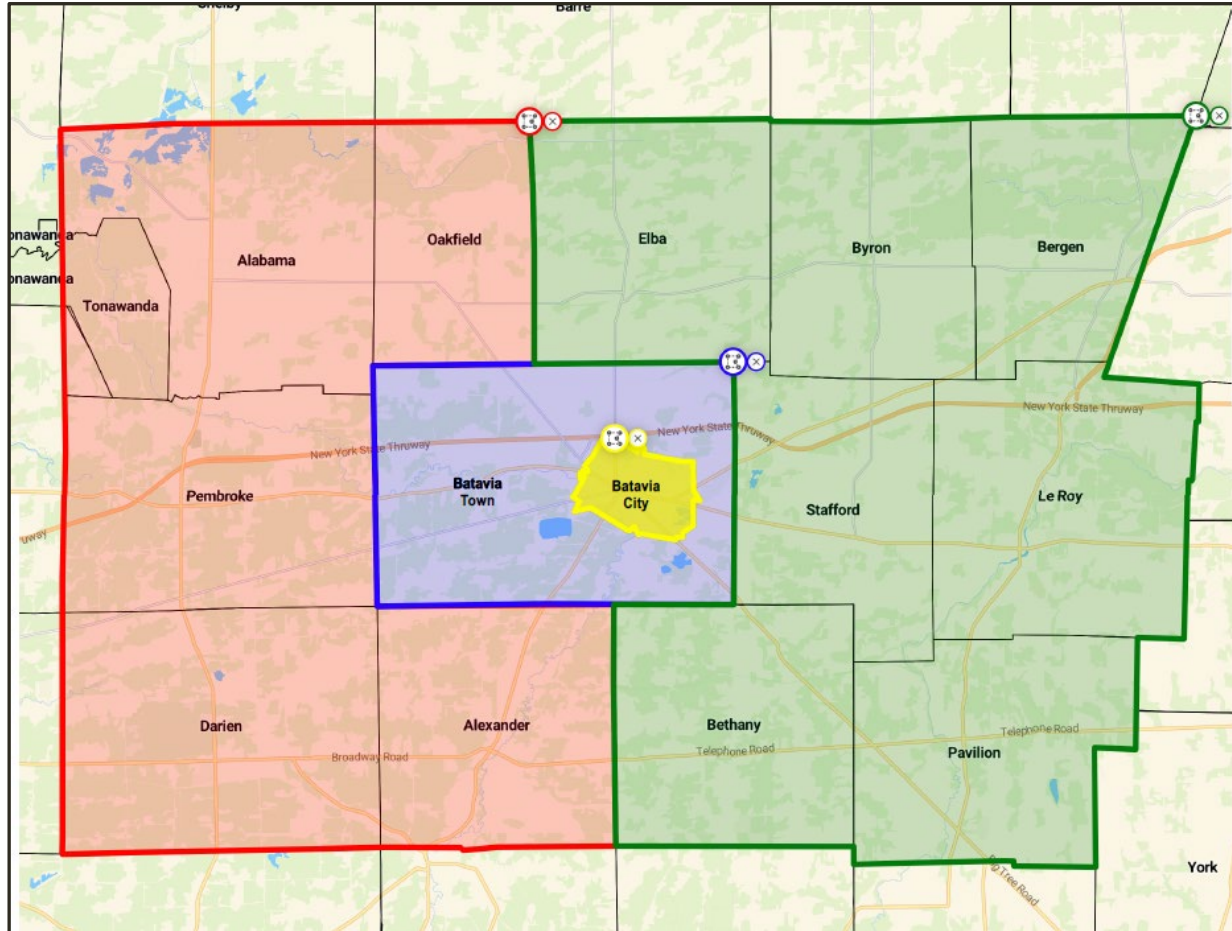


County Total:
881 units



- Batavia City Submarket
- Batavia Town Submarket
- East Submarket
- West Submarket

Price Ranges for 1 BR Apartments

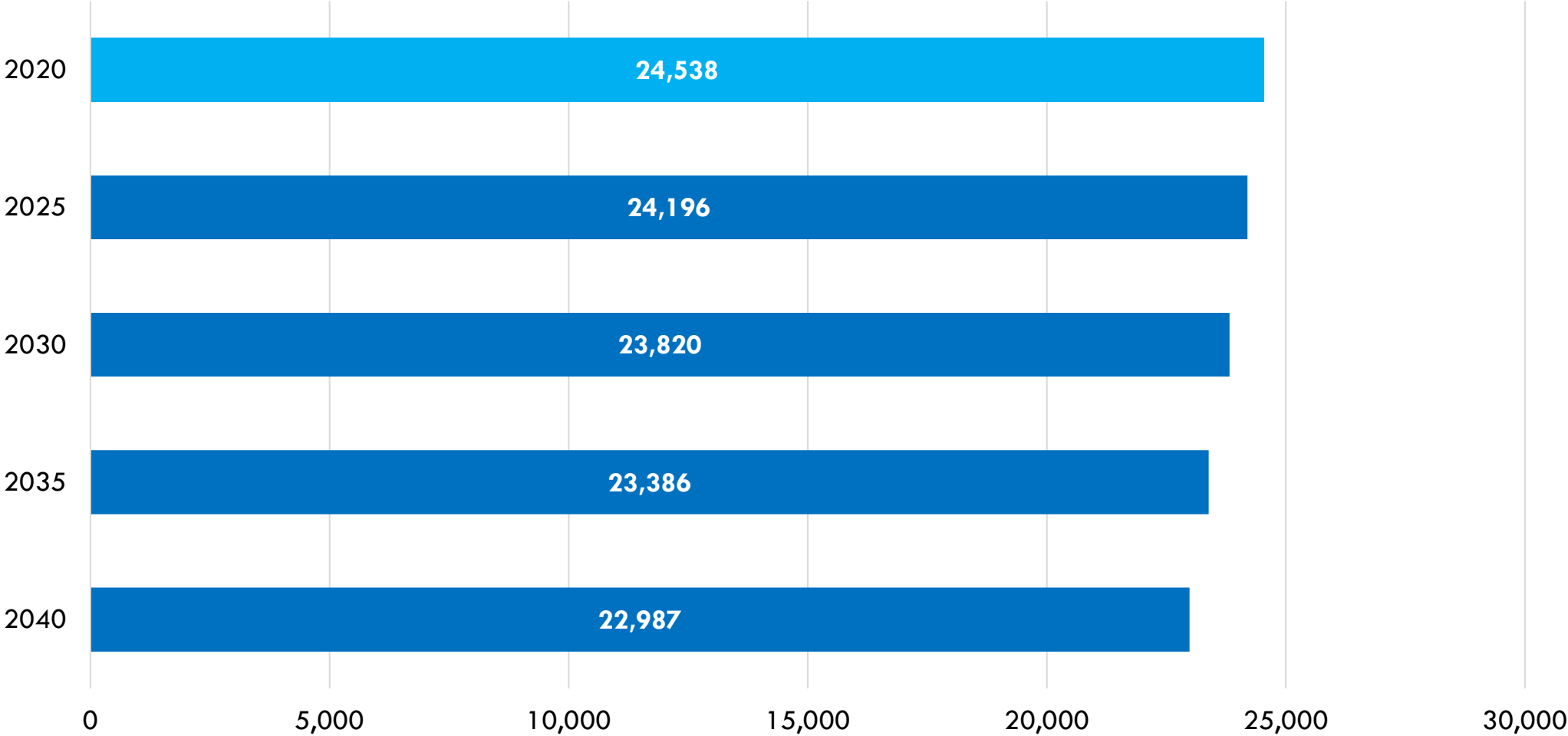


HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

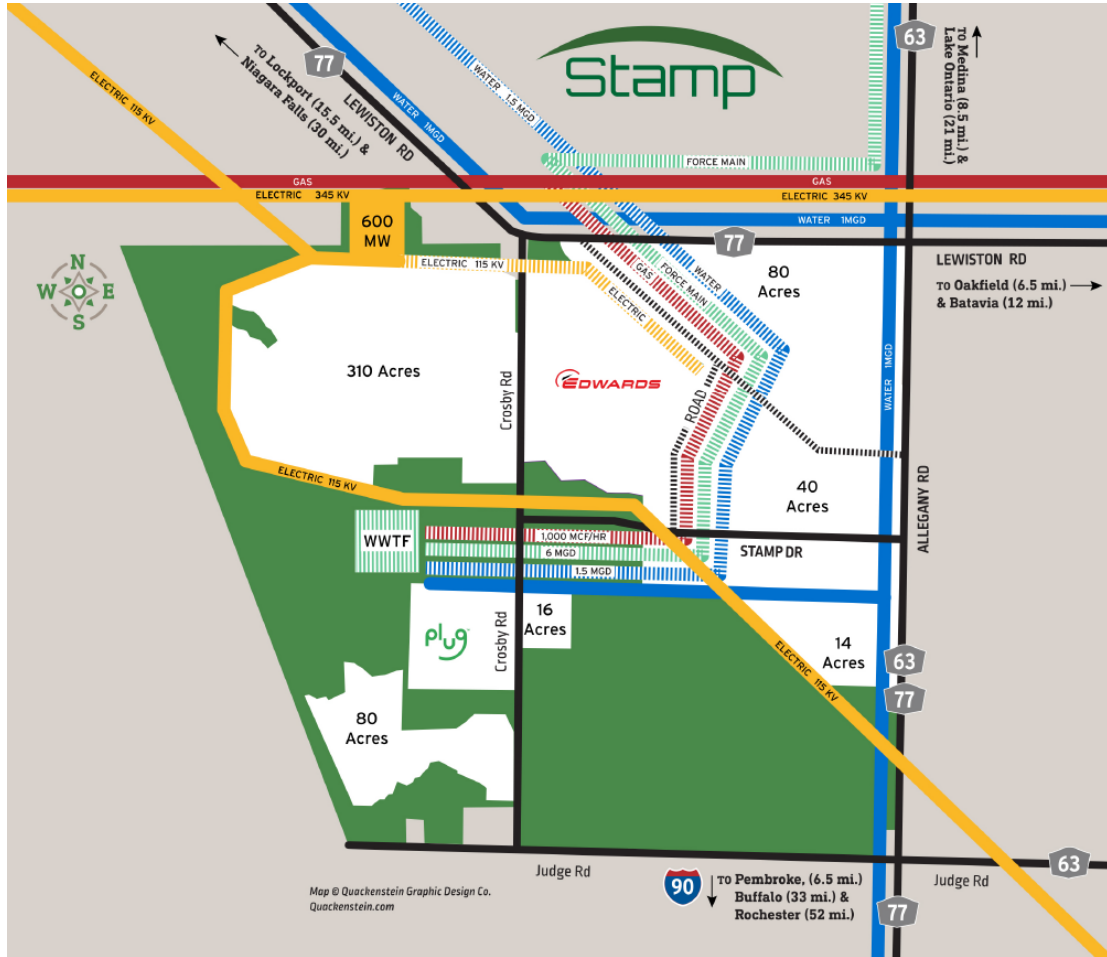
FUTURE
HOUSING
NEEDS

Despite a declining population in Genesee County, future planned development, particularly STAMP, is anticipated to generate a significant housing need for workers while a growing senior population will require its own supply of new housing stock.

Household Change (2020-2040) Not Factoring Growing Economy



STAMP



- Estimated total employment from STAMP using projections from GCEDC:

2025	2030	2035	2040
400	1,900	3,400	4,900

- Estimated new Genesee County workers from STAMP*:

2025	2030	2035	2040
591	2,810	5,028	7,246

- Total STAMP-created Genesee households*:

2025	2030	2035	2040
466	2,214	3,962	5,710

* STAMP workers and STAMP-created economic spillover for local jobs

Planned Economic Growth



- Estimated total employment from additional economic development activities:

2025	2030	2035	2040
120	250	500	740

- Estimated new Genesee County workers from additional employment growth*:

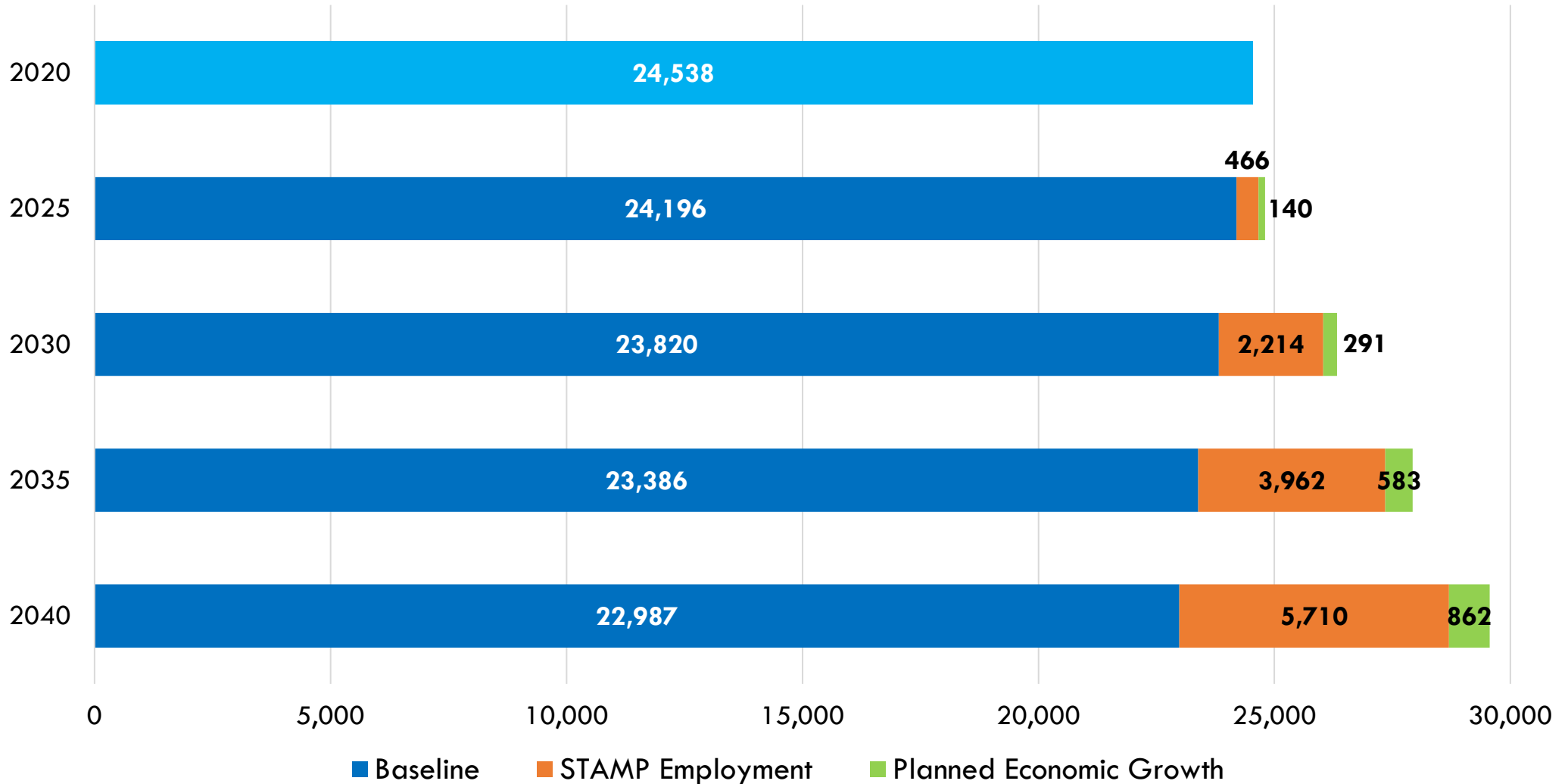
2025	2030	2035	2040
177	370	739	1,094

- Total additional employment-created Genesee households*:

2025	2030	2035	2040
140	291	583	862

* New workers and economic spillover for local jobs

Household Change (2020-2040) with Employment Growth



Total Housing Demand (2020-2040) with Employment Growth

	2020-2025	2025-2030	2030-2035	2035-2040	Total
Owner-Occupied Housing					
Householder Age 15 to 64-Base	(819)	(479)	(272)	(40)	(1,610)
Senior Base	867	454	69	(241)	1,149
STAMP Impact	331	1,242	1,243	1,242	4,058
Planned Economic Growth Impact	99	171	171	171	613
Total Growth In Owner-Occupancy	478	1,389	1,211	1,132	4,210
Rental Housing					
Householder Age 15 to 64-Base	(350)	(246)	(111)	(18)	(725)
Senior Base	202	106	16	(56)	268
STAMP Impact	166	621	621	621	2,029
Planned Economic Growth Impact	50	86	86	86	306
Total Growth In Renter-Occupancy	68	567	612	633	1,878
Total Demand Growth	546	1,955	1,823	1,765	6,088
Loss Of Supply	(200)	(220)	(265)	(310)	(995)
New Supply Needed	746	2,175	2,088	2,075	7,083
Senior Homeownership	361	499	200	-	1,060
Other Homeownership	175	944	1,061	1,184	3,364
Senior Rental	125	113	-	-	238
Other Rental	85	619	827	890	2,421

- **This growth translates to a need for 355 new units per year (2020-2040) or a 27% increase in housing supply**

HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

RECOMMENDATIONS,
STRATEGIES, &
ACTION STEPS

Housing Recommendations

1

Increase housing variety in the county to offer more attainable options.

2

Facilitate the expansion of new housing development in the county's Priority Development Areas to both stimulate and prepare for growth associated with STAMP and other economic development.

3

Expand housing options for the growing senior population.

4

Stabilize and rehabilitate the county's aging housing stock.

Recommendation 1: Diversify housing choices to accommodate all life stages and household needs in the county.

Implementation Strategy

- 1.1. Secure community support for a diversified housing stock.

Key Action Steps

- A. Create a countywide Housing Working Group.
- B. Share housing study broadly throughout the county.
- C. Provide evidence-based information to elected officials, municipal leaders, and planning/zoning boards.
- D. Support municipalities in joining the Pro-Housing Community Program.
- E. Continue to encourage redevelopment and infill projects in the city and villages.
- F. Continue to encourage new residential development in Priority Development Areas.

Recommendation 1: Diversify housing choices to accommodate all life stages and household needs in the county.

Implementation Strategy

1.2. Reduce barriers to entry for first-time home buyers.

Key Action Steps

- A. Develop or expand programs/incentives to assist potential homebuyers.
- B. Examine the feasibility of establishing employer assisted housing programs.

Recommendation 1: Diversify housing choices to accommodate all life stages and household needs in the county.

Implementation Strategy

1.3. Retain and create new income-restricted rental housing.

Key Action Steps

- A. Evaluate the feasibility of establishing a county housing trust fund.
- B. Collaborate with private/non-profit housing development organizations to preserve new income-restricted rental housing.
- C. Collaborate with same agencies to build new income-restricted rental housing target to low- and very low-income residents.
- D. Coordinate with social service providers and housing development organizations to build and/or retain homes for low-to-moderate income residents with special needs.
- E. Work with regional partners to identify a fair and sensible distribution of income-restricted housing throughout the county.

Recommendation 1: Diversify housing choices to accommodate all life stages and household needs in the county.

Recommended Strategy

1.4. Expand the County's housing-supportive personnel.

Key Action Steps

- A. Explore establishing a dedicated county housing staff person to coordinate the complete spectrum of housing development and supportive services across the county.
- B. Create a countywide housing advisory board consisting of elected officials and/or representatives from each municipality to identify and address specific housing challenges, identify key housing initiatives, and pursue housing opportunities.

Recommendation 2: Facilitate the expansion of new housing development in the county's Priority Development Areas to both stimulate and prepare for growth associated with STAMP and other economic development.

Recommended Strategy

2.1. Evaluate existing land use and housing policies to ensure that growth can be accommodated.

Key Action Steps

- A. Assess zoning standards within the county's Priority Development Areas deemed appropriate for higher-density housing to ensure developers can build by right.
- B. Assist municipalities with updating comprehensive plans to align with the community's housing goals and zoning.
- C. Explore the suitability of inclusionary initiatives for developers to encourage and incentivize more affordable development.
- D. Monitor infrastructure capacity to absorb desired residential growth.

Recommendation 2: Facilitate the expansion of new housing development in the county's Priority Development Areas to both stimulate and prepare for growth associated with STAMP and other economic development.

Recommended Strategy

2.2. Streamline the County's housing delivery services.

Key Action Steps

- A. Coordinate with municipalities to identify grants for infrastructure improvements that will assist developers with financing new housing projects.
- B. Provide technical assistance to local jurisdictions to ensure that zoning provisions allow more varied housing typologies and higher densities.

Recommendation 2: Facilitate the expansion of new housing development in the county's Priority Development Areas to both stimulate and prepare for growth associated with STAMP and other economic development.

Recommended Strategy

2.3. Increase the supply of housing for future employees.

Key Action Steps

- A. Incentivize developers and home builders to construct more market-rate for-sale housing, including smaller homes targeted to the “workforce” sector.
- B. Promote the development of mixed-use and multi-family apartments, townhomes, and condominiums in Priority Development Areas with existing infrastructure near transportation and services.

Recommendation 3: Expand housing options for the growing senior population.

Recommended Strategy

- 3.1. Assist older adults with staying independent in their current homes as long as possible.

Key Action Steps

- A. Initiate a senior home modification program that offers grants, low-interest loans, and/or volunteer labor to help mobility-challenged seniors live safely in their current homes.
- B. Continue promoting the Genesee County Handyman Program to assist low-income seniors with small, household repairs.

Recommendation 3: Expand housing options for the growing senior population.

Recommended Strategy

- 3.2. Increase the desirable supply of new, lower-maintenance housing in mixed-age, walkable, amenity-rich neighborhoods with design features that are suitable for senior living.

Key Action Steps

- A. Offer technical assistance to municipalities to encourage/incentivize accessory dwelling units (ADUs) where appropriate as an affordable housing option for seniors.
- B. Coordinate with retirement home communities to build sufficient units/beds in various levels of care in the next twenty years.
- C. Coordinate with affordable housing providers to build new low-income senior housing and retain the supply of such units.

Recommendation 4: Stabilize and rehabilitate the county's aging housing stock.

Recommended Strategy

4.1. Minimize the negative impacts of vacant and/or dilapidated housing units.

Key Action Steps

- A. Maintain a real-time inventory of vacant or distressed homes.
- B. Evaluate the feasibility of instituting a vacant property registration program.
- C. Evaluate the feasibility of establishing a county land bank to address any problems of vacant, abandoned, derelict, contaminated, or tax delinquent property.
- D. Encourage the repair and rehabilitation of vacant rental units and other vacant spaces to increase the supply of critically needed apartments for low- and moderate-income renters.

Recommendation 4: Stabilize and rehabilitate the county's aging housing stock.

Recommended Strategy

4.2. Support home renovation activities for older housing stock.

Key Action Steps

- A. Partner with various service providers to launch a home improvement program in mature city and village neighborhoods.
- B. Incentivize the demolition and replacement of distressed homes.
- C. Provide incentives for owners of older apartments to replace lost rent during renovations to improve energy efficiency.



QUESTIONS/DISCUSSION

FINAL REPORT PRESENTATION

SEPTEMBER 26, 2024

URBAN PARTNERS

Community & Economic Development

Philadelphia, PA • Charleston, SC