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COUNTY EXECUTIVE

MONROE COUNTY

**2025 - 2029 Strategic Plan and 2025 Annual Action Plan
for Housing and Community Development
in Suburban Monroe County**

**Public Comment Period
May 8 - June 11, 2025**

Monroe County Department of Planning & Development

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Monroe County Five-Year Consolidated Plan serves as a vision for how to best utilize funds provided by the United States Department of Housing and Urban Development (HUD) to address a wide variety of housing and community development issues facing community members in suburban Monroe County. For the purposes of this Consolidated Plan, Suburban Monroe County consists of seventeen towns and ten villages in Monroe County. This includes all municipalities in Monroe County with the exception of the towns of Greece and Irondequoit, and the City of Rochester. By virtue of their populations, the towns of Greece and Irondequoit are entitlement communities in their own right, and as such receive their own CDBG allocations. The Towns of Greece and Irondequoit are members of Monroe County's HOME consortium, which has a total membership of 19 towns and 10 villages. The City of Rochester receives its own CDBG, HOME, and ESG allocations.

Monroe County participates in a consortium of municipalities to help prioritize and address community development needs. The 2025 – 2029 Monroe County Consolidated Plan is administered by the Monroe County Community Development (CD) Department. Monroe County is required to prepare this Five-Year Consolidated Plan for the three federal community development grant programs utilized by the County. These include Community Development Block Grants (CDBG), HOME Investment Partnership Program (HOME), and Emergency Service Grants (ESG) funds.

This Five Year Consolidated Plan (Plan) provides instructions for addressing various community development needs in Suburban Monroe County, including addressing housing, economic advancement, homelessness, public housing, public service, and public facility needs, among others.

Monroe County is projected to receive the following resources throughout this five year period. It should be noted that these projected amounts can and will change based on annual changes in federal allocations.

- CDBG: \$8,777,100
- HOME: \$5,592,955
- ESG: \$804,925

Monroe County has developed this Plan to provide structure in setting goals for community development actions that are intended to take place during this five year period. These goals include the following:

- Expand affordable housing opportunities
- Repair housing and make housing safe for people of all ages
- Improve public facilities, infrastructure and services
- Connect community members with jobs and economic advancement opportunities

This Plan features four distinct sections starting with a needs assessment that uses a data driven approach to identifying and prioritizing housing, public housing, homeless, service, and infrastructure needs. The Plan then looks at existing market conditions in a market analysis, which examines a variety of variables impacting the overall housing market.

The findings and priorities identified in the needs assessment and market analysis sections informs the contents of the Strategic Plan section. Strategies and goals are laid out in this section of the Plan. The final section of the plan is the Annual Action Plan. This section of the plan spells out specific actions that will be taken that advance goals identified in the Strategic Plan.

The overarching goal of the actions laid out in this Plan is to address the needs identified through the consultation process.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The key takeaways of the needs assessment and market analysis sections of the 2025-2029 Consolidated Plan include the following:

- Housing affordability for both owner and renter occupied housing units is on the decline in Monroe County.
- Monroe County's population is aging, and lacks an adequate supply of safe housing for seniors to age in place.
- Monroe County is facing a looming homelessness problem compounded by a reduction in homeless shelter beds.
- Communities across Monroe County face issues improving antiquated public infrastructure in order for it to be made safe for all.

For the purpose of this Consolidated Plan, Monroe County has established a set of program goals that will be addressed through the use of CDBG, HOME, and ESG funds during the 2025-2029 period. These are as follows:

- a) Expand the availability of affordable rental and home ownership opportunities for all low to moderate-income residents.
- b) Repair and conserve existing housing stock to reduce the presence of substandard living conditions in households and make housing safe and accessible to people of all ages.
- c) Improve access to and quality of public facilities to ensure all residents have access to adequate public facilities and infrastructure.
- d) Repair, conserve, and provide safe public infrastructure in lower income areas.
- e) Provide job training, job placement, and economic advancement opportunities for low to moderate-income persons and persons with special needs.
- f) Provide and expand access to essential public services, particularly those that promote home ownership, fair housing, and housing stability.

3. Evaluation of past performance

As part of the consolidated planning process, Monroe County reflects on past performance in order to refine goals and strategies for projects moving forward. Key takeaways are as follows:

- In recent years, Monroe County has completed the construction of hundreds of rental housing units.
- Monroe County has successfully improved access to and quality of public facilities in a variety of neighborhoods across Suburban Monroe County.
- Funds have helped retain and create jobs and assist businesses.
- Funding has efficiently been allocated to providing housing via rapid rehousing and rent and financial assistance.
- Funding has helped prevent homelessness.
- The Homeowner Housing Rehabilitation program has successfully resulted in hundreds of houses being rehabbed in recent years.

The Needs Assessment and Market Analysis sections of the 2025 – 2029 Consolidated Plan reveal that while these programs have had a demonstrable improvement on community development conditions across Suburban Monroe County, more actions must be taken to improve community development conditions across Suburban Monroe County.

4. Summary of citizen participation process and consultation process

Monroe County is committed to encouraging the public to participate in the planning process at every stage. Monroe County held two public hearings during the plan development process in order to both gain a better understanding of current community development needs, and to share the findings gathered throughout the planning process with the public.

Beyond the public hearings, Monroe County hosted a housing fair in March of 2025. This event was held in conjunction with a variety of service providers in Monroe County. Over 120 community members attended this event, where they were able to learn about housing opportunities, lending opportunities, first time homebuyer programs, utility provider incentives, and more.

This year, the Fair had 18 tables from non-profits, city and county departments, and lenders, all providing relevant information and resources to approximately 121 individuals from Monroe County. In addition, The Housing Council at PathStone gave 3 introductory presentations to interested individuals:

- Home Buying 101: Resources for First Time Buyers
- Your Partner in Homeownership: A Journey of Support for Current Homeowners
- Affordable Rental Options and Tenant's Rights

Community members were also invited to participate in a public participation survey. This survey was completed by more than 60 community members, and asked a variety of questions regarding community development needs across Suburban Monroe County.



Monroe County Spring Housing Fair 2025

5. Summary of public comments

Monroe County has provided a summary of survey feedback as an attachment to this plan. Of the comments analyzed, 44 community members provided a "BIG IDEA" for community programs. Common themes included:

- Affordable housing expansion
- Infrastructure improvements
- Support for aging populations
- Energy-efficient housing
- Job creation and economic development

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views provided in citizen participation opportunities were accepted.

7. Summary

The contents of the Needs Assessment and Market Analysis conducted in this Plan, in addition to the public comments received, will illustrate the need for the strategies and goals set out in this Strategic Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MONROE COUNTY	Department of Planning and Development
HOME Administrator	MONROE COUNTY	Department of Planning and Development
ESG Administrator	MONROE COUNTY	Department of Planning and Development

Table 1 – Responsible Agencies

Narrative

Monroe County's Division of Community Development (CD) is a division of the Department of Planning and Development (Planning.) CD is the lead agency in developing and executing the Consolidated Plan (Plan) with support of Planning's other divisions, Economic Development (ED) and the Planning Division (PD.) CD staff administer programs directly, or by contracting with municipal consortium members and private sector subrecipients.

The Economic Development (ED) Division of the Department administers a wide variety of County business incentive programs. The Monroe County Finger Lakes APEX Accelerator, a component of the Monroe County Economic Development division, helps businesses secure government contracts that will keep them competitive and thriving in the region. APEX works with businesses to provide them with necessary tools and information to responsively bid on government contracts.

The Planning Division evaluates municipal planning and development activities including HUD required environmental reviews including: CDBG infrastructure projects, home improvement projects, and HOME-funded affordable rental developments and acquisition rehabilitation and resale projects.

Monroe County actively creates and maintains strong partnerships with consortium members and community-based partners. CD staff administers the Home Improvement Program and Homebuyer Assistance Program, both directly, and by contracting with Towns, Villages, nonprofit subrecipients. The County's major nonprofit partners in administering HOME and CDBG programs covered by the Plan include but may not be limited to The Housing Council at Pathstone, ABVI Goodwill of the Finger Lakes,

Lifespan of Greater Rochester, and potentially others depending on funding and need. ESG subrecipients include Coordinated Care Services, Person Centered Housing Options, and Webster Hope.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Monroe County is fortunate to be served by many agencies, organizations, nonprofits, and groups that focus on the wellbeing of the community as a whole– the wellbeing of its people, its environment, its economy, its cultural resources, et cetera. Monroe County Community Development (CD) staff make it a priority to involve as many of these entities in the planning process as possible, striving to ensure the County receives the full benefit of their experience and expertise in all phases, from strategic planning to implementation and evaluation, when appropriate.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Partners Ending Homelessness (PEH) is the Continuum of Care (CoC) for Monroe County. CD engages with PEH to coordinate on homeless prevention initiatives and to actively work to better address the needs of the homeless populations in Monroe County. CD also works closely with public and assisted housing providers within the County to best address the County’s most current and pressing housing needs. Monroe County maintains close communication with these providers on the projects and initiatives they undertake.

Throughout the 2025 – 2029 Plan cycle, Monroe County will continue to meet and coordinate with these partners to continue to build a reliable and adaptable network of programs and providers to meet the County’s evolving housing needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Monroe County continues to participate in the Rochester / Monroe County Continuum of Care (CoC), a multi-jurisdictional, community-wide group which oversees the local system to determine if the needs of the homeless are being met. The CoC continues to stress the need for permanent housing while maintaining existing successful emergency shelters through permanent supportive housing and supportive services.

Monroe County has been an active participant with the Continuum of Care since its inception, holding several leadership positions. The County coordinates its planning efforts to address the needs of homeless persons in a number of ways, including shared strategic planning and prioritization, joint planning for ESG and CoC Programs and joint participation with the CoC in community initiatives.

Monroe County coordinates with the CoC to meet the needs of other special populations (veterans, unaccompanied youth, and families with children).

who have experienced domestic violence. The Salvation Army provides these services with the intended impact of addressing the clients' immediate needs, and then helping them toward sustainable solutions to prevent future episodes of homelessness.

Coordinated Care Services, Inc. (CCSI) has led the implementation of Coordinated Entry (CE) since its inception in 2015, maintains the success and accountability of the system in partnership with PEH. ESG funding will continue to support, in part, a *Housing Recruitment Specialist*, who would be responsible for expanding access to permanent housing by facilitating relationships and collaboration with landlords, property management companies, and other groups to facilitate collaborations with the homeless services system. The position works closely with the staff from the [Front Door NY](#) Landlord Incentive Program, which assists in the goal of rapidly transitioning low-income households into permanent housing by providing a centralized location where landlords can list available properties that they are willing to consider renting to low-income households. CCSI also supports the CoC's Coordinated Entry System (CE) which prioritizes people for homeless services based on their vulnerabilities and needs, and connects them with the most appropriate program or agency.

Through CD, ESG funding also supports community-based homelessness prevention services such as Hope Ministries and Hope Penfield, which provide direct rental assistance to families at risk of becoming homeless. These community-based, often volunteer-run organizations provide assistance within the client's own community, which minimizes instability and prevents additional stress on the resources of larger communities. Webster Hope, for example, assisted 27 households with eviction-preventing rental assistance in 2024, including 36 adults and 34 children. Webster Hope recognizes that homelessness impacts every community, and the rising cost of rent locally often puts housing stability in jeopardy.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency list includes the following:

- Rochester Housing Authority
- Fairport Urban Renewal Agency
- Partners Ending Homelessness (local Continuum of Care)
- Monroe County Department of Human Services
- Office of Mental Health
- Monroe County Department of Health
- City of Rochester
- Town of Greece
- Town of Irondequoit

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

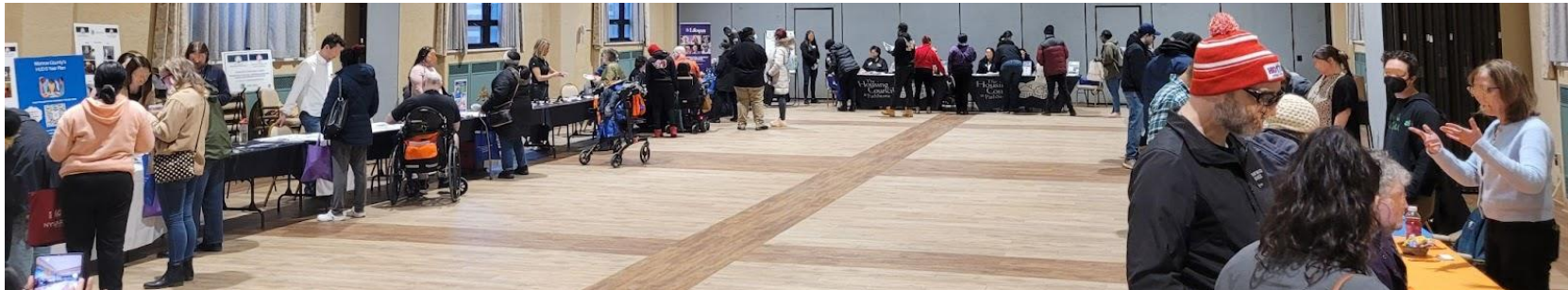
N/A

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Community Development Department (CD) followed its established Citizen Participation Process to formulate these priorities and strategies, incorporating any public comments received at the January and May 2025 public hearings and Steering Committee meetings.

Monroe County conducted a survey of citizens regarding a variety of community development issues. The survey was distributed online and advertised through Monroe County's social media platforms, and was made available to fill out on paper for those who do not have access to a computer, by iPad and online via QR codes at the Spring Housing Fair, with translation available upon request. In total, 62 responses were received, analyzed, and included in consideration of Monroe County's 5-Year Consolidated Plan.



Monroe County Spring Housing Fair 2025.

Monroe County held its annual Spring Housing Fair on March 29, 2025. The event was held at Monroe Community Hospital from 9 AM to Noon. The Fair is an opportunity for community members of Monroe County to explore different programs and resources available to them, speak with lending institutes, County program staff, legal services and HUD-Certified housing counselors, and receive information through formal presentations by The Housing Council.

This year, the fair had 17 tables from non-profits, city and county departments, and lenders, all providing relevant information and resources to approximately 121 individuals from Monroe County. In addition, The Housing Council at PathStone gave 3 introductory presentations to interested individuals:

- Home Buying 101: Resources for First Time Buyers
- Your Partner in Homeownership: A Journey of Support for Current Homeowners
- Affordable Rental Options and Tenant's Rights

The draft Plan was released on May 8th, 2025 for a thirty-day public comment period. Public notices were published with the Daily Record and the Rochester Business Journal. The public hearing and Steering Committee meeting will be held during this time, as well. The process concludes with a vote before the full Monroe County Legislature and public comments are included in the final Plan prior to submission to HUD.

The Steering Committee serves in an advisory capacity in regard to the County's Community Development initiatives. It is responsible to: analyze, measure and determine the needs of low-mod income, elderly, disabled and homeless persons in their communities. The Committee considers needs related to housing, public works, ADA and facility improvements, economic development, planning and public service needs; and identifies existing resources to meet those needs, as well as existing gaps in services unmet by other programs. With this information, the Committee advises CD Staff in the formulation of objectives and strategies; assists in the evaluation of the Consolidated Plan; and helps to assess the effectiveness of meeting the established needs with the use of Consolidated Plan resources.

The core membership of the Steering Committee will continue to include the Supervisors and Mayors of municipalities that are members of the consortium. In addition, plan materials will be available online at <https://www2.monroecounty.gov/planning-community.php>.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community				

Table 3 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In this section, Monroe County will assess its current housing needs by analyzing various issues faced by County residents and communities. For this purpose, Monroe County will analyze various housing issues including overcrowding, lack of essential kitchen or sanitary amenities, and cost burden. The County will review data to determine if any groups of people within Monroe County are disproportionately burdened with these housing problems and it will review homeless and non-housing special needs within this section of the plan. The County will complete this section of the Consolidated plan by analyzing data provided by HUD in the form of CHAS data, in addition to American Community Survey data, and local sources of information.

The findings of this section of the plan will inform the strategic decisions made by the County in forming its goals and strategies for its 5-year Consolidated Plan.

Needs assessment summary:

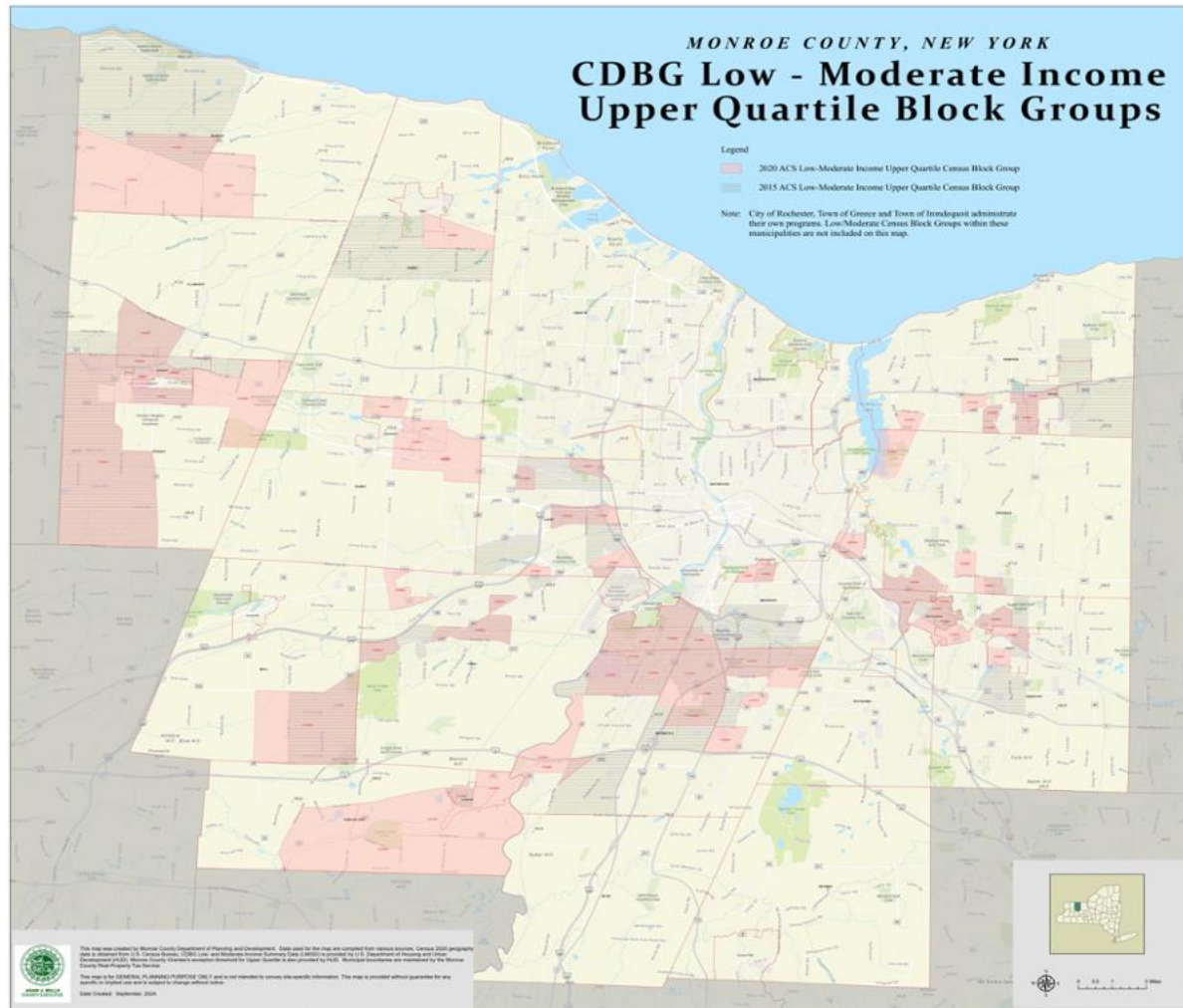
Among the topics, some of the most pressing issues facing Monroe County in 2025 relate to housing affordability, housing accessibility, and housing homeless individuals.

Housing Affordability: Costs of both owner-occupied housing and renter-occupied housing have increased in recent years at rates exceeding that of median income increases during this time. The data analysis in this section will demonstrate that housing affordability is the most common housing problem in suburban Monroe County at this time.

Housing Accessibility: Data analysis conducted in this section, in addition to commentary from citizens indicates an existing and growing need for accessible (barrier-free) dwelling units affordable to all income levels.

Homelessness Prevention: As housing affordability issues grow across Monroe County, the risk of people becoming unhoused due to cost burdens increases. The number of beds available at the present time across Monroe County has declined.

Public Infrastructure: aging and inefficient water, sewer, roads, and other infrastructure systems result in necessitating costly improvements and repairs for communities across Monroe County.



Monroe County Low to Moderate Income Map

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Monroe County's community development plan takes into account the needs of the community by reviewing existing housing and demographic trends and data. The U.S. Department of Housing and Urban Development (HUD) has tabulated estimates of three categories of housing problems and their distribution among various population categories: lack of complete kitchen and/or plumbing facilities, overcrowding, and cost burden. Analyzing these data sets will help the Monroe County consortium prepare a plan that will reduce the occurrences of these problems in Monroe County. This section of the plan will give an overview of housing issues within Monroe County by comparing income levels to rates of housing problems within Monroe County.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	390,590	390,725	0%
Households	151,890	154,885	2%
Median Income	\$52,553.00	\$62,087.00	18%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Demographic Data Analysis

Suburban Monroe County consists of all municipalities outside the City of Rochester. It is of note that, in this case, the data presented in the "Summary of Housing Needs" table tabulates the total population of Suburban Monroe County without the Towns of Greece and Irondequoit. Greece and Irondequoit are part of Monroe County's HOME consortium, however they receive their own CDBG allocations from HUD. This data shows that the population of Suburban Monroe County has remained stable between the 2009 and 2020 American Community Survey data periods, while the total number of households has increased. The table indicates an 18% increase in median income for households in Suburban Monroe County, which exceeds the rate of inflation during this period of time. While this increase indicates an increase in purchasing power in Suburban Monroe County, it must be noted that these data capture a snapshot of time prior to the pandemic, during and after which the County has experienced significant shifts in population. Please see the above map that illustrates population trends between 2017 and 2022 across Monroe County.

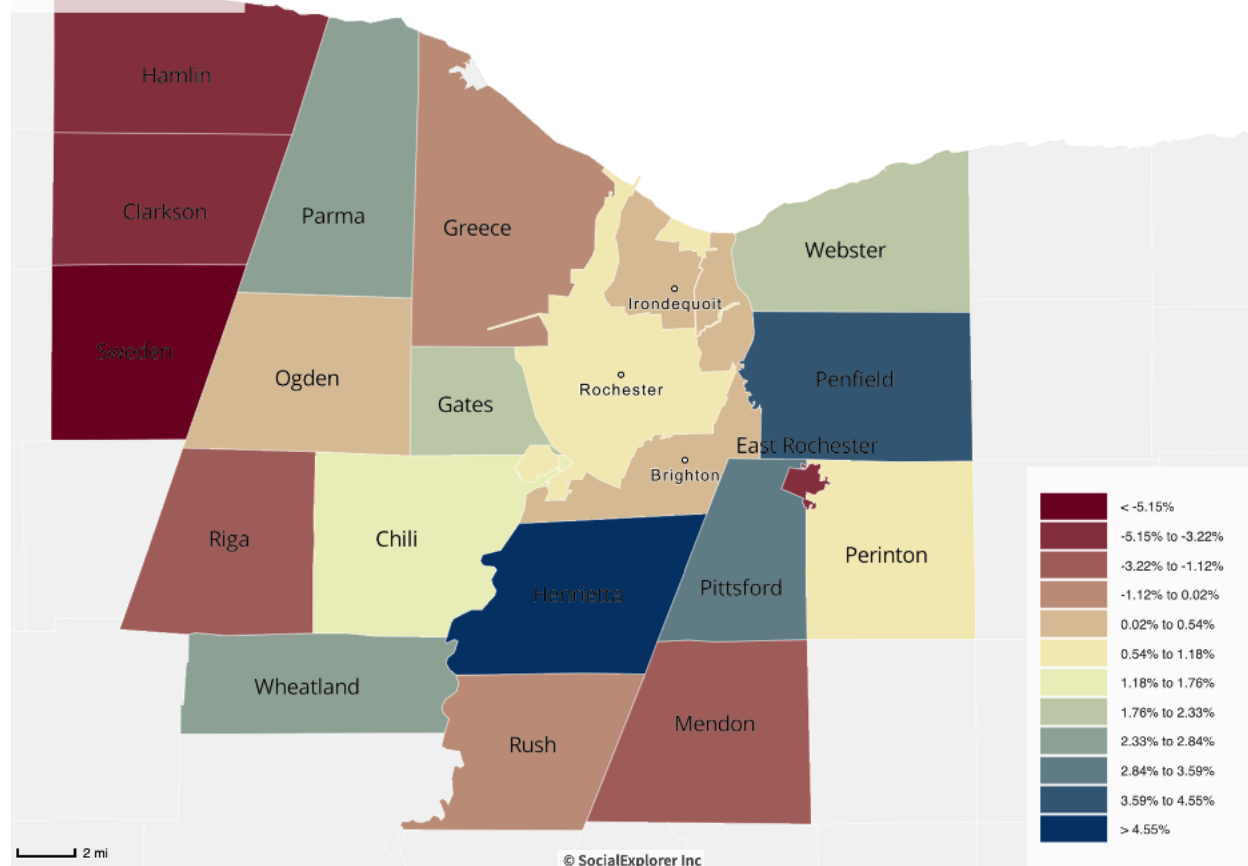
Median Age Analysis

Urban areas such as the City of Rochester, Brighton and Henrietta have lower median ages according to the most recent American Community Survey data, while outer ring suburbs such as Mendon, Perinton,

Webster, and Penfield have older median ages. While Sweden has a younger median age and is a suburban area, it is home to SUNY Brockport, which attracts many young adults.

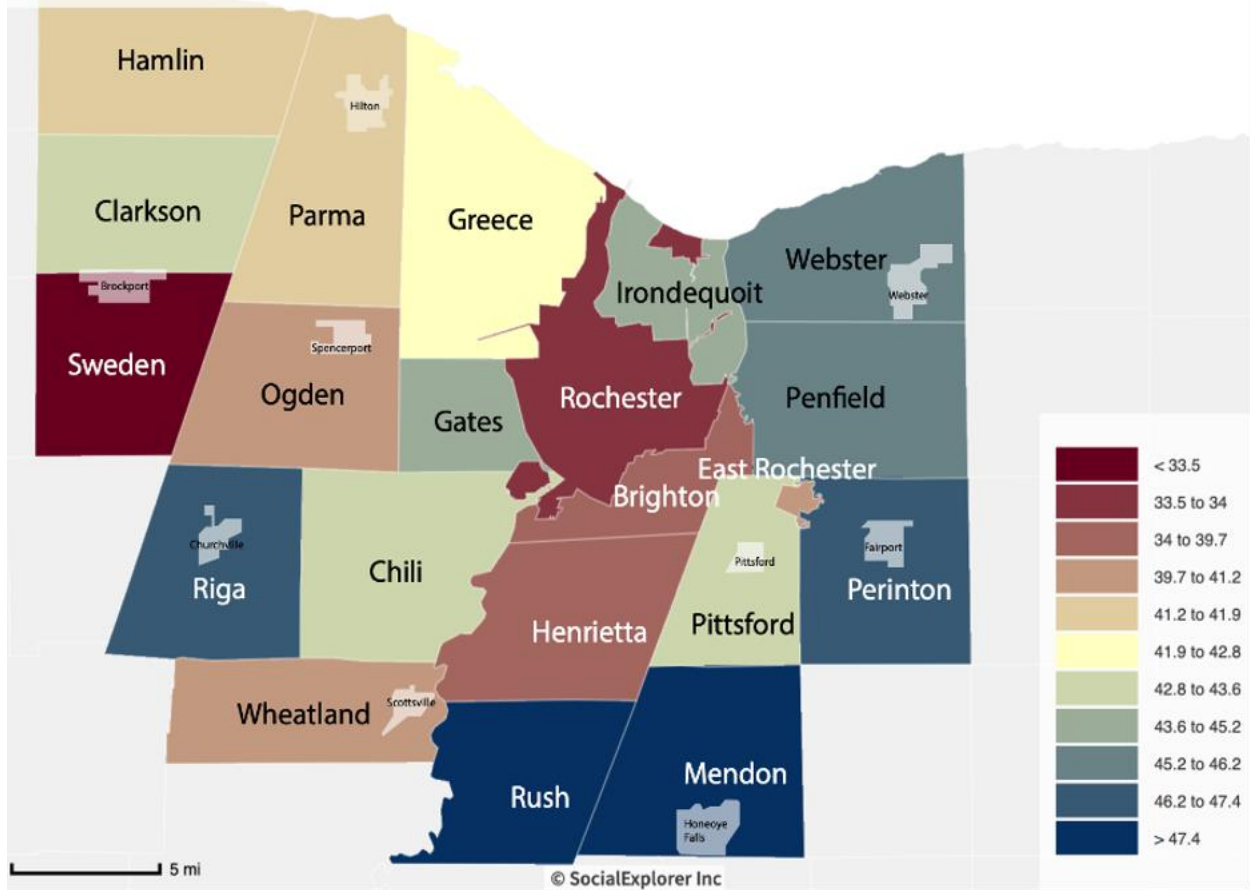
With numerous towns and villages having median ages above 45, Monroe County must consider ensuring there is an adequate supply of accessible, barrier-free housing for older individuals living in the County.

Change of Total Population from 2018 to 2023
ACS 2018 (5-Year Estimates)



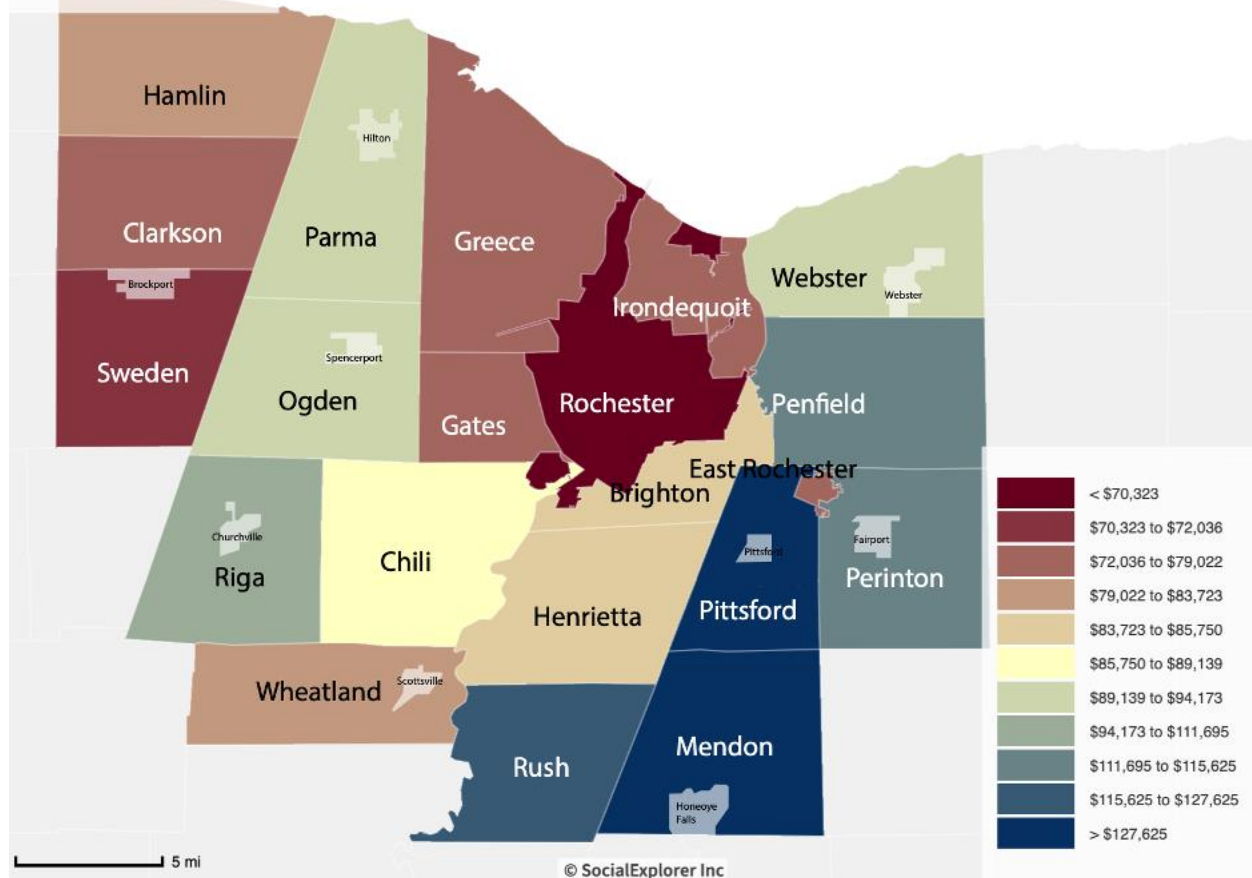
Change in Total Population in Monroe County

Median Age
ACS 2023 (5-Year Estimates)



Median Age in Monroe County

Median Household Income (In 2023 Inflation Adjusted Dollars)
ACS 2023 (5-Year Estimates)



Median Household Income

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	13,240	15,525	23,215	15,295	87,620
Small Family Households	3,014	3,399	6,899	5,095	46,360
Large Family Households	449	470	1,217	1,063	5,985
Household contains at least one person 62-74 years of age	3,136	4,184	6,088	4,308	21,031
Household contains at least one person age 75 or older	3,170	4,920	4,817	2,218	7,615
Households with one or more children 6 years old or younger	1,107	1,729	2,587	1,854	7,100

Table 5 - Total Households Table

Data 2016-2020 CHAS
Source:

Number of Households Data Analysis

These data tables provide us with information about a variety of household types and their corresponding HUD Area Median Family Income in Monroe County (HAMFI). The “Number of Households” table displays HAMFI data for the total number of households in Monroe County, in addition to Small family households, large family households, households containing at least one person 62 – 74 years of age, households containing at least one person age 75 or older, and households with one or more children 6 years or younger. In this dataset, a “family” is defined as a group of individuals living together related by blood or marriage. A small family has two individuals under 62 years of age, or 3 or 4 related individuals. A large family is defined as having 5 or more members.

From the 2016 – 2020 CHAS data provided by HUD for this table, the following can be learned:

Of the 154,895 total households in Monroe County, 42% are small family households, 6% are large family households, 25% of all households contain at least one person between 62 and 74 years of age, 15% of households contain at least one person age 75 or older, and 9% of households contain at least one child 6 years or younger. The percentage of households with individuals over 62 is about 3 times higher than those with children under six. This indicates an overall aging of the County’s population.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	195	235	130	35	595	149	0	74	29	252
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	100	59	4	163	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	129	174	94	130	527	4	39	104	4	151
Housing cost burden greater than 50% of income (and none of the above problems)	4,795	2,532	549	64	7,940	3,492	1,864	1,466	169	6,991

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	530	3,429	2,829	369	7,157	727	2,529	4,014	2,025	9,295
Zero/negative Income (and none of the above problems)	628	0	0	0	628	701	0	0	0	701

Table 6 – Housing Problems Table

Data 2016-2020 CHAS
Source:

Housing Problems Data Analysis

Inarguably, the most predominant housing issue for identified households making below 100% AMI is cost burden. And the issue is equally challenging for both renters and owner-occupied households. Below 100 AMI, 93.7% of owner-occupied households have a housing cost burden of more than 30% their income, with 40.2% paying more than 50% on housing and 53.5% paying between 30% and 49.9%. Faring slightly better, 88.8% of renting households are considered cost-burdened, where 46.7% pay more than 50% on rent and 42.1% paying between 30% and 49.9%. Combined, 91.2% of households making below 100% AMI are housing cost-burdened.

Other problems are less common, with 2.5% of households lacking complete plumbing or kitchen facilities and 2.4% experiencing some form of overcrowding.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,120	3,047	833	234	9,234	3,654	1,909	1,647	203	7,413
Having none of four housing problems	2,574	4,678	7,735	4,003	18,990	1,882	5,905	13,009	10,860	31,656
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 7 – Housing Problems 2

Data 2016-2020 CHAS
Source:

Housing Problems 2 Data Analysis

32.7% of renter households making up to 100% AMI have at least one of four housing problems. The issue is especially troubling in the 0-30% AMI category where 66.5% of those households experience at least one housing problem. These rates decline as household AMI increases, with 39.4%, 9.7%, and 5.5% of households making >30-50%, 50-80% AMI, and 80-100% AMI, respectively, experiencing at least one housing problem.

Meanwhile, owner-occupant households experience at least one of four housing problems at a lower rate of 19.0%. Those experiencing a housing problem in the form of severe cost burden at 0-30% AMI experience at least one additional housing problem at a 66.0% rate. As incomes increase the rate of households experiencing at least one housing problem declines, from 24.4% to 11.2% to 1.8% for households making >30-50%, 50-80% AMI, and 80-100% AMI, respectively.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,339	1,962	636	3,937	1,096	826	1,848	3,770
Large Related	229	184	108	521	169	175	436	780
Elderly	1,731	2,447	1,428	5,606	2,516	2,684	2,387	7,587
Other	2,342	1,752	1,281	5,375	557	738	842	2,137
Total need by income	5,641	6,345	3,453	15,439	4,338	4,423	5,513	14,274

Table 8 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

Cost Burden > 30% Data Analysis

Of households making between 0% and 80% AMI and paying between 30% and 50% of their income on housing, the issue is more pronounced for elderly households. In fact, 36.5% of renter households making 0% to 80% AMI and spending between 30% and 50% on rent are elderly households. For owners in the same category, the rate is 53.1%. The next largest group are small related households (four or fewer related people), with 25.5% of renters and 26.4% of owners paying between 30% and 50% of their monthly income on housing.

Median Household Income Map

The map of median household income exhibits a common pattern seen in American urban areas, with the lowest median incomes in central cities, as well as some older inner ring suburbs and more rural communities. Additionally, as growth in population and housing moves further from central cities, incomes tend to increase, explaining the pattern of higher median incomes in suburbs south and east of the City of Rochester.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	589	589	847	539	0	1,386
Large Related	0	0	65	65	169	85	173	427
Elderly	1,523	1,327	455	3,305	2,055	811	492	3,358
Other	0	2,138	753	2,891	528	0	0	528

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,523	3,465	1,862	6,850	3,599	1,435	665	5,699

Table 9 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

Cost burden > 50% Data Analysis

As was the case with households paying between 30% and 50% of their income on housing, elderly households making between 0% and 80% AMI are disproportionately cost burdened at the 50% or greater per month threshold. In fact, 48.2% of elderly renters and 58.9% of elderly owners are paying more than 50%.

When taken with the information on households paying between 30% and 50%, the housing burden is especially problematic for elderly households. All told, 40.0% of elderly renter households making between 0% and 80% AMI are spending 30% or more on rent. The issue is actually worse for elderly owners, where 54.8% of elderly owners making between 0% and 80% AMI are spending more than 30% on housing.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	129	169	149	130	577	4	29	104	4	141
Multiple, unrelated family households	0	105	4	0	109	0	10	0	0	10
Other, non-family households	0	0	0	4	4	0	0	0	0	0
Total need by income	129	274	153	134	690	4	39	104	4	151

Table 10 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

Crowding Data Analysis

Overcrowding is not as pronounced an issue as other housing problems, especially cost burden. In fact, of all households in the study area making between 0% and 100% AMI, 841 are experiencing conditions of overcrowding, only 1.3% of the total. Generally speaking, the issue is predominantly one impacting single-family households, where 83.6% of renters and 93.4% of owner households experiencing overcrowding are single family households.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	4,730	3,605	2,795	11,130	735	1,385	2,600	4,720

Table 11 – Crowding Information – 2/2

Data Source

Comments:

2017 - 2021 CHAS

Describe the number and type of single person households in need of housing assistance.

Describe the number and type of single person households in need of housing assistance.

Data source: 2023 American Community Survey

Single person households make up 28% or 45,265 of all households in Suburban Monroe County per the 2023 American Community Survey. Single person households are at a higher risk of suffering from spending a higher percentage of income on housing due to a lack of a partner to share cost burdens. Without companions, roommates, or other household members to share living expenses, especially the fixed costs for living and basic necessities such as food, rent, utilities, insurance premiums, and taxes, all of which must be borne by one person, single individuals may end up spending considerably more on housing costs.

Monroe County must plan for protecting all those at risk of experiencing housing problems including cost burdens. Senior citizens make up nearly half the population of households living alone in suburban Monroe County. This puts the senior population at an elevated need for housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households containing people with disabilities, especially those in the extremely low-income range (0-30% HAMFI), require housing assistance due to cost burdens associated with creating accessible living environments. Per the 2023 American Community Survey, 11.1% of the total population of Monroe County lives with some form of disability. This population group has members whose income is low, and will need housing assistance in order to avoid housing instability.

What are the most common housing problems?

The most common housing problem experienced in suburban Monroe County is associated with housing cost burden. With 19% of all households experiencing a 30% cost burden, and 8% of all households in suburban Monroe County experiencing at or above a 50% cost burden, this problem has the potential to cause ripple effects in our community including housing instability and heightened risk of homelessness among community members. This issue is particularly prevalent among senior members of our population, with 3,305 seniors renting in homes spending more than 50% of their income on housing.

Are any populations/household types more affected than others by these problems?

A review of CHAS and American Community Survey data indicates that in suburban Monroe County, there is a high participation rate by older (65+ year old) households, as well as single headed households. These population groups may suffer at a disproportionate rate from housing problems relating to lacking affordable housing.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Community members at imminent risk of experiencing homelessness may consider utilizing homeless shelters in order to avoid experiencing unhoused homelessness. The latest available Homeless Management Information System (HMIS) data in Monroe County dated from 2024 indicates 5,800 people were served in that calendar year. This is up from 5,735 community members served in 2019. Of this, the largest increase was found in unaccompanied youth, with a 15% increase in those served between 2019 and 2024.

The issues associated with affordable housing make it difficult for low-income individuals and families with children to maintain stable households without one of the identified housing problems. Of these, a high cost burden is of primary concern.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

In Monroe County, at-risk population groups are defined as including individuals over the age of 65, and those whose income is not sufficient to provide shelter to themselves. It is understood that the vast majority of persons experiencing homelessness have an income between 0-30% AMI.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As the data in this section has demonstrated, housing cost burden can become a contributing factor in causing instability and increasing the risk of homelessness in the Monroe County consortium. When the cost burden is greater than 50%, and when one or more severe housing problems exist within a house, including lacking plumbing, heating, and other systems, instability has the potential to grow. Additionally, age of householder, and number of individuals living in the household appear to be factors contributing to heightened instability.

Discussion

This portion of the plan has shown where areas of concern exist within the Monroe County consortium. Identified cost burden and the existing / growing affordability concern for older individuals as areas of concern.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Data analysis in this section of the five-year consolidated planning process focuses on determining if populations or areas experience disproportionately greater housing needs within the Monroe County consortium. The needs analyzed in this section include: excessive housing cost burden, lack of kitchen or sanitary facilities, and overcrowding. Disproportionate need is determined in this case by analyzing CHAS data to see what portions of the population are experiencing a greater incidence of specific housing problems than other portions. In order to do this, Monroe County compared the distribution of specific housing issues among racial, ethnic, age and income groups, and compared it to the demographics of the population of the Monroe County consortium as a whole.

For reference, the total population of the consortium that is Monroe County (Monroe County minus the City of Rochester) is 544,348 people according to 2023 5-year estimate American Community Survey Data.

Of this population, the racial profile is as follows:

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,039	3,190	0
White	8,223	2,321	0
Black / African American	620	199	0
Asian	438	252	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	527	275	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Among households making 0% to 30% AMI, 75.9% experience one of the four housing problems. This is generally affecting various races/ethnicities, with white households experiencing one or more problems at a 78.0% rate while Black/African American households experience it at a 75.7% rate. Asian and Hispanic households are 63.4% and 65.7% while the American Indian/Alaska native group is 100%. These last four groups are relatively small compared to the white and Black households, which account for 11,363 total households, or 85.9%.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,894	4,656	0
White	8,984	4,436	0
Black / African American	737	93	0
Asian	483	30	0
American Indian, Alaska Native	35	18	0
Pacific Islander	0	0	0
Hispanic	379	50	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Similar to households making 0% to 30% AMI by race/ethnicity, the majority of groups earning between 30% and 50% AMI are experiencing at least one or more housing problems. Among the two largest groups, Black/African American and white households have rates of 88.8% and 66.9%. Asian, American Indian/Alaska Native, and Hispanic are experiencing at least one housing problem at rates of 94.2%, 66.3%, and 88.3%, respectively.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,311	13,894	0
White	8,296	12,134	0
Black / African American	338	626	0
Asian	187	499	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	379	325	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

As should be expected, rates of housing problems decrease as incomes increase. Here, only the Hispanic households making between 50% and 80% of AMI have housing problem rates above 50%, with a rate of 53.8%. The remaining groups have rates of 40.6%, 35.1%, and 27.3% for white, Black/African American, and Asian, respectively. Generally speaking, the issue confirms that lower income households generally find themselves in lower quality housing units and each incremental increase in household income has the potential to lower a household's chance of residing in a lower quality unit.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,823	12,478	0
White	2,338	11,228	0
Black / African American	145	705	0
Asian	120	214	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	220	191	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The pattern of decreasing housing problems as income increases is evident here, as would be expected. Overall, white and Black/African American households making 80% to 100% have housing problems at 17.2% and 17.1%, respectively. As with the 50% to 80% AMI households, the Hispanic households have higher housing problem rates, at 53.5%. Asian households experience housing problems at 35.9%, roughly double Black/African American and white households.

While Black and Hispanic populations have increased slightly with respect to the total population, all minority groups make up a very small portion of the overall population making it difficult to infer with any degree of confidence whether there are disparities present. A better analytical focus for future needs and market studies would be differences in mobility among different races/ethnicities, regarding movement out of the city and with the flow of employment opportunities.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section of the consolidated plan, analyzing severe housing problems by race and ethnicity in Monroe County. Severe housing problems include lacking kitchen facilities, lacking plumbing facilities, overcrowding with more than 1.5 persons per room, and cost burdens above 50% of household income. Households making at or less than 100% of the Area Median Income in Monroe County make up 43.45% of the total households in Suburban Monroe County. Of this, looking to see if there are any disproportionate needs when compared to the total population of each race group as a whole.

As a reference, the total population of the consortium that is Monroe County (Monroe County minus the City of Rochester) is 544,348 people according to 2023 5-year estimate American Community Survey Data.

Of this population, the racial profile is as follows:

White: 449,455 or 83% - this has decreased from 84% to 83% since the previous 5-year consolidated plan.

Black / African American: 31,677 or 6% - This has increased from 5% to 6% since the previous 5-year consolidated plan.

Asian: 21,990 or 4%

American Indian, Alaska Native: 536 or 0.1%

Some Other Race: 9,165 or 2%

Hispanic or Latino: 31,693 or 6% - This has increased from 5% to 6% since the previous 5-year consolidated plan.

The following section of this plan will compare these percentages to the percentages occurring in the data provided by CHAS in order to determine disproportionately greater need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,774	4,456	0
White	7,182	3,352	0
Black / African American	550	268	0
Asian	428	262	0
American Indian, Alaska Native	35	4	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	422	380	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The 0% - 30% of Area Median Income population is at a higher risk of experiencing one or more of the four severe housing problems due to lack of disposable income needed to address said problems. 8.54% of the 154,885 households in Suburban Monroe County fell into this category. In Monroe County, according to the 2016 – 2020 CHAS data, 82% of individuals between 0% and 30% of the Area Median Income are White, while 6% are Black, 5% are Asian, and 5% are Hispanic.

The population percentages by race at the 0% to 30% of Area Median Income closely match the population percentages by race for Monroe County as a whole, with no single group being higher or lower than their population as a whole by more than 2%. This indicates that there is not a statistically significant correlation between very low-income 0% - 30% of Area Median Income and housing problems by race in Monroe County.

0% - 30% of Area Median Income		
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
White	82%	75%
Black / African American	6%	6%
Asian	5%	6%
American Indian, Alaska Native	0%	0%
Pacific Islander	0%	0%
Hispanic	5%	9%

0-30 Percent AMI Severe

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,956	10,583	0
White	3,927	9,503	0
Black / African American	340	487	0
Asian	279	239	0
American Indian, Alaska Native	25	28	0
Pacific Islander	0	0	0
Hispanic	310	119	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

10.03% of all households in Monroe County report income at between 30% and 50% of the Area Median Income. Of these, 79% are White, 7% are Black / African American, 6% are Asian, 1% are American Indian, and 6% are Hispanic, and are experiencing one or more of the four identified housing problems.

The population percentages by race at the 30% to 50% of Area Median Income closely match the population percentages by race for Monroe County as a whole, with no single group being higher or lower than their population as a whole by more than 4%. This indicates that there is not a statistically significant correlation between very low-income 30% - 50% of Area Median Income and housing problems by race in Monroe County

30% - <u>50%</u> of Area Median Income		
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole		
White	79%	90%
Black / African American	7%	5%
Asian	6%	2%
American Indian, Alaska Native	1%	0%
Pacific Islander	0%	0%
Hispanic	6%	1%

30-50 Percent AMI Severe

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,480	20,744	0
White	2,237	18,184	0
Black / African American	73	883	0
Asian	73	618	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	624	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

14.99% of all households in Monroe County report income between 50% and 80% of the Area Median Income. Of these, 90% are White, 3% are Black / African American, 3% are Asian, and 3% are Hispanic, and are experiencing one or more of the four identified housing problems.

The population percentages by race at the 50% to 80% of Area Median Income closely match the population percentages by race for Monroe County as a whole, with no single group being higher or lower than their portion of the population as a whole by more than 7%. Because of the very small minority populations in Monroe County, it is not possible to determine the significance of these differences with a high level of confidence.

50% - 80% of Area Median Income		
Severe Housing Problems*	% Have Problems by Race	% No Problems by Race
Jurisdiction as a whole		
White	90%	88%
Black / African American	3%	4%
Asian	3%	3%
American Indian, Alaska Native	0%	0%
Pacific Islander	0%	0%
Hispanic	3%	3%

50-80 Percent AMI Severe

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	437	14,863	0
White	276	13,303	0
Black / African American	15	840	0
Asian	90	239	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	50	361	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

9.88% of all households in Monroe County report income at between 80% and 100% of the Area Median Income. Of these, 63% are White, 3% are Black / African American, 21% are Asian, and 1% are Hispanic, and are experiencing one or more of the four identified housing problems. While this may indicate a disproportionate need among Asian households at this income level, the percentage of households at this level that experience housing problems is extremely small (0.28% of all households in Monroe County).

80% - 100% of Area Median Income		
Severe Housing Problems*	% Have Problems by Race	% No Problems by Race
Jurisdiction as a whole		
White	63%	90%
Black / African American	3%	6%
Asian	21%	2%
American Indian, Alaska Native	0%	0%
Pacific Islander	0%	0%
Hispanic	11%	2%

80-100 Percent AMI Severe

Discussion

The presence of severe housing problems in homes can jeopardize the health of residents, cause housing instability, and increase the risk of homelessness among residents. As housing and homeownership costs are projected to increase over the next five years, Monroe County must continue to work diligently to reduce the overall number of households experiencing housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

NA-25 will look at the housing cost burden of households in Monroe County by race, and will seek to identify if there are any racial or ethnic groups experiencing a disproportionately high housing cost burden in Monroe County.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	118,058	19,372	16,083	1,392
White	105,850	16,858	13,350	1,090
Black / African American	3,933	909	909	29
Asian	3,898	529	763	167
American Indian, Alaska Native	51	14	60	0
Pacific Islander	0	0	0	0
Hispanic	2,890	737	733	25

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Analysis

Per the CHAS data provided in the table, 118,058 households have equal to or less than a 30% housing cost burden in Suburban Monroe County. This represents 76% of the total households in Suburban Monroe County. Of this, 90% of the population whose housing cost burden is equal or less than 30% is white, followed by 3% Black / African American, 3% Asian, and 2% Hispanic.

Households who experience a housing cost burden between 30% and 50% of their income in Monroe County are 87% White households, 5% Black / African American households, 3% Asian households, and 4% Hispanic households.

Households who experience a housing cost burden equal to or greater than 50% of their income in Monroe County are 83% white, 6% Black / African American, and 5% Hispanic.

Housing cost burdens exist among all racial and ethnic groups in Monroe County, and while the housing cost burdens shift among racial and ethnic groups as cost burdens increase from 0 to 50% and beyond, there is not a disproportionate need based on race or ethnicity in Monroe County.

Housing Cost Burden	Housing Cost Burden at or below 30%	Housing Cost Burden between 30-50%	Housing Cost Burden greater than 50%	No cost burden/ negative income (not computed)
White	90% (of total)	87% (of total)	83% (of total)	78% (of total)
Black / African American	3%	5%	6%	2%
Asian	3%	3%	5%	12%
American Indian, Alaska Native	0%	0%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	2%	4%	5%	2%

Housing Cost Burden

Discussion:

While the data do not support a disproportionate need among those households in Monroe County living with housing problems based on the race or ethnicity of households, these problems are present in the County as a whole. These data provide strong evidence that Monroe County must continue supporting programs that reduce the number of households experiencing housing problems.

Housing cost burdens have been on an increasing trend nationwide. The Joint Center for Housing Studies from Harvard University has found that the number of homeowners with cost burdens—defined as paying more than 30 percent of their incomes on housing costs—rose by another 650,000 households in 2023 to a total of 20.3 million, which represents fully 23.7 percent of all homeowner households.

Monroe County must continue its support of programs, policies, and procedures that reduce housing cost burdens among all community members, regardless of race, class, or gender.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

While there are issues facing members of the community within the Monroe County consortium at every income level, and nation-wide trends of housing cost burdens increasing, particularly among traditionally affordable areas, the data analysis in the proceeding sections of this consolidated plan finds no definitive evidence of any income category that has a racial or ethnic group with a disproportionately greater need than that of the rest of the income category as a whole.

If they have needs not identified above, what are those needs?

While the data provided does not establish a disproportionate level of need among racial and ethnic groups, older individuals and individuals with low income / fixed income are experiencing a disproportionate need for high-quality, safe, affordable housing in Monroe County.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The data analysis has not shown a disproportionately greater need among racial or ethnic groups with regard toward housing in the Suburban Monroe County consortium. It is worth noting that the consortium does not include the majority of non-white, non-Hispanic groups within Monroe County as a whole.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing is a vital component of community development in Monroe County. Public housing provides families with more financial resources for expenses like food, health-related services, childcare, transportation, and other life expenses. Public housing also provides older adults, people on fixed income, and people with disabilities with affordable options to remain in their home communities. It is important for Monroe County to ensure there is adequate public housing available. The public housing needs assessment section of this consolidated plan studies information regarding those utilizing public housing in Monroe County. This information will be used to determine if there is an unmet need within Monroe County, and will help inform and justify the actions taken by Monroe County in this Consolidated Plan.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	36	2,449	7,413	489	6,331	85	76	329

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Public Housing Totals Analysis

For the 2025-2029 Monroe County Consolidated Plan, the total number of units / vouchers were analyzed and compared the breakdown of the various programs they served. Of the 7,413 vouchers used for units, 36, or 7% were project based, 6,331 or 85% were tenant-based, 1% were for Veterans Affairs Supportive Housing, 1% were for Family Unification programs, and 4% of vouchers were used for disabled housing. Public

Housing and Mod-Rehab programs have not changed the number of vouchers used between this consolidated planning period and the previous consolidated planning period.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,542	14,450	14,219	13,024	14,336	10,709	16,545
Average length of stay	0	1	6	6	2	6	0	5
Average Household size	0	1	1	2	2	2	1	3
# Homeless at admission	0	0	54	0	0	0	0	0
# of Elderly Program Participants (>62)	0	2	866	1,473	182	1,209	8	2
# of Disabled Families	0	11	746	2,260	80	1,803	57	22
# of Families requesting accessibility features	0	36	2,449	7,413	489	6,331	85	76
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Public Housing Residents Analysis

Monroe County has reviewed a variety of housing characteristics provided in Table 2 in order to gain a better understanding of the characteristics of community members utilizing housing programs funded by community development block grants. The following analysis is based on the data provided in Table 2.

Average Annual Income:

The average of all annual income for program participants utilizing public housing in some form is \$12,832. This, when compared to the median family income of all Monroe County residents in 2023 of \$99,834, indicates that lower income individuals in Monroe County are actively utilizing public housing programs.

Average Length of Stay:

Tenant based voucher public housing has the longest length of stay among the listed programs, followed by family unification program participants, project based voucher program participants, and mod rehab program participants.

Average Household Size:

Family unification program participants on average have the largest household sizes among public housing programs in Monroe County. This is followed by project based and tenant based voucher program participants.

of Homeless Admissions:

100% of homeless admissions occurred in public housing.

of Elderly Program Participants (>62):

Of the 1,473 Elderly program participants utilizing vouchers, 12% were utilizing project-based vouchers, 82% were utilizing tenant-based vouchers, and 1% were utilizing Veterans Affairs Supportive Housing programs. This speaks to the need of continuing tenant-based housing voucher programs in Monroe County.

of Disabled Families:

Of the 2,260 Disabled Families participating in public housing programs, 4% were utilizing project-based vouchers, 80% were utilizing tenant-based vouchers, 3% were utilizing Veterans Affairs Supportive Housing, and 1% were utilizing Family Unification Program Vouchers.

of Families requesting accessibility features:

Of the 7,413 families requesting accessibility features utilizing public housing voucher programs in Monroe County, 7% utilized project-based vouchers, 85% utilized tenant-based vouchers, 1% utilized Veterans Affairs Supportive Housing, and 1% utilized Family Unification Program vouchers. This speaks to the volume of families reliant on tenant-based housing vouchers, and the importance of this program in Monroe County.

of HIV / AIDS Program Participants:

The PIC data provided does not collect data regarding the number of program participants with HIV / AIDS utilizing these programs.

of DV victims:

The PIC data provided does not collect data regarding domestic violence victims utilizing these programs.

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	18	798	2,945	232	2,452	44	14	159
Black/African American	0	18	1,602	4,400	257	3,817	40	61	169
Asian	0	0	11	24	0	21	1	1	0
American Indian/Alaska Native	0	0	2	10	0	9	0	0	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	36	34	0	32	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents Analysis

Per the PIC data provided in Table 3, White households make up 39.73% of voucher program participants, Black / African American households make up 59.36% of voucher program participants, 0.32% of voucher program participants are Asian, 0.13% of voucher program participants are American Indian / Alaska Native, and 0.46% of voucher program participants are Pacific Islanders in Monroe County. These percentages, when compared to the total population of Monroe County by Race, indicate a higher utilization of housing vouchers among Black / African American community members.

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	554	1,278	102	1,090	2	12	54
Not Hispanic	0	33	1,895	6,135	387	5,241	83	64	275

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents Analysis

Per the PIC data provided in Table 4, 17% of voucher program participants are Hispanic, and 83% of program participants are not. This percentage when compared to the total population of Monroe County by ethnicity indicates a higher utilization of housing vouchers among Hispanic community members.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There continues to be an existing need for additional accessible public housing units within Monroe County. As of March of 2025, there were 3,834 families on the waiting list for housing per the Rochester Housing Authority. Of this, 32 % or 1,228 were seeking studio / one-bedroom units, 38% or 1,444 families were seeking two-bedroom units, and 20% or 694 families were seeking three or four bedrooms. Due to the scarcity of 5-bedroom units, the waiting list for these units is closed, and 5-bedroom vacancies are offered to internal transfers due to the scarcity of the units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Fairport Urban Renewal Agency (FURA) administers voucher programs in a portion of Monroe County. For the past several years rents in the County area have increased substantially and have become unaffordable for many of the participants. Rent control and rent restriction policies should be considered. The increased rent in the area often prevents many of FURA participants from accessing a variety of housing types including single family and doubles. 90% of FURA program participants reside in multi-unit structures (high rise, townhouse/rowhouse, structures with 4 or more units). This could be skewed as FURA has a very high proportion of participating seniors, most of which likely reside in multi-unit structures designed for elderly renters.

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How do these needs compare to the housing needs of the population at large

According to HUD's Comprehensive Housing Market Analysis in 2021, approximately 25 percent of all renter households live in single-family homes (below the national average of 32.9 percent). The data analysis shows that an estimated 29 percent of renter households reside in buildings with two to four units (higher than the national rate of 17.3%). An additional 43.4 percent of renter households live in multifamily buildings with five or more units. 10% Fairport Section 8 participants reside in single or double; well below the local and national average of single family homes rental. Further exploration is

needed to determine the main reasons for this disparity. One of the possible reasons includes the demographics of FURA participating families. According to the Public and Affordable Housing Research Corporation, 21% of people residing in publicly assisted housing were seniors. Fairport Section 8 has a significantly higher average of participating seniors (43%). Seniors will be much more likely to live in an affordable housing project with multiple units, resources, access and ease.

Discussion

The public housing providers in Monroe County have taken steps to establish programs to help reduce the number of people dependent on public housing / Section 8 in Monroe County, and thus reduce the number of households on the waiting list to benefit from the programs.

The RHA administers programs like teaching families about self-sufficiency, as well as youth programs, and other housing training programs.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The homeless data in this document comes from the Homeless Management Information System Annual Progress Report and the HUD Point In Time Count. The last Needs Assessment was completed in 2019. These numbers are included in this document for comparison.

The highlighted are unduplicated numbers of people in that category who were served in Emergency Shelters, Transitional Housing, Safe Haven or Street Outreach during calendar year 2024. A person could have been served in multiple settings during that time, i.e. – went to ES then to TH, but is only counted once. DNC means Data Not Collected – the Annual Progress Report or the Point In Time Count did not request that data be collected.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race	2024
Black, African American, or African	3,586
White	1,042
Hispanic/Latina/e/o	521
White & Hispanic/Latina/e/o	281
Hispanic/Latina/e/o & Black, African American, or African	128
White & Black, African American, or African	74
American Indian, Alaska Native, or Indigenous	34
Asian or Asian American	23
Multiracial - more than 2 races/ethnicity, with one being Hispanic/Latina/e/o	20
Black, African American, or African & American Indian, Alaska Native, or Indigenous	14
Data Not Collected	13
Black, African American, or African & Asian or Asian American	8
Hispanic/Latina/e/o & American Indian, Alaska Native, or Indigenous	8
Middle Eastern or North African	8
White & American Indian, Alaska Native, or Indigenous	8
Client Doesn't Know/Prefers Not to Answer	8
Multiracial - more than 2 races, where no option is Hispanic/Latina/e/o	6
Native Hawaiian or Pacific Islander	6
Native Hawaiian or Pacific Islander & Black, African American, or African	4
Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	4
Hispanic/Latina/e/o & Asian or Asian American	2
Middle Eastern or North African & Hispanic/Latina/e/o	1
White & Asian or Asian American	1

Numbers from HMIS Annual Progress Report 2024

Ethnicity	2024
Hispanic	965
Non-Hispanic	4,814
Unknown	21

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2024, there were 3,748 households in Emergency Shelter, Safe Haven, and Transitional Housing that required housing assistance. Of the 3,748, 850 were households with adults and children.

In 2024, there were 281 veterans in Emergency Shelter, Safe Haven, and Transitional Housing that required housing assistance. The number of non-veterans (children and partners) in a household where at least one household member is a veteran, is 3,351.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As seen across the United States, minority groups always experience homelessness at a higher rate than Whites. In 2019, Monroe County served 5,735 homeless people. Minority groups were 65% of the total. In 2024, the County served 5,800 homeless people and the number of minorities increased to 82%. In 2019, Hispanics were 20% of the total served and in 2024, they were 17%.

“The majority of people experiencing homelessness are white. However, the percentage of African Americans who are homeless is twice as high as their share of the general population. If we do not address racism and the root causes of homelessness, then we will continue to see people of color disproportionately affected by homelessness.

If we do not have affordable housing, safe and decent places to live, jobs that pay a living wage, access to quality health care, transportation and education then we will continue to see people of color disproportionately affected by homelessness.” National Coalition for the Homeless.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The number of Sheltered Homeless (in Emergency Shelter, Transitional Housing and Safe Haven) compared to those who are Unsheltered (living outside, in a car, abandoned bldg, etc) come from the Point In Time Count. The Point-in-Time (PIT) Count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. Below are the PIT numbers for Monroe County from 2019-2024.

Discussion:

The McKinney-Vento Homeless Assistance Act defines a homeless person as, “(1) an individual who lacks a fixed, regular, and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is-(A) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (B) an institution that provides a temporary residence for individuals intended to be institutionalized; or (C) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.” This definition has created an atmosphere in which most rural communities do not count persons living in rural substandard structures as homeless, leaving a portion of those who are homeless in rural areas unidentified while their counterparts are being counted in urban communities.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following groups in Monroe County may require supportive housing, but are not necessarily homeless: elderly individuals, including the frail elderly; those with mental, physical, and/or developmental disabilities; individuals struggling with alcohol or other drug addiction; those with HIV/AIDS and their families; victims of domestic violence, dating violence, sexual assault, and stalking; members of the refugee community; and youth and young adults.

Describe the characteristics of special needs populations in your community:

Individuals requesting and obtaining services via the NYS Office of People With Developmental

Disabilities Regional Office have intellectual and developmental disabilities (I/DD) which include cerebral palsy, epilepsy, neurological impairment or autism. Individuals with I/DD experience challenges in one or more key life activity domains, which may include mobility, communication, self-care, domestic tasks, learning and economic self-sufficiency. The degree of Challenges and life activities impacted are unique to each person, as are their required supports. It is not uncommon for individuals with I/DD to have notable physical and/or behavioral health issues.

What are the housing and supportive service needs of these populations and how are these needs determined?

Population groups with special needs of course have a wide a varying set of needs, however the housing options for all special needs community members must at minimum be safe, and have an emphasis on stability of the living environment so as to ensure community members are able to comfortably live in their living environment without running the risk of needing to relocate to obtain the services they need.

Elderly community members (Community members age 65+), make up 20.1% of the population in suburban Monroe County, The population group of 65 - 75 year olds represents the fastest growing group between 2009 and 2023. Addressing the needs of those ages 65 and over is of critical importance for developing safe and suitable living environments within suburban Monroe County.

Housing needs for this population group include the need for improving safety and accessibility of the housing stock. For example, reducing potential hazards in older community members' homes like removing tripping hazards, improving lighting, installing grab bars, and reducing fall hazards with the installation of non-slip strips on floors or surfaces that may get wet.

Ensuring safe environments for the senior population allows for a reduction in the demand for skilled care facilities and nursing home beds in the community, and helps seniors gain independent living. Senior community members are more likely to be on fixed incomes and may need assistance in making these improvements, and in other household maintenance.

Other Non-homeless population groups requiring services have a wide variety of needs relating to housing and economic advancement. Between 2016 and 2023, the percentage of the workforce employed with a disability increased by 26.9%. The percentage of the workforce that was unemployed with a disability decreased by 20.1% during this time. Supportive housing services commonly utilized by non-homeless special needs populations in Monroe County include the following:

- Living with parents or other family members
- Utilizing rental assistance programs such as Section 8
- Living in Group Home / Supportive Housing
- Living in Assisted Living facilities
- Living in Skilled Nursing Facilities



Example of project funded in part through community development funding.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Per AIDSvu, there were approximately 1,167 persons living with HIV in Monroe County as of 2022. There are approximately 11 HIV testing sites across Monroe County, and approximately 11 Pre-Exposure Prophylaxis (PrEP) service locations in the County. There are five HIV / AIDS Medical Treatment Services in Monroe County, and the City of Rochester operates a Housing Opportunities for Persons with AIDS program.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

Individuals with special needs are important and valued members of the community in Monroe County, and the community needs to continue to promote the general welfare of these individuals. Monroe County is committed to being a safe place for individuals for all community members, and will continue to utilize community development resources in order to do so.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Suburban Monroe County's service area contains many towns and villages whose public facilities require periodic improvement, repair, and replacement. Much of the public facilities are over 100 years old, which presents unique challenges for local municipalities in terms of addressing community concerns. These communities face rising costs associated with making these necessary improvements to public facilities due to labor shortages and material cost increases. The cost of these increases is often passed onto community members in the form of increased local tax levy.

In Monroe County, something as simple as an accessible bathroom can become the difference between an unusable space and a public community space. Facilities of this nature can improve community pride, housing values, and the economic situation within the Monroe County service area. Examples of these facilities would include ADA improvements and updates to public buildings.



Memorial Park Outdoor Restroom Replacement, Gates, NY.

How were these needs determined?

Each year, Monroe County provides municipalities with the opportunity to apply for funding through CDBG. Among these applications, Monroe County considers factors such as urgency, project readiness, and potential benefits of the project. Monroe County prioritizes projects that will provide safety or sanitation improvements to under-invested areas, such as sewer replacements and sidewalk improvements. Monroe County also invests CDBG funds into projects that address access and equity, such as bringing public restrooms up to ADA standards. Monroe County considers the impacts of such projects, in terms of residents' quality of life and community impact. These projects often do not have an immediate fiscal return on investment, but will ultimately benefit the municipality by maintaining community pride and dissuading disinvestment of the neighborhoods.

Many of the low and moderate income areas in Monroe County were the first suburban areas to be developed and most in need of repair and / or upgrade. Increasing tax levies on residents of these communities in municipalities in Monroe County to pay for facility/infrastructure improvements may result in increases in housing problems among lower income residents, and may ultimately displace residents.

Infrastructure maintenance and repairs are critical for the prolonged community safety and economic development of the region. As a matter of public safety, having access to fresh water, functioning sewers, safe electricity, and safe public facilities is important in maintaining and adding to the Community. In addition, municipalities across New England and New York State are struggling to meet the need of replacing aged infrastructure, as the risk of flooding and other environmental disasters is an ever growing concern.

Staff at the Monroe County Planning and Development office hear from municipal leaders stating that these funds are necessary to improve community development in specific areas. The age of infrastructure systems has become an issue statewide.

Describe the jurisdiction's need for Public Improvements:

Much like the need for public facilities, the need for public improvements has grown over the years in the Monroe County service area. Community members should have safe and healthy public spaces, including parks and playgrounds, with modern amenities designed to promote healthy living. Public improvement projects, including improving traffic flow in the communities, allows communities to grow safely and be welcoming for all. Much of the public infrastructure (sewer, water, electric, gas) is over 100 years old, which presents unique challenges for local departments of public works in terms of addressing aging infrastructure concerns. Safe water, sewer, and other infrastructure services are public health concerns that communities in Monroe County address on an annual basis. These communities face rising costs associated with making these necessary improvements to public facilities due to labor

shortages and material cost increases. The cost of these increases is often passed onto community members in the form of increased local tax levy. An example of a public improvement project completed within the previous five-year funding cycle includes the replacement of 676 linear feet of aging water main along Keable Court in Brockport NY, completed in September 2024. Eight-inch, ductile iron pipe replaced the aging, six-inch pipe cast iron water main, along with nine new service lines, new service saddles, corporation stops, curb boxes and a hydrant. Keable Court was resurfaced, and approximately 1,140 linear feet of concrete curb was installed to improve drainage away from the pavement. Of the \$230,469 total project cost, Monroe County invested \$60,000.





Keable Court Water Main Replacement, Brockport, NY.

How were these needs determined?

Each year, Monroe County provides municipalities with the opportunity to apply for funding through CDBG. Among these applications, Monroe County considers factors such as urgency, project readiness, and potential benefits of the project. Monroe County prioritizes projects that will provide safety or sanitation improvements to under-invested areas, such as sewer replacements and sidewalk improvements. Monroe County also invests CDBG funds into projects that address access and equity, such as bringing public restrooms up to ADA standards. Monroe County considers the impacts of such projects, in terms of residents' quality of life and community impact. These projects often do not have

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Staff at the Monroe County Planning and Development office hear from municipal leaders stating that these funds are necessary to improve community development in specific areas. The age of infrastructure systems has become an issue statewide.

Describe the jurisdiction's need for Public Services:

Public services are essential for the well-being of many residents of Monroe County, especially low to moderate incomes (LMI) residents, seniors, and those with disabilities. Public Services address fundamental societal needs, ensuring safety, health, education, and economic stability. The programs funded provide vital resources for those in need, including but not limited to: meal delivery services, fraud intervention, in-home safety repairs for seniors, home ownership education, foreclosure prevention, and job opportunities for people with disabilities.

Without these necessary services, the strain on community resources would be far reaching. Seniors would have less access to food, amenities, and medication, as well as a reduced ability to age in place and greater risk of injury or worse at home. Homebuyers would be at a disadvantage entering the housing market, potentially leading to an increase in the number of foreclosed, vacant and zombie properties. There would be less residents with developmental disabilities in the workforce which would require additional care from family and care providers and put increased stress on healthcare and other government resources.

How were these needs determined?

During the application process for CDBG funding, organizations present information, studies and resources to justify the need for services and their need for funding. This information is reviewed by the County for accuracy and urgency of need before a funding decision is made.

In general, the main recipients of Public Services have unique needs that require additional support services in order to allow recipients to sustain a reasonable quality of life.

For example, as people age, they may need additional assistance with things like mobility, housing, and social engagement to help maintain their independence and quality of life.

Likewise, navigating the housing market can be treacherous and is only getting more difficult with the current trends, especially for first-time buyers and those on lower income. Public services like education, down payment assistance, and financial counseling help ensure residents of Monroe County can achieve stable and long-lasting homeownership.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As part of the consolidated planning process, Monroe County conducted an analysis of housing market conditions across suburban Monroe County, including the number of, cost of, and condition of housing units. This analysis will reveal and explore barriers to affordable housing and non-housing community development needs.



MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	113,489	70%
1-unit, attached structure	11,660	7%
2-4 units	11,615	7%
5-19 units	15,453	9%
20 or more units	8,656	5%
Mobile Home, boat, RV, van, etc	2,363	1%
Total	163,236	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

All residential properties by number of units - Analysis

Data from the 2023 American Community Survey (ACS 2023), shows:

The total number of housing units in Suburban Monroe County (Monroe County without the City of Rochester and the Towns of Greece and Irondequoit) is 168,250. Of these, 128,382 housing units are 1-unit: 116,485 or 69% are 1-unit detached units and 11,660 or 7% are attached. Two percent of housing units in Monroe County are in 2-unit structures, 5% are in 3 or 4 unit structures, 7% are in 5-9 unit structures, 3% are in 10-19 unit structures, 2% are in 20-49 unit structures, and 4% are in structures with 50 or more units. One percent of housing units are mobile homes. (See attached table)

The total number of housing units increased between 2016 and 2023 by 5,014 units.

Residential Properties Supplemental Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	179	0%	1,400	4%
1 bedroom	1,217	1%	11,990	31%
2 bedrooms	15,524	13%	17,565	45%
3 or more bedrooms	99,055	85%	7,935	20%

	Owners		Renters	
	Number	%	Number	%
Total	115,975	99%	38,890	100%

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Unit Size by Tenure Data Analysis

The majority of owner-occupied housing units (85%) are 3 or more bedrooms in suburban Monroe County, while 3- or more-bedroom units are only 20% of the total of renter occupied units. This indicates a different household composition and indicates a potential need for additional larger rental housing units.

Between the 2015 and 2020 ACS, the patterns of growth in the percentage of three- or more-bedroom renter occupied units, up from 19 to 20%.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Monroe County manages a variety of housing programs to assist low and moderate income community members find affordable housing. These are funded through federal Community Development Block Grant and HOME investment Partnership funds.

Households assisted range between low to moderate income, with 2,178 units managed by the Rochester Housing Authority. Section 8 Housing Choice Voucher programs are administered by the Rochester Housing Authority and the Fairport Urban Renewal Agency.

At least 75 percent of the families admitted to the Section 8 program during the PHA's fiscal year must have income at or below 30 percent of the area median income. In general, eligibility for vouchers is limited to:

- Very low-income families (30% AMI or below);
- Low-income families previously assisted under the public housing, Section 23, or Section 8 project-based housing programs;
- Low-income families that are non-purchasing tenants of certain homeownership programs;
- Low-income tenants displaced from certain projects; or
- Low-income families that meet PHA-specified eligibility criteria.

For the Public Housing Program:

At least 40 percent of the families admitted to the Public Housing program during PHA's fiscal year must have an income at or below 30 percent of the area median income. The remaining admitted families must be below 80 percent of the area median income. In general, eligibility for a Public Housing unit is limited to the following household characteristics/sizes:

- One-bedroom units are reserved for households that are age 50 and over or considered permanently disabled by a medical professional.
- Two-, Three-, and Four-bedroom units for families with bedroom need being determined by household size.

State level programs intended to increase the amount of available affordable housing include the Small Building Participation Loan Program, which provides low-interest loans and/or tax exemptions to multifamily building owners to facilitate the moderate or substantial rehabilitation and affordability of housing for low-to-moderate income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Monroe County anticipates an increase in the number of affordable housing units being brought online during the 2025 - 2029 planning period in part to the market demand for these housing units, and the State-level incentives available for activating affordable housing units for low to moderate income individuals. New York State Homes and Community Renewal offers various incentive programs for activating affordable housing, including the participation loan program, and the Rural and Urban Community Investment Fund.

Does the availability of housing units meet the needs of the population?

The existing housing stock in suburban Monroe County does not meet the demands of community members. While new housing is brought online, there is a lack of affordable and accessible housing, which limits housing opportunities for these members of the community.

Describe the need for specific types of housing:

An increase in high quality affordable housing solutions is needed at all household size levels for all subpopulations across Monroe County. A specific need for affordable housing that spans all unit sizes and subpopulations is the need for more accessible (barrier-free) housing.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

With housing costs being an identified and growing burden in Suburban Monroe County, this section of the consolidated plan studies the cost of housing in the Monroe County consortium. It is important to understand current market conditions in order to understand how to best address affordability issues in Monroe County.

Data analysis in this section of the five-year consolidated planning process focuses on determining if populations or areas experience disproportionately greater housing needs within the Monroe County consortium. The needs analyzed in this section include: excessive housing cost burden, lack of kitchen or sanitary facilities, and overcrowding. Disproportionate need is determined in this case by analyzing CHAS data to see what portions of the population are experiencing a greater incidence of specific housing problems than other portions. In order to do this, Monroe County compared the distribution of specific housing issues among racial, ethnic, age and income groups, and compared it to the demographics of the population of the Monroe County consortium as a whole.

For reference, the total population of the consortium that is Monroe County (Monroe County minus the City of Rochester, the Town of Greece, and Irondequoit) is 398,069 people according to 2023 5-year estimate American Community Survey Data.

Of this population, the racial profile is as follows:

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	138,600	152,000	10%
Median Contract Rent	711	831	17%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

	Base Year: 2009	Most Recent Year: 2023	% Change
Median Home Value	138,600	197,100	42%
Median Contract Rent	711	1126	58%

Rent Paid	Number	%
Less than \$500	4,473	11.5%
\$500-999	19,330	49.7%
\$1,000-1,499	10,487	27.0%
\$1,500-1,999	2,994	7.7%
\$2,000 or more	1,569	4.0%
Total	38,853	99.9%

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

Rent Paid	Units	Percentage
Renter-Occupied Housing Units with Cash Rent:	112,711	
Less than \$300	3,452	3.10%
\$300 to \$599	8,191	7.30%
\$600 to \$799	10,010	8.90%
\$800 to \$999	20,029	17.80%
\$1,000 to \$1,249	29,000	25.70%
\$1,250 to \$1,499	16,943	15.00%
\$1,500 to \$1,999	16,193	14.40%
\$2,000 or More	8,893	7.90%

Cost Change Analysis

Both median home values and rent have increased across Monroe County between 2009 and 2023, with a higher percentage increase in median rents (58%) than that of median home values (42%). This coincides with the fact that rental cost burdens have been increasing at a disproportionate rate compared to home cost burdens during this time. It is of note that values and rents increased at a rate of 10 and 17% respectively during this 11-year time period, followed by an increase of 30 and 35% respectively in the next three years. Housing and rents are increasing at a rapidly increasing rate in suburban Monroe County.

Rent Paid Analysis

In the Monroe County consortium, the 2020 ACS data indicates that more than half of rents paid during this time were at or below \$1,000 per month. This stands in contrast to more recent data indicating higher rents are being paid County-wide. 63% of rents were at or over \$1,000 across Monroe County. This speaks to the spike in the rate of rent increases over the past 3 years.

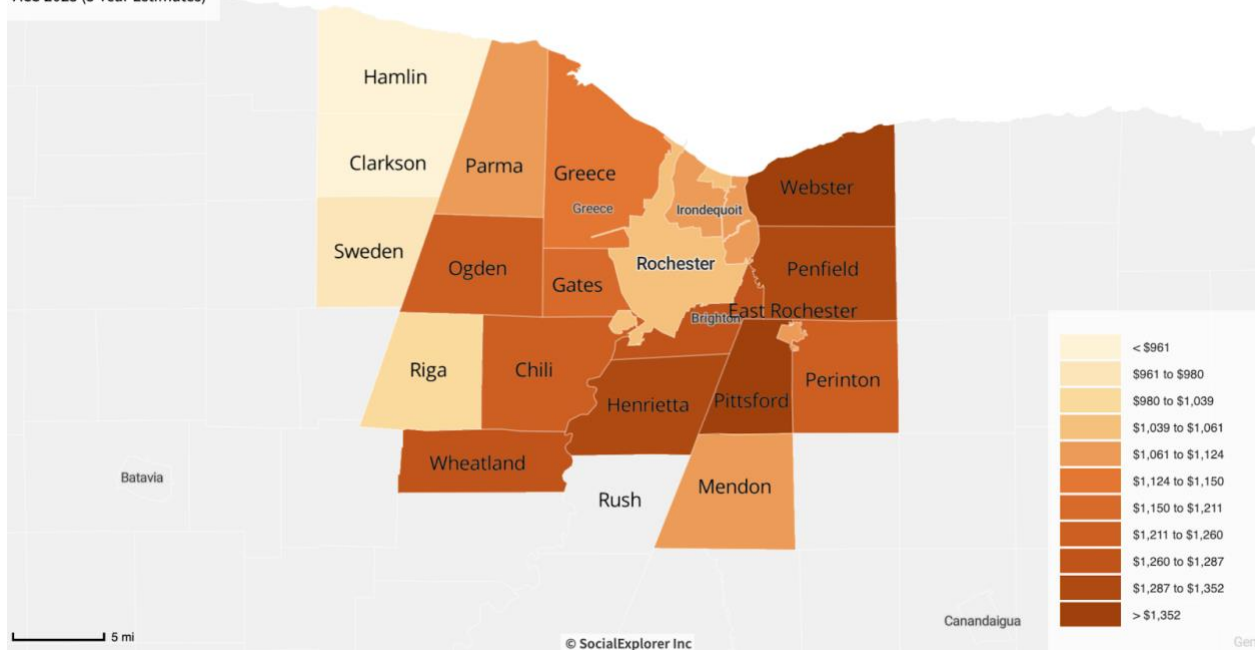
Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,238	No Data
50% HAMFI	7,567	7,361
80% HAMFI	22,573	24,798
100% HAMFI	No Data	37,005
Total	32,378	69,164

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Median Gross Rent
ACS 2023 (5-Year Estimates)



Number of Units affordable to Households earning	Renter	% Renter	Owner	% Owner
30% HAMFI	2,238	7%	No Data	No Data
50% HAMFI	7,567	23%	7,361	11%
80% HAMFI	22,573	70%	24,798	36%
100% HAMFI	No Data	No Data	37,005	54%
Total	32,378		69,164	

Housing Affordability Analysis

This chart shows the HUD area median family income broken down into renters and owners. These incomes are further broken down by percentages of the HUD area median family income.

The data shows that 7% of the rental properties in the Monroe County service area are affordable to individuals at the 30% HAMFI level, which is an increase of 1% from the 2020 iteration of this market analysis, when 6% of rental properties in suburban Monroe County were affordable to individuals at the 30% HAMFI level.

At the 50% HAMFI level, 23% of renters and 11% of owner-occupied units are affordable, which also indicates an increase from 22% to 23% renters, and 10% to 11% of owners between 2020 and 2023.

At the 80% HAMFI level, 70% of rental units, and 54% of owner occupied units are affordable. This is a slight drop from the levels seen in 2020, with 73% of rental housing units being affordable to individuals making 80% of the Area Median Income. This indicates there may be a demand for “middle income” housing, or housing whose rent is at 80% of the area median income.

While issues continue to exist regarding affordability, more affordable housing units have become available since the last plan cycle, evidence that housing programs being managed by Monroe County are yielding successful results.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	767	1,022	1,149	1,427	1,720
High HOME Rent	767	1,022	1,149	1,427	1,720
Low HOME Rent	0	910	975	1,170	1,351

Table 30 – Monthly Rent

Data Source Comments: 2025 Published HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There were no identified specific issues regarding number of housing units available, which is evidenced by low overcrowding data in the Monroe County service area, however there are potential issues for “middle income” community members, who may struggle to be eligible for certain housing voucher programs, but may be burdened with market or above market rate housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

As rental and housing market prices increase in recent years, the demand for affordable rental and owner-occupied housing to increase. Also note that income levels are not increasing at the rate that prices increase, interest rates have been high when seeking to borrow money to buy homes, and home ownership and rental costs are expected to increase over the next five years due to labor demand and supply issues. In addition, one significant route through which affordable housing typically becomes available is when a household sells their home due to changing needs such as the addition or maturing of children, needs related to aging, or changes in income providing new opportunities. The sudden increase in mortgage rates means that households who secured mortgages during the lows of 2016-2022, or have already completed their mortgages, may be hesitant to take on a riskier loan with a new house. This phenomenon on a larger scale drives up prices and reduces availability for other families in the area.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Per the 2023 American Community Survey (ACS,) the median gross rent for all of Monroe County was \$1,126. Median Gross Rent by Bedrooms in Monroe County in 2023 are as follows:

Median Gross Rent: \$1,126

No bedroom: \$819

1 Bedroom: \$951

2 Bedroom: \$1,208

3 Bedrooms: \$1,333

4 Bedrooms: \$1,411

Discussion

While there is evidence that housing programs and services provided by Monroe County are having an impact on housing affordability in Monroe County, housing affordability remains a major issue across the County.

One emerging gap in affordability in housing is in the approximately 80% of area median income market. These community members may be making too much money to enter into traditional rent subsidies programs, but may experience hardships in affording market rate housing. Many homeowners are finding themselves being outbid on properties and not utilizing grant offerings due to the restrictions that may be imposed with the funds. Notably, requesting any kind of inspection is seen as grounds for having an offer be rejected outright regardless of how competitive it might be.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Monroe County has defined “Standard Condition” and “Substandard Condition but Suitable for Rehabilitation”, in addition to “Sub-Standard Condition but Not Suitable for Rehabilitation” as the following:

Standard Condition: A dwelling unit in this category has no major defects or only slight defects which are correctable through the course of regular maintenance. It must be in total compliance with applicable local housing and occupancy codes; be structurally sound; watertight and in good repair; be adequate in size with respect to the number of rooms and area of living space and contain the following:

- Safe electrical wiring system adequate for lighting and other normal electrical devices.
- Heating system capable of sustaining a healthy temperature (consistent with normal, year round climatic conditions).
- Separate, well-lighted and ventilated bathroom that provides user privacy and contains a sink, commode and bathtub or shower stall.
- Appropriate, sanitary and approved drainage system.
- Fully usable sink in the kitchen.
- Adequate space and service connections for a refrigerator.
- An unobstructed egress to a safe, open area at ground level.
- Be free of any barriers that would preclude ingress or egress if the occupant is handicapped.

Substandard Condition but suitable for Rehabilitation: A dwelling unit in this category does not comply with the standard criteria, or has minor defects that require a certain amount of correction but can still provide a safe and adequate shelter or has major defects requiring a great deal of correction and will be safe and adequate once repairs are made. To be suitable for rehabilitation, a trained housing specialist must carefully inspect the dwelling and prepare a work write-up of repairs necessary to bring it up to standard condition. A cost estimate of repairs will be prepared based on the needs identified in the work write-up. If these costs are equal to or less than 65% of the just value of the dwelling unit, then it will be considered suitable for rehabilitation.

Sub-standard Condition but Not Suitable for Rehabilitation: A dwelling unit is in this category if a cost estimate of repairs, based on the needs identified in a work write-up, exceeds 65% of the just value as determined by the property appraisal or appraisal dated within 6 months of application. Such units are not eligible.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,134	16%	16,260	42%
With two selected Conditions	353	0%	784	2%
With three selected Conditions	50	0%	69	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	96,494	83%	21,790	56%
Total	116,031	99%	38,903	100%

Table 31 - Condition of Units

Data Source: 2016-2020 ACS

Conditions of Units, Analysis

The data in this chart displays the number and percentages of housing units in the Monroe County service area that have one or more of the HUD defined housing problems. (These conditions are the following: 1: Lacking complete kitchen facilities, 2: Lacking complete plumbing facilities, 3: More than one person per room, and 4: Cost burden greater than 30%.)

The data in this table indicates that 16% of owner-occupied units in the Monroe County service area have one of the four housing conditions, 0.3% have two housing conditions, and 0.04% had three selected housing conditions, while 83% of the owner occupied units do not report any conditions. This represents a 4% increase in the percentage of owner occupied housing units that do not experience housing problems from the previous consolidated plan, which had only 79% of owner-occupied houses not experiencing any of the four housing conditions.

The data in this table indicates that 42% of renter occupied units in the Monroe County service area contain one of the housing conditions, and 2% of the renter occupied units contain two of the housing conditions. 56% of renter-occupied units report containing none of the four housing conditions. This represents an increase of 3% in renter-occupied households in Monroe County that experience one of the four housing problems since the 2020 consolidated plan.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,503	13%	6,232	16%
1980-1999	30,608	26%	9,829	25%
1950-1979	53,404	46%	17,168	44%
Before 1950	17,488	15%	5,682	15%
Total	116,003	100%	38,911	100%

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

Year Unit Built Data Analysis

This table provides information about the age of the housing stock in the Monroe County service area. The table indicates that most of the housing in the Monroe County service area was built between 1950 and 1979. The age of the housing stock indicates an elevated risk of environmental concerns such as lead based paint hazards and asbestos contamination in housing. Additionally, the housing stock may be operating with antiquated mechanical, electrical, and plumbing systems. There is a jump in the number of housing units built after the year 2000 from the previous consolidated plan; the percentage has increased from 9% to 13% in this planning. Additionally, the 1950 - 1979 category has decreased from 49% to 46%.

While more than half of all housing units in Suburban Monroe County were constructed prior to 1979, more housing units are coming online, and Monroe County has invested in home improvement programs that will improve environmental safety conditions in housing. This does indicate that there remains a need for home improvement programs to ensure homes are free of lead, asbestos, and other potential environmental hazards.

As seen from the “Median Year Structure Built” map, many of the older units in Monroe County are located in urban areas, while outer ring suburbs have more recent years for median year structure built.

Risk of Lead-Based Paint Hazard

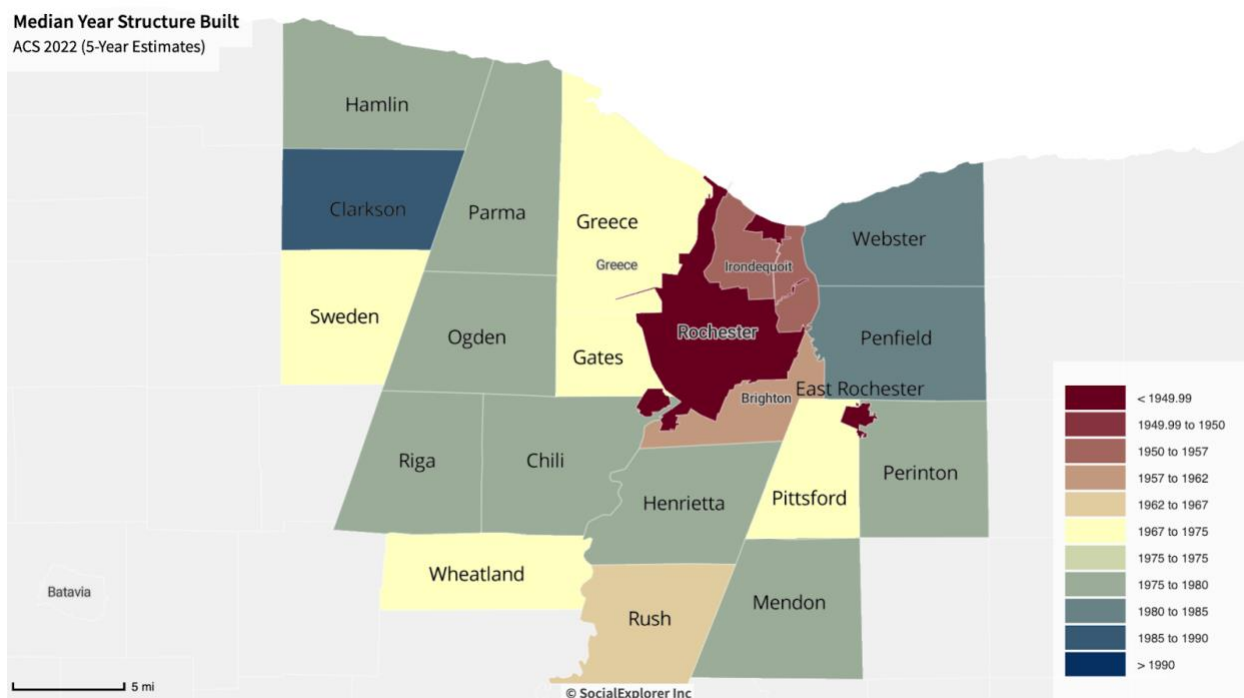
Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	70,892	61%	22,850	59%
Housing Units build before 1980 with children present	7,541	7%	6,093	16%

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Discussion

This table displays housing units built before 1980, in total and with children present. Exposure to lead in homes is a major concern for households with children present due to the risk of developing learning disabilities and other side effects of lead poisoning among children living in these environments. Older homes (homes built prior to 1978) more frequently have lead-based paint hazards present, and sometimes lead service lines for drinking water. The chart indicates that while the percentage of housing units built before 1980 across renter and owner-occupied units has decreased, both renter-occupied, and owner-occupied unit types have high risks of lead-based paint hazards. The percentage of renter-occupied units with children present built before 1980 is nearly double that of owner-occupied units with children present built prior to 1980. This indicates there is a need to ensure these older housing units are safe environments for children.



Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 34 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units - Supplemental Data and Analysis

At the time that this Plan was being developed, no publicly available homes or properties within the Consortium in the real estate owned (REO) sales databases of the following agencies: HUD, Department of Veterans Affairs, Federal Deposit Insurance Corporation, Internal Revenue Service, US Army Corps of Engineers, Customs, U.S. Marshals Service, Department of Agriculture Rural Development, Fannie Mae, Freddie Mac, General Services Administration, or Federal Deposit Insurance Corporation.

The United States Postal Service (USPS) provides quarterly data to HUD, which HUD tabulates by census tract. Based on these data, there were approximately 852 addresses which were considered “vacant” by the USPS. There are a number of reasons why an address may have a vacant status with the USPS, which differs from the definition of a vacant residential structure. Still, these data provide an interesting insight into trends in neighborhood change, since the data are tabulated by census tract and updated quarterly.

Need for Owner and Rental Rehabilitation

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PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint has been banned for residential use since 1978. All houses constructed before 1978 are considered at risk of containing lead-based paint. Monroe County estimates that roughly 61% of the low- to moderate-income population is at risk of living with lead-based paint hazards, based on the number of housing units occupied by low- or moderate-income families that were built before 1980. Of these, Monroe County estimates that 61% of the households are owner-occupied, and 58.7% are renter-occupied.

Discussion

While Monroe County has made strides in reducing the number of housing problems that community members experience, there is more work to be done to make all housing in Monroe County affordable, safe from environmental hazards, and free of housing conditions.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	38	2,521	7,475	562	6,913	671	703	3,330
# of accessible units			733						

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As of March 2025, there are 2,178 units total managed by the Rochester Housing Authority, and they all exceed the HUD requirements for public housing.

In addition to the existing public housing units, RHA has converted some of its public housing portfolio through the HUD rental assistance demonstration (RAD) and maintains ownership of these developments. RHA looks to increase density with each RAD project and has developed other affordable housing in the City of Rochester. Many of these new housing units include additional accessible options.

Fairport Section 8 does not administer Public Housing units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Rochester Housing Authority (RHA) continues to enhance the quality of its units by tirelessly monitoring unit conditions and making updates to units when necessary.

RHA inspects each public housing unit annually and more frequently with "problem units." The inspection procedure also identifies preventative maintenance items. Every 5 to 7 years, RHA conducts a physical needs assessment professionally on our entire housing portfolio. This determines how RHA prioritizes the use of capital funding and operational funding.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Rochester Housing Authority is able to help Monroe County protect those living in Monroe County who need public housing assistance, which helps improve the quality of life for all residents of Monroe County. RHA has a resident services department who works one on one with residents and participants to assist with homeownership preparation and achieving goals in reaching self-sufficiency.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	497	8	15	655	0
Households with Only Adults	316	60	98	640	0
Chronically Homeless Households	81	60	7	164	0
Veterans	3	0	35	90	0
Unaccompanied Youth	8	0	14	14	0

Table 37 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data from HMIS, current as of May 8, 2025.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The homeless have access to the same services/systems as the rest of the community. A primary goal of the Homeless system is to provide linkages to mainstream resources and services in the community that will support goals of housing stability and self-sufficiency.

** This is not a complete list and there can be frequent changes. In order to access the most up to date recourse, community members and providers should go to MyWayfinder or 211lifeline for up to date information.

The homeless have access to the same services/systems as the rest of the community. A primary goal of the Homeless system is to provide linkages to mainstream resources and services in the community that will support goals of housing stability and self-sufficiency.

** This is not a complete list and there can be frequent changes. In order to access the most up to date recourse, community members and providers should go to MyWayfinder or 211lifeline for up to date information.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Much like the total number of beds available to homeless individuals, the list of current homeless service providers changes frequently. Current homeless service providers include the following:

Emergency Shelters:

Organization	Program
Bethany House	Bethany House
Catholic Family Center	Francis Center
Catholic Family Center	Sanctuary House
Center for Youth	Youth Emergency Shelter
DHS Hotel Placements	MCDSS Hotel Placements
Eagle Star	Eagle Star Temporary ES
Family Promise of Greater Rochester	FPGROC

Saving Grace Ministries	Grace House ES
House of Mercy	House of Mercy
Open Door Mission	Samaritan House
Providence	Tempo Emergency Housing
Salvation Army	Booth Haven
Salvation Army	Hope House
Spiritus Christi Emergency Housing	SCPO Emergency
Volunteers of America	Guest House
Volunteers of America	Moving Forward Family Shelter
*Willow Center for Domestic Violence	Willow
YWCA	Emergency Housing

Code Blue Shelters

Organization	Program
Bethlehem	4 rooms for couples
Grace House	
House of Mercy	House of Mercy
Oak Orchard	
Open Door Mission	Samaritan House

Transitional Housing

Organization	Program
Center for Youth	Arnett Independent TLP

Center for Youth	New Beginning House RHY
Center for Youth	Transitional Living Expansion
Center for Youth	Transitional Living Program - RHY
Eagle Star Housing	Spencerport House
Open Door Mission	Coldwater House
Salvation Army	Safe Haven
Salvation Army	Booth Haven VAGPD
Salvation Army	Safe Haven Transitional VAGPD
Saving Grace Ministries	Grace House
Spiritus Christi Prison Outreach	SCPO Transitional Housing
Veterans Outreach Center	Richard's House

Permanent Housing - Rapid Re-Housing (RRH)

Organization	Program
Center for Youth	Transitional Age Youth RRH
Coordinated Care Services, Inc.	RRH Partnership
Delphi Rising	Delphi Home Safe
Person Centered Housing Options (PCHO)	PCHO RRH
Soldier On	SSVF Program
Spiritus Christi Prison Outreach	SCPO RRH
Volunteers of America	VOA Reentry RRH
YWCA of Greater Rochester/Willow	Tapestry RRH

Permanent Housing - Permanent Supportive Housing

Organization	Program
Catholic Family Center	Lafayette Housing
Open Door Mission	ODM CH PSH
PCHO	PCHO Housing First
PCHO	Going Home
Providence Housing Development Corporation	Shelter Star
Providence Housing Development Corporation	Project Based PSH
Rochester Housing Authority	(6) PSH Programs
Rochester Housing Authority/VA	VASH
Spiritus Christi Prison Outreach	Voter's Block Community PSH
Volunteers of America	(3) Project Based PSH Programs
Volunteers of America	(2) Scattered Site PSH Programs
YWCA of Rochester & Monroe County	CH PSH

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Youth being discharged from foster care/other institutional settings typically return to family of origin or another responsible family member/adult. When no such adult can be located, the youth is placed in a community program specifically designed to prepare youth for independent living. CoC continues to educate providers about the importance of ensuring that youth are not discharged into homelessness. Shelters are instructed to immediately contact MCDHS to report the failed discharge plan if a youth is attempting to access homeless services. Youth is then connected to a caseworker who attempts to reunite the youth with his/her family or other responsible adult and link him/her to appropriate services. If such a re-uniting is not possible, the youth is referred again to a community program that prepares youth to transition to independent living.

While every effort is made by the child welfare and juvenile justice systems to prevent discharging a youth to homelessness, there are times when there are no family options. Foster care and juvenile justice case workers will reach out to our county's only runaway and homeless youth provider, The Center for Youth Services ("The Center"), to identify options and partner in transition planning. The Center assists minors running from their foster care placement in reconnecting with their foster care caseworker and supports the youth in returning to a placement. When existing housing options are full or not appropriate for homeless minor, The Center will reach out to the Monroe County Runaway and Homeless Youth Coordinator and the regional Office of Children and Family Services for guidance and support.

Knowing that young people aging out of foster care experience higher rates of homelessness than their non-foster peers, The Center's Street Outreach team builds relationships with adult shelters to identify young adults who may need additional support. The CoC plays a key role in this connection as well through the Coordinated Entry process which allows young people in adult shelters to be directed to The Center's youth and young adult programming.

Hospitals have been encouraged to not discharge people with no available housing after hours/weekends so that they can go to MCDHS for assessment and placement into a shelter. When this is not possible or the patient leaves against medical advice, hospital social work staff are provided with information on local emergency shelters (e.g., physical layouts, staffing, hours open) so a referral is made to the shelter. Hospital staff are asked to call the shelter to confirm a bed is available, any required follow-up care is communicated to shelter staff, and the patient is provided with a sufficient supply of medication. Three emergency shelters (30 beds) have beds dedicated for persons who are being discharged from hospitals, due to health or mental health who are homeless which provide

support through the use of peers and Health Home Care Managers to transition to and stabilize in PH.
(con't below)

Supportive Housing Needs, Continued

Inpatient facilities licensed or operated by NYSOMH and NYSOASAS are encouraged to refer individuals to housing consistent with the level of care required by the patient and not discharge patients until a comprehensive discharge plan is in place. Prior to discharge, individuals in need of supervised housing, and who agree to a referral are referred to the County Single Point of Access (SPOA). SPOA facilitates housing assistance for eligible individuals and connects persons to mental health care coordination services. Through HSN, CoC educate stakeholders about the primary providers of licensed mental health residential beds (DePaul Community Services, East House, Housing Options Made Easy, Rochester Psychiatric Center), intensive CM programs (Strong Memorial Hospital, Rochester General Health System, Unity Health System), and care coordination services (ACT Team, Project Link, MICA Net). The Housing and Behavioral Health Workgroup meet monthly with the goal of increasing collaboration between the hospitals and housing providers and improving the processes for referring persons discharged from hospitals and EDs to emergency shelters to ensure there will be successful transition to permanent housing with appropriate support.

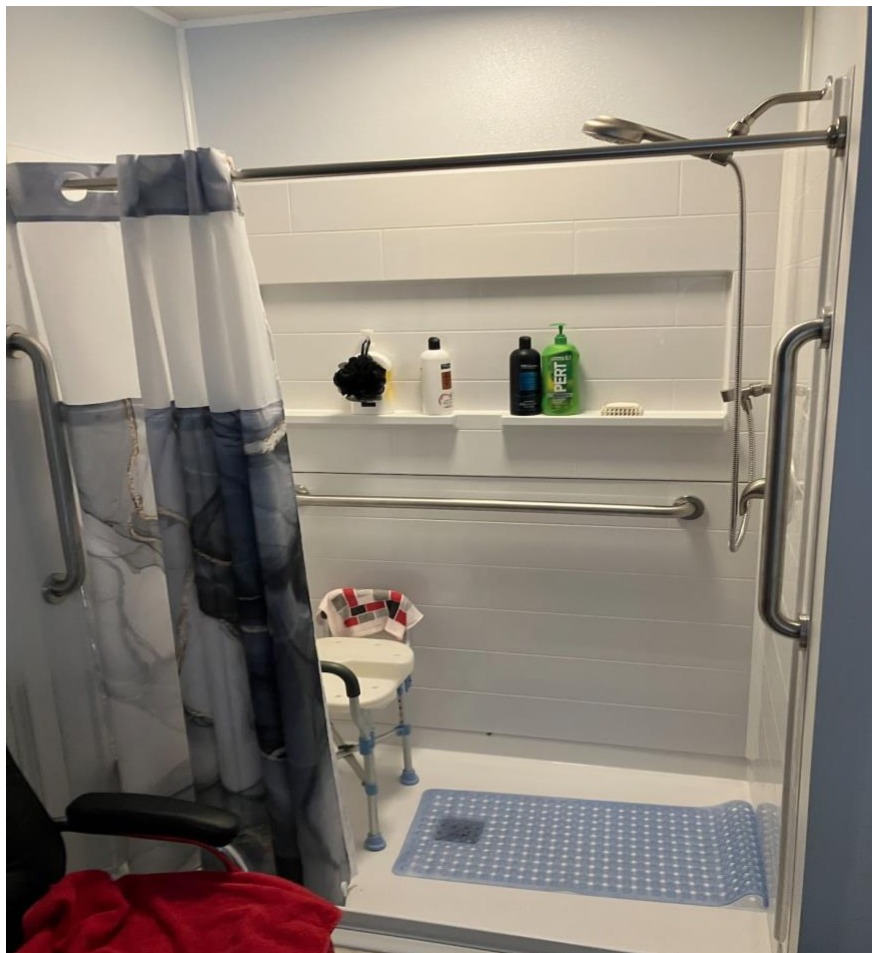
Ex-offenders are most frequently discharged to families or to independent living under the supervision of parole. NYS Parole has contracts with agencies to place ex-offenders when no other housing can be located (e.g., Salvation Army Adult Rehab Center, Grace House, and DuBois Re-Entry Program). NYS is implementing a pilot project in the County for effectively linking eligible individuals from this population to Health Homes, which will provide enhanced CM, ensuring that enrollees are linked to housing and social services supports. PEH and Re-Entry Association of Western NY (RAWNY) work closely, utilizing common members, to assist ex-offenders to successfully transition back into the community. Linking ex-offenders to mainstream resources will reduce the number of ex-offenders from entering the homeless system. Delphi, the umbrella agency for MC Re-Entry Task Force operates a successful RRH program for persons who are released and have no permanent housing identified.

For the elderly/frail elderly living independently in their own homes, their priority need is housing rehabilitation to retrofit their homes to be ADA accessible. The cost of retrofitting the home is high, rising, and frequently unaffordable on a fixed income, forcing many elderly/frail elderly individuals to transition to adult care facilities. Monroe County has been working to promote the concept of "aging in place", where elderly community members are able to stay at home. The elderly persons who are able to remain in their homes will see an increased need for in-home care programs. Physical enhancements needed to ensure aging in place is possible include barrier-free entry including wide doorways, the installation of safety features such as grab bars, and easy to grasp surfaces, among other accessibility improvements on a single floor plan that minimizes steps up and down. The continuation of affordable

housing rehabilitation programs, such as Community Development Block Grants will become crucial to maintaining a safe and sanitary housing stock for older homeowners.

Supportive Housing Needs 3

The home improvement program has seen an increase in the installation of shower conversions, as homeowners are wishing to stay in their homes but have difficulty utilizing facilities in the home. These installations typically include grab bars and comfort height toilets. Ramps have also been installed for homeowners to gain access to their homes.



Barrier-free accessible shower installed utilizing community development funding.

The housing needs of the disabled, those living with a mental health condition, those suffering from substance abuse, and the dually diagnosed vary widely depending upon the extent of the disability and individual needs and preferences. Whereas the physically disabled may only require structural modifications for accessibility, persons with developmental disabilities, severe mental illness, alcohol and/or drug addiction, or the dually diagnosed often require housing with more intensive supportive services.

Persons with disabilities (mental, physical, developmental) and victims of substance abuse

often have supportive housing needs including access to essential services including healthcare, treatment, and counseling services.

Although Monroe County does not receive Housing Opportunities for People with AIDS (HOPWA) funds directly, HOPWA funds are set aside at the State level for counties to share. Area agencies compete for these funds on an annual basis.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Monroe County has established programs and partnerships to help address housing and supportive service needs for non-homeless individuals. These include our housing rehabilitation program, which provides funding for homeowners to make necessary repairs to their homes in order to ensure they are safe living environments, and to ensure these homeowners are not at risk of becoming homeless due to high costs associated with maintaining and upgrading building systems. This program is particularly helpful for elderly individuals looking to make necessary accessibility improvements to their homes. Additional projects Monroe County takes on include the following:

Infrastructure rehab and improvement programs, which supports community development at large.

Supportive services: Monroe County partners with organizations operating in Monroe County to connect community members with empowering opportunities such as job training and placement, first time home buying programs, and more.

Agencies that aid in avoiding homelessness are:

- Southwest Area Neighborhood Association, Emergency Services & Family Stabilization Program
- Center for Dispute Settlement, Mediation and Civil Legal Services
- The Housing Council at Pathstone, Housing Counseling Services
- Regional Center for Independent Living, Independent Living Services
- Charles Settlement House, Emergency Family Services
- Webster Community Chest
- Webster Hope
- The Center for Youth, Prevention Education Services

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Monroe County and its partners continue to work to improve housing options and conditions for all community members, including those with special needs. Supportive service actions that are proposed to be taken during the next year include working with Lifespan of Greater Rochester to provide safety and security improvement opportunities for our senior population, working with the Housing Council at Pathstone to expand housing opportunities, improve housing stability, and provide homeownership training. These programs have a proven track record of successfully improving the lives of low to moderate income community members across the Monroe County consortium.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Negative Effects of Public Policies

Public policies at the Federal, State, County, and Local level can all have positive and negative impacts on the nature of the housing market. Policies that have the potential to increase housing inequality include the following:

Reductions in the supply of housing, which can be achieved via zoning, code enforcement. Between 2009 and 2023, the number of occupied housing units has increased by 10.5% across Monroe County, therefore this does not appear to be an issue affecting Monroe County in a meaningful way at this time. Monroe County's 2020 Analysis of Impediments to Fair Housing Choice identified housing trends impacting the availability of affordable housing. Some of these include the following:

- The Rochester Metropolitan Statistical Area has an owner-occupied housing population that is growing slowly, at a rate comparable to other Upstate New York Metropolitan Statistical Areas. In Monroe County specifically, owner occupied housing units grew by 4.4% between 2009 and 2023 (From 192,577 to 201,032).

- The percentage of housing that is owner occupied in Monroe County has decreased from 67.3% in 2009 to 63.5% in 2023. This is reflected in a trend seen across Upstate New York Metropolitan Statistical Areas regarding the emergence of rental housing.

- Owner occupied housing markets in the City of Rochester and towns in Monroe County are dissimilar, with 37.2% of Rochester's, and 63.5% of Monroe County's households being owner occupied. The number of and percentage of owner-occupied housing units in the City of Rochester has decreased between 2009 and 2023 (from 35,873 [42.5%] to 34,304 [37.2%]). The number of owner occupied housing units increased across Monroe County during this time.

- Households in Monroe County are growing in diversity, with a 16.2% increase in African American households between 2009 and 2023, a 44% increase in Asian householders, and an 83.7% increase in householders who are Hispanic or Latino.

Additional demographics and trends noted in the 2020 analysis of impediments are as follows:

Demographic Profile

Demographic change both drives and reflects housing choice, and as such is a key component to understanding potential impediments to fair housing. Data from the last several decades shows that both Monroe County and the Rochester MSA have undergone significant demographic shifts since the 1980s, and their demographics have continued to change in recent years. In general, Monroe County and the Rochester MSA have grown increasingly diverse, with minority/non-white residents constituting a larger share of the overall population, as well as a growth in the number of speakers of a language other than English. The populations of Monroe County and the Rochester MSA have also gotten older, as the share of residents over the age of 65 has increased.

Rental Housing Profile

The availability of appropriate market rate rental housing is critical to sustaining and enhancing fair housing choice. Rental housing must be available in diverse locations in order to provide consumers opportunities to choose housing in neighborhoods with the amenities they desire. Because racial and ethnic minorities historically have lower incomes than white, non-Hispanic populations, a broad range of rents is an important factor in ensuring fair housing choice. Among other takeaways, this analysis found that while the rental market in the City of Rochester continues to be significantly more robust than what is found in Suburban Monroe County, the number of rent-burdened households has continued to increase in recent years, most new rental units are being constructed outside the City of Rochester, and the racial and ethnic diversity of rental households in Suburban Monroe County continues to increase.

Effects on Homeownership

Home Ownership Profile

Owner occupancy provides information relevant to people's ability to achieve homeownership. Homeownership rates are used as an important metric for assessing economic health at a personal and household level, as the willingness to commit to a 15- or 30-year mortgage generally indicates that the resident anticipates a relatively stable long-term fiscal situation. Additionally, homeownership is a major driver of intergenerational wealth transfer, with most homes appreciating value over time. This analysis found that there have not been significant changes in the homeownership rate within Monroe County, and that homeownership growth at the municipal level was largely specific to Suburban Monroe County. This is also where the majority of new home construction is occurring and where housing prices tend to be highest.

Lending Profile

Without the ability to obtain financing at reasonable interest rates with mutually amenable terms, homeownership would be restricted to only those of substantial wealth. As such, fair lending practices are an essential element of ensuring fair housing choice and the home mortgage lending industry is subject to numerous regulations and public oversight intended to ensure equitable lending practices. This analysis found that home mortgage lending in Monroe County and the Rochester MSA demonstrated significant growth across the board as the County, MSA, and Nation recovered from the 2008 Financial Crisis and related recession. In general, borrowers increasingly opted for conventional financing over Federal Housing Administration backed loans, likely due to an extremely low interest rate environment.

Private Equity

One growing area of concern in Monroe County is the growing influence of private equity ownership of housing stock. Private equity firms typically seek to generate high returns (at least 15%) for their investors over a short timeline. This model requires them to maximize revenue while minimizing input costs, including deferring maintenance, cutting regulatory corners, and raising rents. This ownership model impacts millions of Americans, and an increasing number of properties in Monroe County. While the impacts are felt, trends are difficult to measure due to corporate tactics such as shell corporations and low transparency. Historically, private equity has been able to take advantage of tax advantages, federally-backed mortgages and REO-to-rental packages that are out of reach for other entities. The impacts on the rental market, in particular, have been to drive up rents beyond the national average and to limit the availability of housing stock to homebuyers with limited liquidity. This is not expected to improve at the federal level, however, state and local policies have begun the process of attempting to dismantle the growing problem.

Primary Mortgage Market Survey®

U.S. weekly average mortgage rates as of 04/10/2025



MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	654	546	0	0	0
Arts, Entertainment, Accommodations	16,573	20,490	11	12	1
Construction	6,893	7,234	4	4	0
Education and Health Care Services	41,815	37,484	27	22	-5
Finance, Insurance, and Real Estate	9,825	11,268	6	7	1
Information	3,361	3,611	2	2	0
Manufacturing	20,372	19,978	13	12	-1
Other Services	6,165	6,637	4	4	0
Professional, Scientific, Management Services	17,941	22,739	12	14	2
Public Administration	0	0	0	0	0
Retail Trade	19,620	24,889	13	15	2
Transportation and Warehousing	3,560	3,847	2	2	0
Wholesale Trade	7,037	9,469	5	6	1
Total	153,816	168,192	--	--	--

Table 38 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Analysis

This table contains data regarding the number of workers compared to the number of jobs in various sectors within the Monroe County service

area. The largest percentage of jobs in the Monroe County service area is in the Education and Health Care Services area, with 25% of all workers, and 20% of all jobs.

In total, there are 9% more workers than there are jobs in the Monroe County service area.

Labor Force

Total Population in the Civilian Labor Force	205,743
Civilian Employed Population 16 years and over	197,795
Unemployment Rate	3.87
Unemployment Rate for Ages 16-24	13.68
Unemployment Rate for Ages 25-65	2.08

Table 39 - Labor Force

Data Source: 2016-2020 ACS

Analysis

The unemployment rate in Monroe County has declined between 2019 and 2023 by 6.2%, and sits at a “healthy” 5.1% in the most recent survey year (2023). An unemployment rate of about 4% - 6% is considered “healthy”. Lower rates are seen as inflationary due to the upward pressure on salaries; higher rates threaten a decrease in consumer spending.

	Monroe County, New York				
	2019		2023		Change (2019-2023)
<u>SE:A17005:Unemployment Rate for Civilian Population in Labor Force 16 Years and Over</u>					
Civilian Population in Labor Force 16 Years and ...	389,473		392,838		0.9%
Employed	368,088	94.5%	372,783	94.9%	1.3%
Unemployed	21,385	5.5%	20,055	5.1%	-6.2%

Occupations by Sector	Number of People
Management, business and financial	66,419
Farming, fisheries and forestry occupations	6,523
Service	15,498
Sales and office	41,555
Construction, extraction, maintenance and repair	9,888
Production, transportation and material moving	8,239

Table 40 – Occupations by Sector

Data Source: 2016-2020 ACS

Analysis

The data regarding occupations by employment sector in the Monroe County Service Area lists financial, business and management jobs as having the highest number of people working these jobs. Between 2015 (the previous consolidated plan's data range) and 2020, the total number of individuals in the management, business and financial sector increased by 11%, while Farming, Fisheries and Forestry occupations decreased by 13%, service industry jobs decreased by 11%, Sales and Office jobs decreased by 12%, construction jobs decreased by 15%, and production / transportation jobs decreased by 6%. This indicates a shift toward management and office jobs in Monroe County's service area.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	140,966	79%
30-59 Minutes	33,151	19%
60 or More Minutes	4,035	2%
Total	178,152	100%

Table 41 - Travel Time

Data Source: 2016-2020 ACS

Analysis

The amount of time it takes to get to work has an impact on the types of living situations people are able to obtain. The National Institute of Health has studied the correlation between the length of commute and the quality of life of workers. It finds that the longer the commute time workers use, the lower satisfaction with work and life they have; the long commute also causes health damage, affecting physical health and causing inactivity. However, better public transportation infrastructure can decrease commuting time, especially the construction of dedicated commuter corridors/routes.

In the case of suburban Monroe County, only 2% of workers spend 60 or more minutes commuting, and 79% of workers have less than a 30-minute commute to work, which is slightly less than the previous five year plan cycle at 80%.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,295	310	3,193

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	25,345	723	8,319
Some college or Associate's degree	43,909	1,424	10,049
Bachelor's degree or higher	86,570	1,679	12,059

Table 42 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Analysis

Education attainment has a direct impact on improved job opportunities, which result in lifting families out of poverty, in addition to increasing productivity and innovation among community members. Higher education attainment levels have positive impacts on community development.

In suburban Monroe County, more than 54% of the civilian employed population holds a bachelor's degree or higher, which represents an increase of 4% from the previous five year plan cycle. Individuals with less than a high school diploma represent 3% of the total civilian workforce.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	274	285	684	1,472	2,559
9th to 12th grade, no diploma	2,000	1,308	1,212	2,862	3,620
High school graduate, GED, or alternative	9,734	6,739	5,652	21,980	19,408
Some college, no degree	17,922	7,851	6,243	15,565	12,105
Associate's degree	2,205	5,152	4,978	15,663	6,592
Bachelor's degree	5,519	14,709	12,389	26,730	14,910
Graduate or professional degree	771	9,669	12,330	24,570	15,300

Table 43 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Education Attainment By Age										
Education Attainment	18–24 yrs	% 18 - 24 yrs	25–34 yrs	% 25 - 34 yrs	35–44 yrs	% 35 - 44 yrs	45–65 yrs	% 45 - 65 yrs	65+ yrs	% 65+ yrs

Less than 9th grade	274	1%	285	1%	684	2%	1,472	1%	2,559	3%
9th to 12th grade, no diploma	2,000	5%	1,308	3%	1,212	3%	2,862	3%	3,620	5%
High school graduate, GED, or alternative	9,734	25%	6,739	15%	5,652	13%	21,980	20%	19,408	26%
Some college, no degree	17,922	47%	7,851	17%	6,243	14%	15,565	14%	12,105	16%
Associate's degree	2,205	6%	5,152	11%	4,978	11%	15,663	14%	6,592	9%
Bachelor's degree	5,519	14%	14,709	32%	12,389	28%	26,730	25%	14,910	20%
Graduate or professional degree	771	2%	9,669	21%	12,330	28%	24,570	23%	15,300	21%
Total	8,425 ³		5,713 ⁴		3,488 ⁴		,842 ¹⁰⁸		4,494 ⁷	

Analysis

When education is analyzed by population age in the Monroe County Service Area, education attainment rises among individuals between 25 and 65 years of age. A lower percentage of individuals with college degrees at the 18-24 year age level is presumed to be due in part to the fact that 47% of individuals at this age level are seeking college or graduate degrees during this time. This table also illustrates the fact that over time, Monroe County residents are becoming more educated, with a lower percentage of residents having less than a high school diploma among younger individuals and a higher percentage among individuals over the age of 65.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	574,694
High school graduate (includes equivalency)	1,063,104

Educational Attainment	Median Earnings in the Past 12 Months
Some college or Associate's degree	1,296,703
Bachelor's degree	1,649,265
Graduate or professional degree	1,951,342

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Correct Data and Analysis

Based on the data in Table 7 - more education increases the likelihood of a higher median income among Monroe County Service Area residents.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Employment sectors with the highest number of employees in Monroe County are ranked as follows:

1. Education and Health Care Services at 41,815 workers
2. Manufacturing at 20,372 workers
3. Retail Trade at 19,620 workers
4. Professional, Scientific, Management Services at 17,941 workers, and
5. Arts, Entertainment, Accommodations at 16,573 workers.

These employment sectors make up 76% of the number of workers as a whole in the Monroe County Service Area.

Describe the workforce and infrastructure needs of the business community:

With education, health care, manufacturing, retail trade, scientific, and accommodations as major employment sectors in Monroe County, a need for high quality education opportunities to ensure these employment sectors have adequate workforce moving forward. Other economic development needs include the following:

Infrastructure: Ensuring employment sectors have access to adequate water, sewer, electric, internet and transportation infrastructure.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Several transformative projects—spanning the healthcare, manufacturing, e-commerce, and infrastructure sectors—are currently reshaping the economic landscape of Monroe County and the broader Greater Rochester region, with significant implications for workforce development, business

growth, and infrastructure planning.

Foremost among these is the University of Rochester Medical Center's \$650 million expansion of Strong Memorial Hospital, which includes a new Emergency Department and a nine-story patient tower. This investment, the largest in the University's history, addresses surging regional demand for emergency and inpatient care and will generate hundreds of new healthcare jobs, further solidifying the healthcare sector's role as the region's top employer. The scale of the project underscores growing needs for a pipeline of skilled healthcare professionals and supporting occupations, which will require robust training partnerships and expanded workforce development programming.

In the Town of Webster, construction is underway on a \$650 million, state-of-the-art production facility by Fairlife, a subsidiary of The Coca-Cola Company. Expected to be operational by late 2025, the project will create up to 250 high-quality manufacturing jobs and significantly boost the local dairy supply chain. This major agribusiness investment has already catalyzed related infrastructure improvements and will require a coordinated workforce response to support hiring and long-term retention in skilled trades, advanced manufacturing, and logistics.

Downtown Rochester is undergoing a major reconfiguration through the Inner Loop North transformation, a generational investment in infrastructure, placemaking, and economic equity. By replacing a divisive expressway with a restored urban street grid, new housing, and accessible public space, the project is intended to stimulate inclusive development, attract private investment, and connect historically marginalized neighborhoods to opportunity. This undertaking will demand both long-term business support for adjacent commercial corridors and local hiring and training strategies that align with the project's equity goals.

The Amazon ROC1 distribution center in the Town of Gates, which opened in 2021, now employs more than 1,200 full-time equivalent workers and ranks among the country's largest recent new construction projects. It has expanded the region's logistics and fulfillment economy and driven increased demand for labor in warehousing, transportation, and facilities operations—highlighting the need for scalable workforce programs tailored to these sectors.

In addition to these anchor developments, the County of Monroe Industrial Development Agency (COMIDA) has facilitated 216 private-sector projects since 2020, yielding over \$4.3 billion in capital investment, 5,829 new jobs, and 6,843 retained jobs. These projects span industries from manufacturing to tech to life sciences and reflect a broad-based economic resurgence across the county.

Taken together, these initiatives illustrate a dynamic period of growth that will require sustained public-private collaboration in workforce training, infrastructure modernization, and business development to ensure equitable and inclusive prosperity.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Across Monroe County, there is no shortage of highly skilled and educated members of the workforce. The institutions of higher education, including Monroe Community College, University of Rochester, Rochester Institute of Technology, Nazareth University, St. John Fisher, and Roberts Wesleyan University provide high quality education opportunities to support a skilled workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Monroe County is home to a highly skilled and diverse workforce, supported by a network of nationally recognized colleges, universities, and trade schools. To build on this strength, Monroe County leverages a variety of tools and partnerships to advance workforce development as a core component of economic growth and equity. These efforts directly support the County's Consolidated Plan by fostering inclusive opportunity, reducing unemployment and underemployment, and strengthening pathways to economic self-sufficiency for all residents.

One of the most impactful initiatives is the Workforce Development Fund launched in 2022 by the County of Monroe Industrial Development Agency (COMIDA). This groundbreaking initiative dedicates a portion of COMIDA revenues to workforce training and career advancement. To date, nearly \$7 million has been invested in 16 innovative programs, providing training and credentialing opportunities to more than 4,000 local jobseekers. These include the TRACS program, which builds a diverse talent pipeline into the unionized trades; the Young Adult Manufacturing and Training Employment Program, which targets youth employment in high-demand sectors; and RETAIN, a graduate retention initiative that connects recent college graduates with careers in the local economy.

In addition, COMIDA has forged a \$1.5 million partnership with Monroe Community College (MCC) to launch Mpower, a comprehensive training initiative that equips participants with in-demand skills aligned with employer needs. These programs help Monroe County residents gain credentials that lead to living-wage jobs in healthcare, manufacturing, construction, IT, and other priority industries.

The County also works closely with RochesterWorks, the region's designated Workforce Investment Board, which offers free, accessible career services to all jobseekers—from resume support and job matching to targeted training and career navigation. These services are complemented by community-based programs supported by COMIDA, including SEIU healthcare training, entrepreneurship assistance for home-based childcare providers, and counseling and placement support for those entering or reentering the workforce.

Through these coordinated efforts—with community colleges, organized labor, private employers, and public agencies—Monroe County is not only addressing immediate workforce needs, but also building a resilient and inclusive labor market that advances the goals of the Consolidated Plan: economic opportunity, upward mobility, and shared prosperity for all.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

From the The Genesee/Finger Lakes Regional Planning Council (G/FLRPC) 2021-2025 Comprehensive Economic Development Strategy -

Monroe County's economic development team uses job creation, retention and expansion programs for existing businesses, as well as programs which provide attraction incentives and support services for start-up businesses and firms seeking relocation. A particular focus has been placed on the growth and attraction of the following sectors: high technology manufacturing, including optics and imaging; biotechnology; alternative energy and fuel cells; business information services; food and beverage manufacturing; and telecommunications.

Monroe County has utilized community development funding to support job training and creation programs as part of this initiative.

Small business growth and expansion is recognized as the major source of new job creation and several economic development programs are made available to assist these firms. Monroe County's Economic Development Department and Industrial Development Agency have incentive programs to reward small and medium sized businesses for investing in equipment and creating jobs within the County. Incentives range from interest rate reductions to rebates on equipment purchases and property tax abatement. Monroe County continues its partnership and marketing agreement with Greater Rochester Enterprise (GRE), a public/private partnership established to professionally market the Rochester Metropolitan Area and surrounding Region to business groups. Monroe County also continues to work closely with the City of Rochester, Greater Rochester Enterprise, Empire State Development and other economic development partners on business attraction and retention efforts within the County.

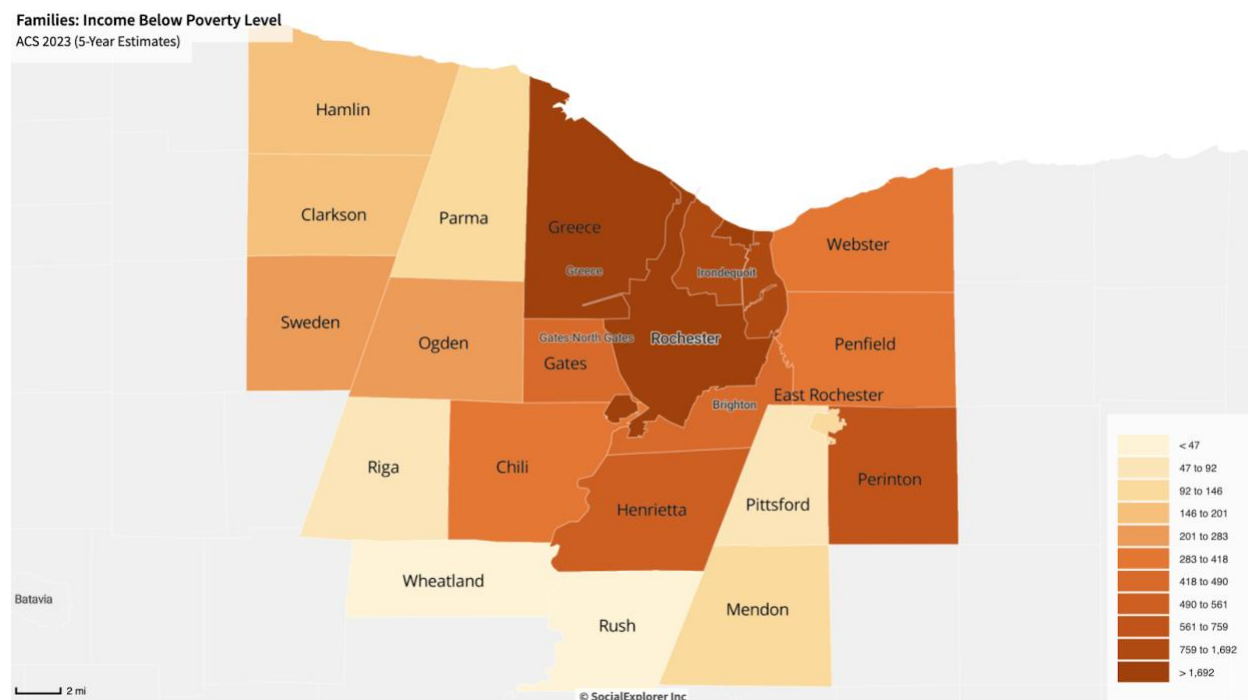
Monroe County's institutes of higher education have continued to commit resources to expand research, technology transfer, workforce development, and to connect students from all over the world to opportunities in the Region. The Rochester Institute of Technology continues investment in sustainable systems and green research through the Center for Integrated Manufacturing and Golisano Institute for Sustainability. The University of Rochester has increased investment into the University's medical research arm bringing in additional faculty and researchers. Monroe Community College and the Agriculture and Life Sciences Institute continue to play a leading role in agricultural economic development. These investments and numerous others that are currently in the planning or development stages are key components for the Region's future economic successes.

Monroe County continues investment in the wastewater, transportation and telecommunications infrastructure within the County. Infrastructure investments are developed based on established priorities/needs and are implemented through the County's Capital Improvement Program in coordination with the City of Rochester and local towns and villages. The County also continues to focus on planning and development projects and policies related to housing, energy, and sustainability.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

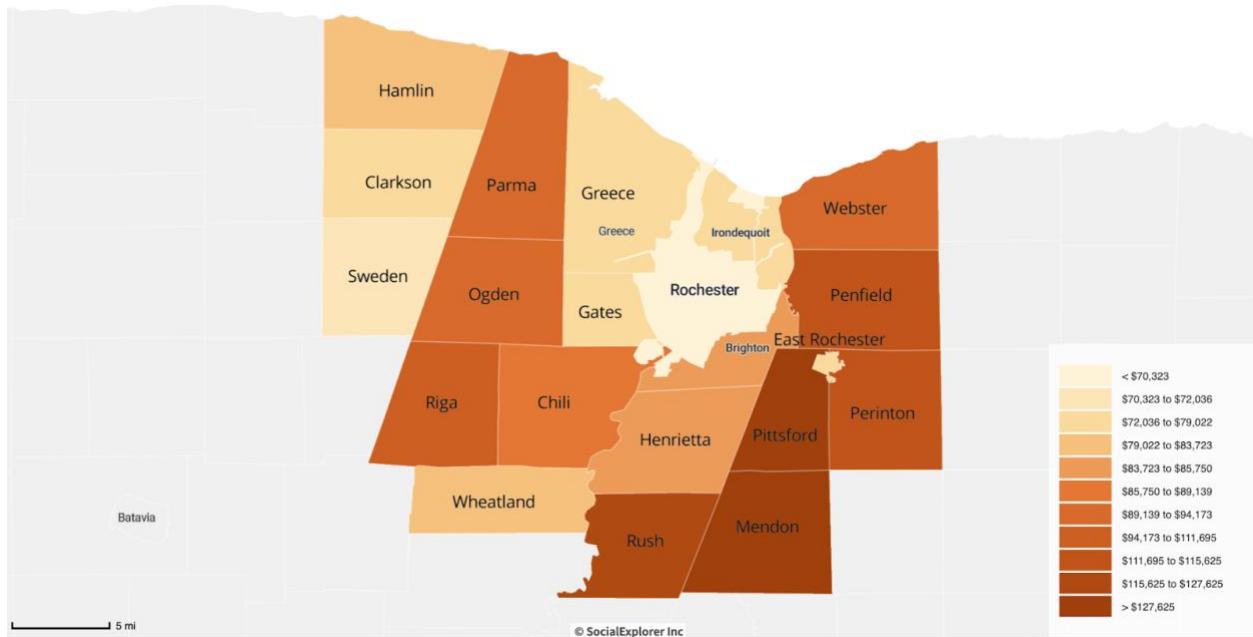
Based on the data analyzed, Monroe County has not identified a specific geography that would be classified as a concentration of households with multiple housing problems. Multiple housing problems are more likely to exist in municipalities with lower median income and higher poverty rates.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Monroe County service area municipalities bordering the City of Rochester have more diverse populations than areas further away from the city.

Median Household Income (In 2023 Inflation Adjusted Dollars)
ACS 2023 (5-Year Estimates)



Areas of concentrations of lower income populations include the City of Rochester and inner ring suburbs around it, in addition to more rural communities.

“Concentration” is defined as a geographic area with a higher percentage of people living with a similar attribute.

What are the characteristics of the market in these areas/neighborhoods?

Lower income individuals tend to be more densely concentrated in urban areas, which is define as areas of higher population density, and rural areas, which is define as areas of low / sparse population density, in terms of their proportion to the overall population. Higher income individuals tend to concentrate in non-rural, suburban areas of the County. Both rural and urban areas would benefit from additional safe, affordable housing options and public infrastructure improvements.

Are there any community assets in these areas/neighborhoods?

The areas with higher concentrations of low-moderate income individuals in the Monroe County consortium have community assets within them that can be built upon and invested in. This includes parks, public spaces, public infrastructure, housing, and more.

Are there other strategic opportunities in any of these areas?

Monroe County has ample opportunities for smart growth and community development. The geographic proximity to major population centers, access to multi-modal transportation, physical assets including Lake Ontario and the Erie Canal, all contribute to the unique opportunities for community

development.

Monroe County region is uniquely positioned to be a haven for climate refugees. The County anticipate this will contribute to the growth of the population over time. The community needs high quality and safe housing and infrastructure to welcome new residents.

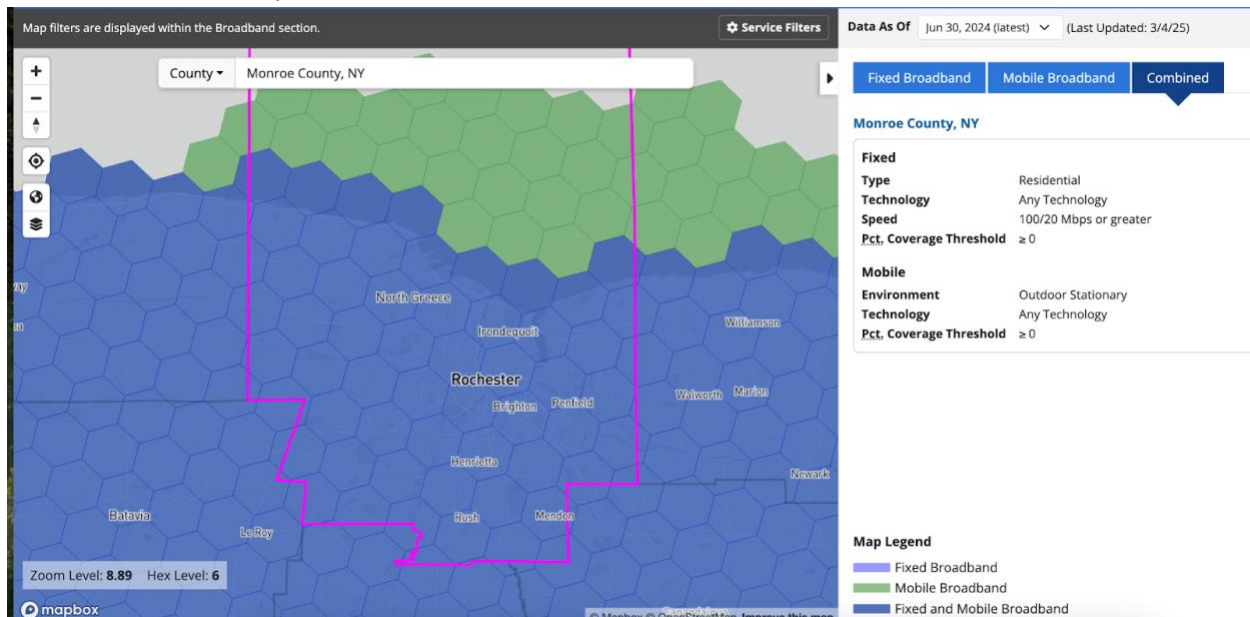
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

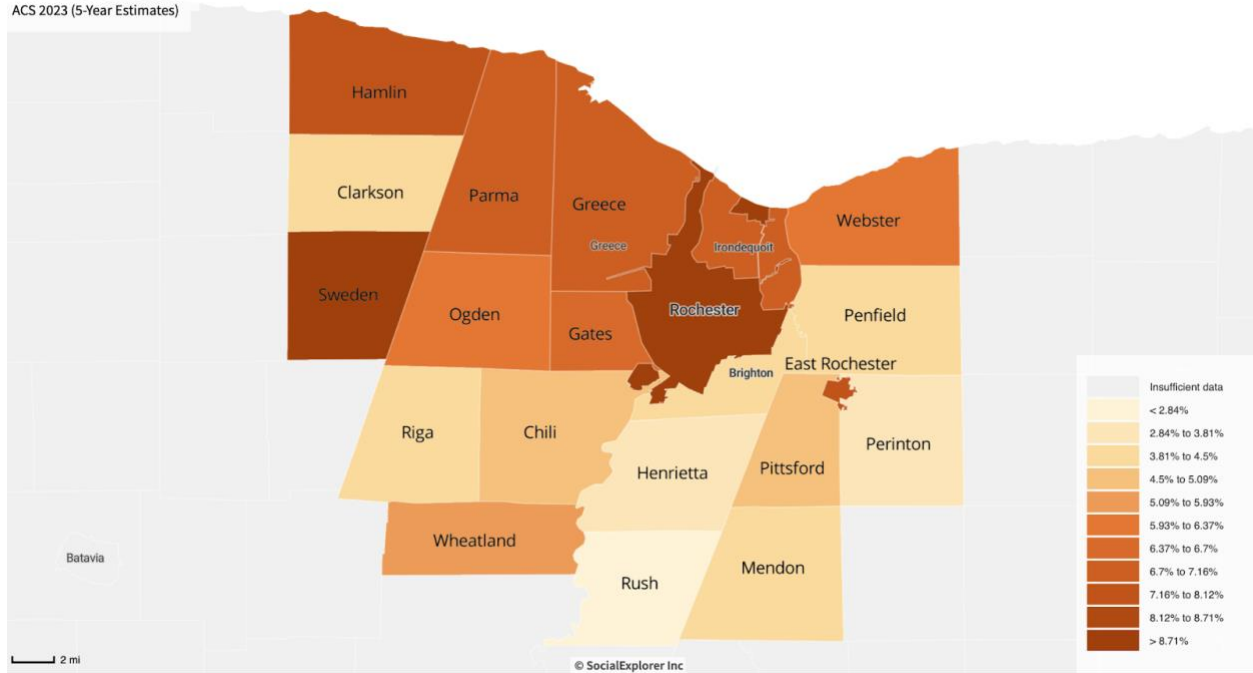
Monroe County recognizes the fact that access to high speed internet at home has become vital in promoting remote work, accessing virtual medical treatments, providing education opportunities, home automation, and more.

Monroe County has identified a critical need to expand broadband infrastructure to ensure equitable access to high-speed internet across all communities, particularly for low- and moderate-income households. Despite perceptions of adequate service, certain areas, such as the Town of Rush, are considered 100% served based on ISP data reported to the FCC. However, this data may overstate actual coverage, as it contrasts with reports of inadequate service in these regions.

The lack of reliable broadband access in these areas hinders residents' ability to participate in essential aspects of modern life, including education, healthcare, and employment opportunities. Recognizing this disparity, Monroe County has developed a "Community Access Plan and Funding Strategy for Broadband" to address these gaps and ensure that all households, regardless of income level, have access to the necessary broadband infrastructure.



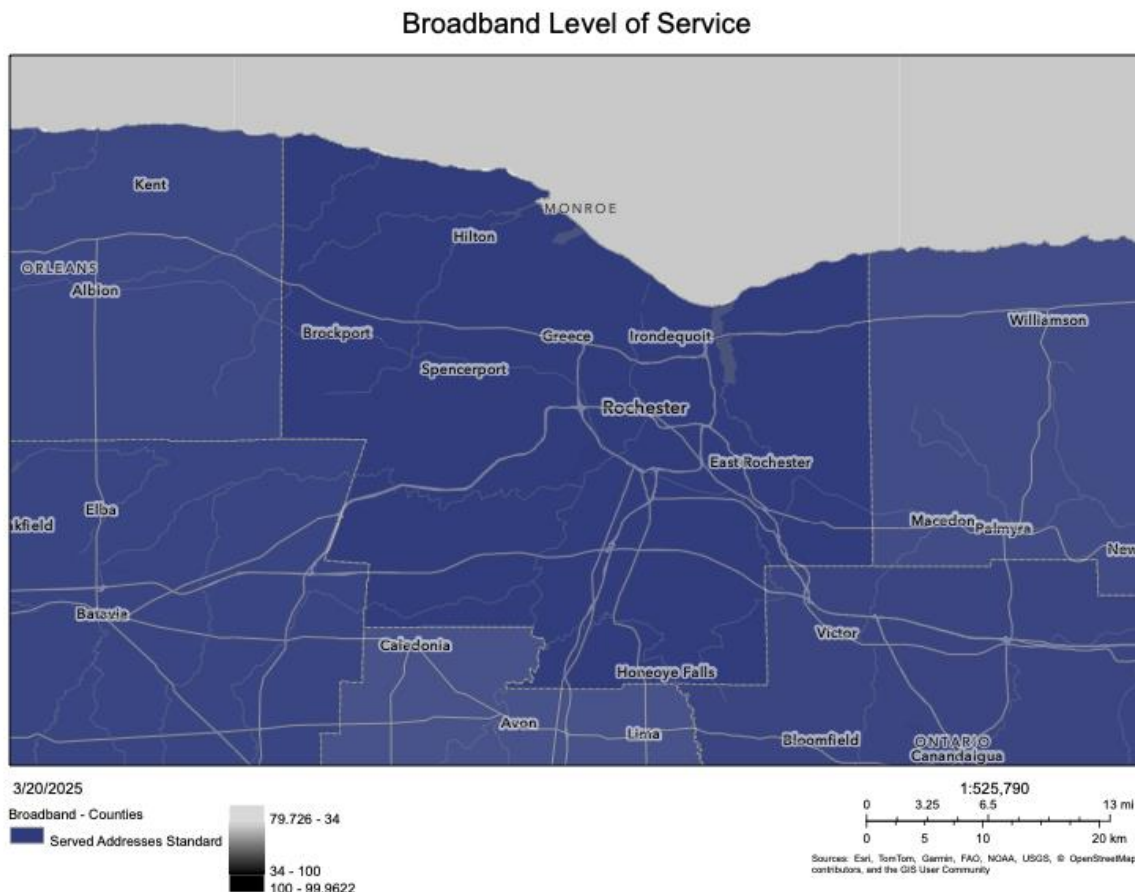
Total: No Internet Access
ACS 2023 (5-Year Estimates)



Statistics	Monroe County, New York			Rochester city, Monroe County, New York		
ACS23_5yr:B28002. Presence And Types Of Internet Subscriptions In Household						
	Estimate		Std. Error	Estimate		Std. Error
Total:	316,506		752.73	92,228		779.39
With An Internet Subscription	283,203	89.5%	1,052.73	78,317	84.9%	822.42
Dial-Up With No Other Type Of Internet Subscription	521	0.2%	98.18	176	0.2%	54.55
Broadband Of Any Type	282,682	89.3%	1,044.24	78,141	84.7%	815.15
Cellular Data Plan	260,572	82.3%	1,054.55	72,109	78.2%	858.79
Cellular Data Plan With No Other Type Of Internet Subscription	30,209	9.5%	818.18	12,811	13.9%	464.85
Broadband Such As Cable, Fiber Optic Or Dsl	247,185	78.1%	1,195.76	63,372	68.7%	840.00
Broadband Such As Cable, Fiber Optic Or Dsl With No Other Type Of Internet Subscription	20,586	6.5%	687.88	5,585	6.1%	398.79
Satellite Internet Service	11,910	3.8%	524.85	3,673	4.0%	279.39
Satellite Internet Service With No Other Type Of Internet Subscription	473	0.2%	127.88	141	0.2%	40.61
Other Service With No Other Type Of Internet Subscription	190	0.1%	50.30	35	0%	17.58
Internet Access Without A Subscription	10,666	3.4%	506.06	3,796	4.1%	287.27
No Internet Access	22,637	7.2%	652.12	10,115	11.0%	458.79

Across the county, 7.2% of the population does not have internet access at home. This number increases to 11% in the City of Rochester. These percentages align with poverty rates in Monroe County. Internet access has increased dramatically between 2020 and 2023 in Monroe County, with a reduction of the

number of households with no internet access at home from more than 14% to 7.2%.



While broadband access is broadly available throughout Monroe County, there remains a high percentage of households that do not have access to internet at home.

Across the county, 7.2% of the population does not have internet access at home. This number increases to 11% in the City of Rochester. These percentages align with poverty rates in Monroe County. Internet access has increased dramatically between 2020 and 2023 in Monroe County, with a reduction of the number of households with no internet access at home from more than 14% to 7.2%.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Internet Service Providers (ISPs) operating in Monroe County include the following:

Fiber

Provider	Download (Mbps)	Upload (Mbps)
----------	-----------------	---------------

Greenlight Networks	5,000	5,000
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Frontier	1,000	1,000
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Cable

Provider	Download (Mbps)	Upload (Mbps)
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Spectrum	1,000	1,000
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Fixed Wireless

Provider	Download (Mbps)	Upload (Mbps)
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Verizon	1,000	75
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AT&T	100	20
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T-Mobile	100	20
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Next-Gen Satellite

Provider	Download (Mbps)	Upload (Mbps)
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Starlink	220	25
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Old-School Satellite

Provider	Download (Mbps)	Upload (Mbps)
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HughesNet	100	5
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Viasat	100	3
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In Monroe County, the presence of multiple broadband Internet service providers is essential to foster competition, which can lead to improved service quality, lower prices, and increased innovation. The current landscape, where some areas are served by a single provider, limits consumer choice and can result in higher costs and subpar service.

The County's "Community Access Plan and Funding Strategy for Broadband" emphasizes the importance of encouraging multiple providers to operate within the jurisdiction. By doing so, Monroe County aims to create a more competitive market that benefits consumers through better services and pricing.

In 2023, Monroe County launched an infrastructure project to expand access to broadband internet services in rural communities and the City of Rochester. The initiative provides up to \$1.8 million to Spectrum Networks to install wire line connections for hundreds of currently unconnected rural homes and businesses and up to \$4.2 million with Community Broadband Networks – FLX to install a wireless community broadband network throughout ZIP codes 14604, 14605, 14608, 14611, 14613, 14614 and 14621 in Rochester.

Monroe County will benefit from a larger variety of high-quality Internet Service Providers operating in the service area.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The 2023 Monroe County Hazard Mitigation Plan identified a total of 11 hazards of concern affecting all of Monroe County, including the following:

- Drought
- Earthquakes
- Extreme Temperatures
- Floods
- Hazardous Materials
- Infestations and Invasive Species
- Pandemics
- Severe Storms
- Severe Winter Storms

Monroe County ranks these risks by utilizing FEMA's hazard mitigation planning guidance, generated by FEMA's Hazus risk assessment tool. Monroe County ranked these risks based on probability of occurrence, impact, adaptive capacity, and climate change. It then ranked these risks on a scale of High, Moderate, and Low.

Table 5.3-5 presents the total calculations for each hazard ranking value for the hazards of concern. The rankings were categorized and assigned a color as follows: Low = values less than or equal to 3.8 (green); Medium = values between 3.9 and 4.9 (yellow); High = values greater than or equal to 5.0 (red).

Table 5.3-5. Total Hazard Ranking Values for the Hazards of Concern for Monroe County

Hazard of Concern	Probability x 30%	Total Impact x 30%	Adaptive Capacity x 30%	Changing Future Conditions x 10%	Total Risk Ranking Value
Disease Outbreak	0.6	2.7	0	0.2	3.5
Drought	0.6	3	0	0.3	3.9
Earthquake	0	3.6	0	0.1	3.7
Extreme Temperature	0.6	3	0	0.3	3.9
Flood	0.9	3.9	0	0.3	5.1
Hazardous Materials	0.3	3	0	0.1	3.4
Invasive Species	0.6	2.1	0.3	0.3	2.7
Landslide	0	3.6	0	0.2	3.8
Severe Storm	0.9	4.2	-0.3	0.3	5.1
Severe Winter Storm	0.9	4.5	-0.3	0.2	5.3
Wildfire	0.6	1.8	0	0.2	2.6

Notes: Low = Values less than 3.9; Medium = Values between 3.9 and 4.9; High = Values greater than 4.9



Temperatures in New York State are warming, with an average rate of warming over the past century of 0.25°F per decade. Average annual temperatures are projected to increase across New York State by 2-3.4°F by the 2020's 4.1-6.8°F by the 2050's, and 5.3-10.1°F by the 2080's. By the end of the century, the greatest warming is projected to be in the northern section of the State (NYSERDA 2011 / 2014 ClimAID: The Integrated Assessment for Effective Climate Change in New York State).



Table 5.3-6. Summary of Overall Ranking of Hazards by Jurisdiction

Monroe County Municipalities	Disease Outbreak	Drought	Earthquake	Extreme Temperature	Flood	Hazardous Material	Invasive Species	Landslide	Severe Storm	Severe Winter Storm	Wildfire
Town of Brighton	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Village of Brockport	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	High
Town of Chili	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Medium
Village of Churchville	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Clarkson	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	High
Town/Village of East Rochester	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Village of Fairport	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Gates	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Town of Greece	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Medium
Town of Hamlin	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Town of Henrietta	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Village of Hilton	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Village of Honeoye Falls	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Irondequoit	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Mendon	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Ogden	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Parma	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Medium
Town of Penfield	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Town of Perinton	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Town of Pittsford	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Village of Pittsford	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Riga	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Medium
City of Rochester	Low	Medium	Low	High	High	Low	Low	Low	High	High	Low
Town of Rush	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Village of Scottsville	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Village of Spencerport	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Sweden	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Webster	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low
Village of Webster	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Town of Wheatland	Low	Medium	Low	Medium	Low	Low	Low	Low	High	High	Low
Monroe County	Low	Medium	Low	Medium	High	Low	Low	Low	High	High	Low



Warmer temperatures and changing rainfall patterns provide an environment where floods are more likely to occur, species migration changes, and the potential for the spread of viral diseases increases. In addition, there is research suggesting that existing health-of-housing concerns will be exacerbated by climate change. As the need for weatherization increases, exposure to environmental contaminants within the home will become more problematic. Asbestos and radon, for example, may become a real concern at much lower levels than they currently are, due to houses being increasingly sealed from the outside. This, along with increased humidity could also create increased mold hazards within homes. Increased and more extreme precipitation events will increase the need for investment in infrastructure, to mitigate flooding, protect water quality and erosion mitigation. Erosion is especially a concern for communities like Hamlin, Parma and Webster, which are not only impacted by shoreline flooding and erosion along Lake Ontario, but are home to many streams, creeks and other surface water pathways that can experience localized flooding during precipitation events.

Preparing for disaster takes considerable investment, but less so than recovering. In 2019, record high water levels in Lake Ontario devastated lakeshore communities with flooding events that forced

emergency road closures, degraded public infrastructure, impacted septic systems and negatively impacted the tourism industry. NYS responded with the REDI program.

New York State committed \$300 Million to the Lake Ontario Resiliency and Economic Development Initiative with the goal of mitigating and averting flooding and erosion-related disasters in Lake Ontario's lakeshore communities. This includes \$7.9 million in improvements to Town of Hamlin's Sanitary Sewer, completed in October 2023. The project included the construction of a new public wastewater collection system, connecting 290 homes along Lake Ontario to a public sanitary sewer system.

REDI also funded a project in Webster, NY to raise and realign Lake Road to ensure continued safe passage of residents and emergency responders during flooding events. The Monroe County Department of Environmental Services (MCDES) Division of Engineering also built a flood wall to prevent water intrusion from Irondequoit that would damage electrical and mechanical equipment. These projects were also completed in 2023.

These projects not only protect the health and safety of the residents, they protect HUD and Homes and Community Renewal's investment in the community by protecting the physical housing assets of the communities.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-and moderate-income populations may struggle to make ends meet in times of crisis, and may struggle to resolve housing problems associated with environmental hazards. Services must be available to these communities in the forms of emergency food systems and healthcare systems in times of need.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

For the purpose of the Strategic Plan, Monroe County has established a set of program goals that will be addressed through the use of CDBG, HOME, and ESG funds during the 2025-2029 period. These are as follows:

- a) Expand the availability of affordable rental and home ownership opportunities for all low to moderate-income residents.
- b) Repair and conserve existing housing stock to reduce the presence of substandard living conditions in households and make housing safe and accessible to people of all ages.
- c) Improve access to and quality of public facilities to ensure all residents have access to adequate public facilities and infrastructure.
- d) Repair, conserve, and provide safe public infrastructure in lower income areas.
- e) Provide job training, job placement, and economic advancement opportunities for low to moderate-income persons and persons with special needs.
- f) Provide and expand access to essential public services, particularly those that promote home ownership, fair housing, and housing stability.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 45 - Geographic Priority Areas

1	Area Name:	Brighton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Low to moderate income neighborhoods in Brighton include areas in northern Brighton, areas bordering the City of Rochester, and areas in Western Brighton bordering the City of Rochester and Henrietta.
	Include specific housing and commercial characteristics of this target area.	These areas are more frequently urban. Monroe Community College is located in a portion of the area categorized as a low to moderate income area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Monroe County solicited comments from all community members in the Monroe County service area, including the Town of Brighton.
	Identify the needs in this target area.	Housing rehab for older housing and the removal of environmental concerns.
2	What are the opportunities for improvement in this target area?	Opportunities in this area include exploring smart growth opportunities at Monroe Community College, and capitalizing on the Town's proximity to high quality amenities such as Highland Park.
	Are there barriers to improvement in this target area?	Housing affordability remains the major issue for growth in the Town of Brighton, with median housing prices increasing by more than 15% between 2017 and 2022
	Area Name:	Village of Brockport
	Area Type:	Local Target area

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Low to moderate income areas of Brockport include all of Western Brockport, and portions of Eastern Brockport.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Chili
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Churchville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	Clarkson
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	East Rochester
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	Fairport
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
8	Area Name:	Gates
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

9	Area Name:	Hamlin
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
10	Area Name:	Henrietta
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
11	Area Name:	Hilton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
12	Area Name:	Honeoye Falls
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
13	Area Name:	Mendon
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
14	Area Name:	Ogden
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
15	Area Name:	Parma
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

16	Area Name:	Penfield
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
17	Area Name:	Perinton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
18	Area Name:	Pittsford
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
19	Area Name:	Riga
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
20	Area Name:	Rush
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
21	Area Name:	Scottsville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

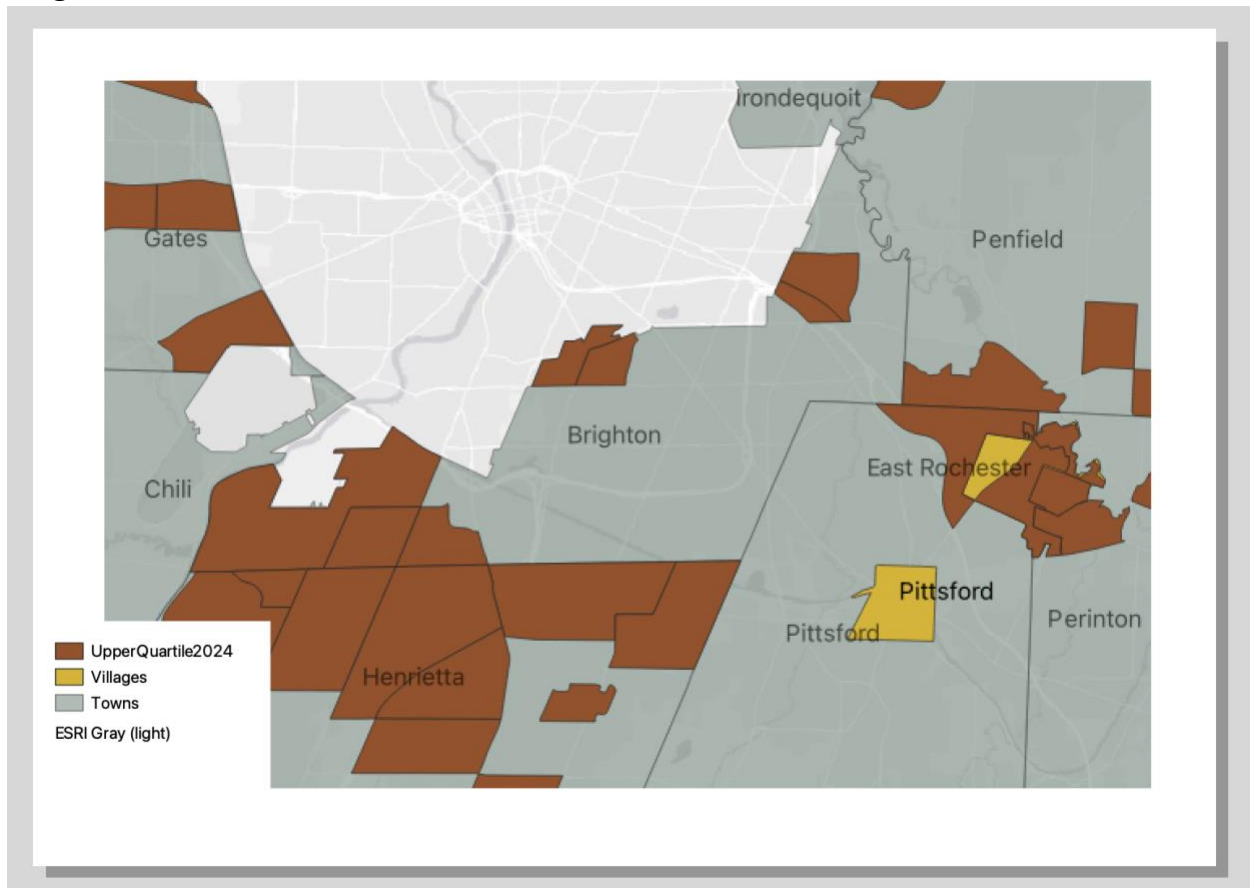
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
22	Area Name:	Spencerport
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

23	Area Name:	Sweden
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
24	Area Name:	Village of Pittsford
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
25	Area Name:	Village of Webster
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
26	Area Name:	Webster
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
27	Area Name:	Wheatland
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

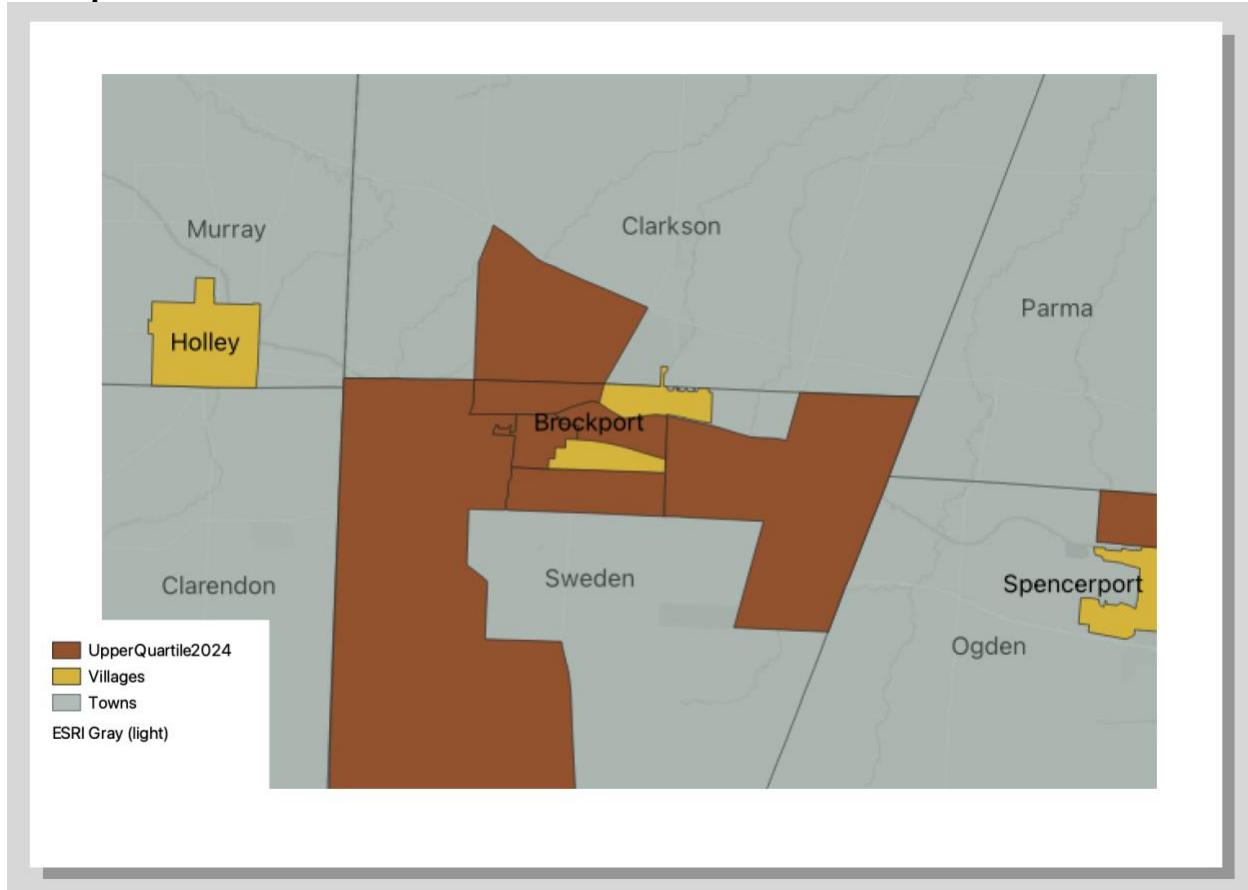
Town of Brighton



Low - Mod Area Attributes: Portions of the area border the City of Rochester, and portions contain Monroe Community College to the Western portion of Brighton.

Primary Housing Need: Affordability, with an increase between 2018 and 2023 of over 15% in median home values.

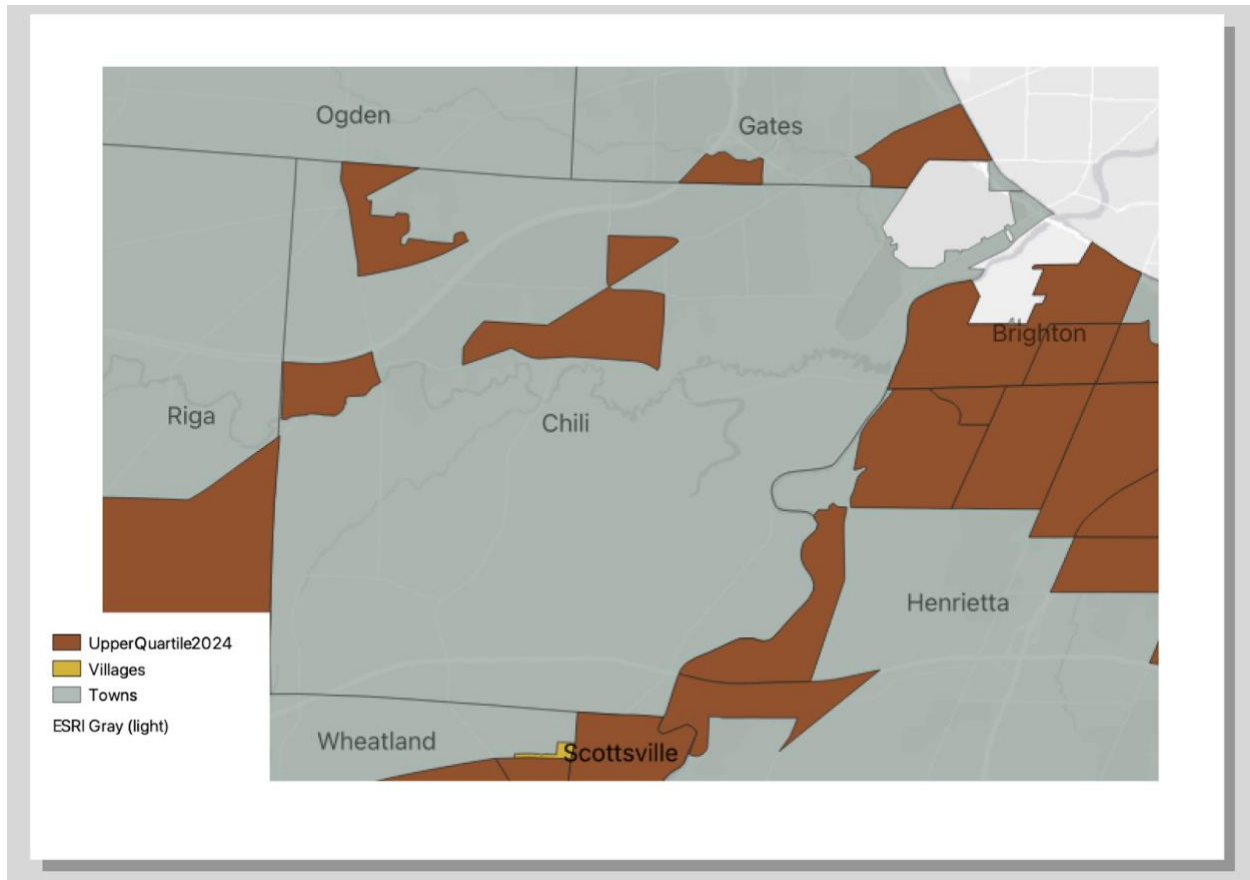
Village of Brockport



Low - Mod Area Attributes: The entire Western portion of the Village of Brockport is a low-mod area, as is the eastern portion of the Village. This area contains SUNY Brockport and residential housing.

Primary Housing Need: Availability of affordable housing for SUNY Students and recent graduates, in addition to ensuring local housing stock is safe and free of environmental hazards such as lead and asbestos. The median age of homes built in the Town of Sweden, where Brockport is located, is 1971.

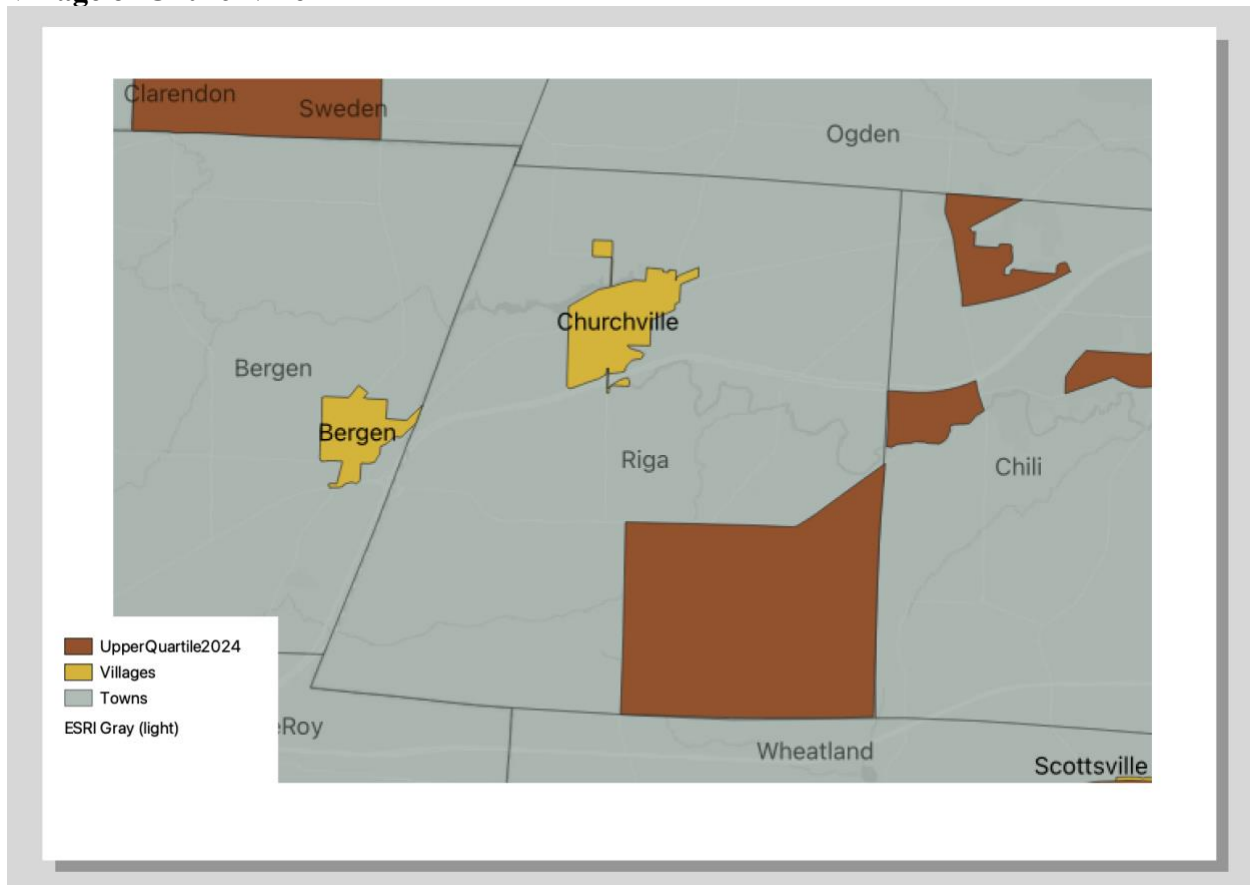
Town of Chili



Low - Mod Area Attributes: Low-mod areas include the areas around Roberts Wesleyan University, and suburban housing areas in central Chili.

Primary Housing Need: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in Chili: 1977. Median housing value increase between 2018 and 2023: 28.6%.

Village of Churchville

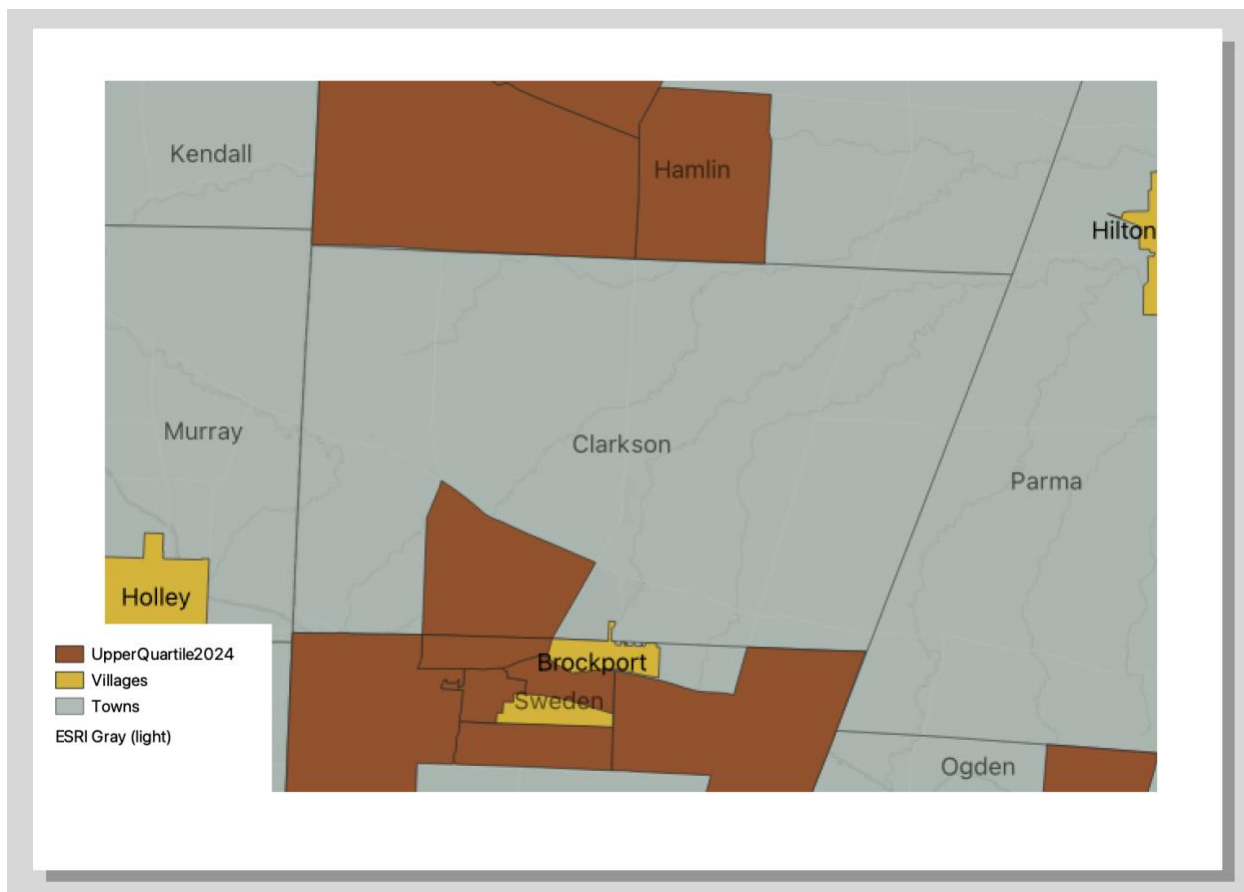


Low - Mod Area Attributes: N/A

While there are no low-mod areas in this Village, opportunities exist for residents in the Village to utilize home improvement and public services programs provided by Monroe County.

Primary Housing Need: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in Riga, where the Village of Churchville is located: 1978. Median housing value increase between 2018 and 2023: 32.6%.

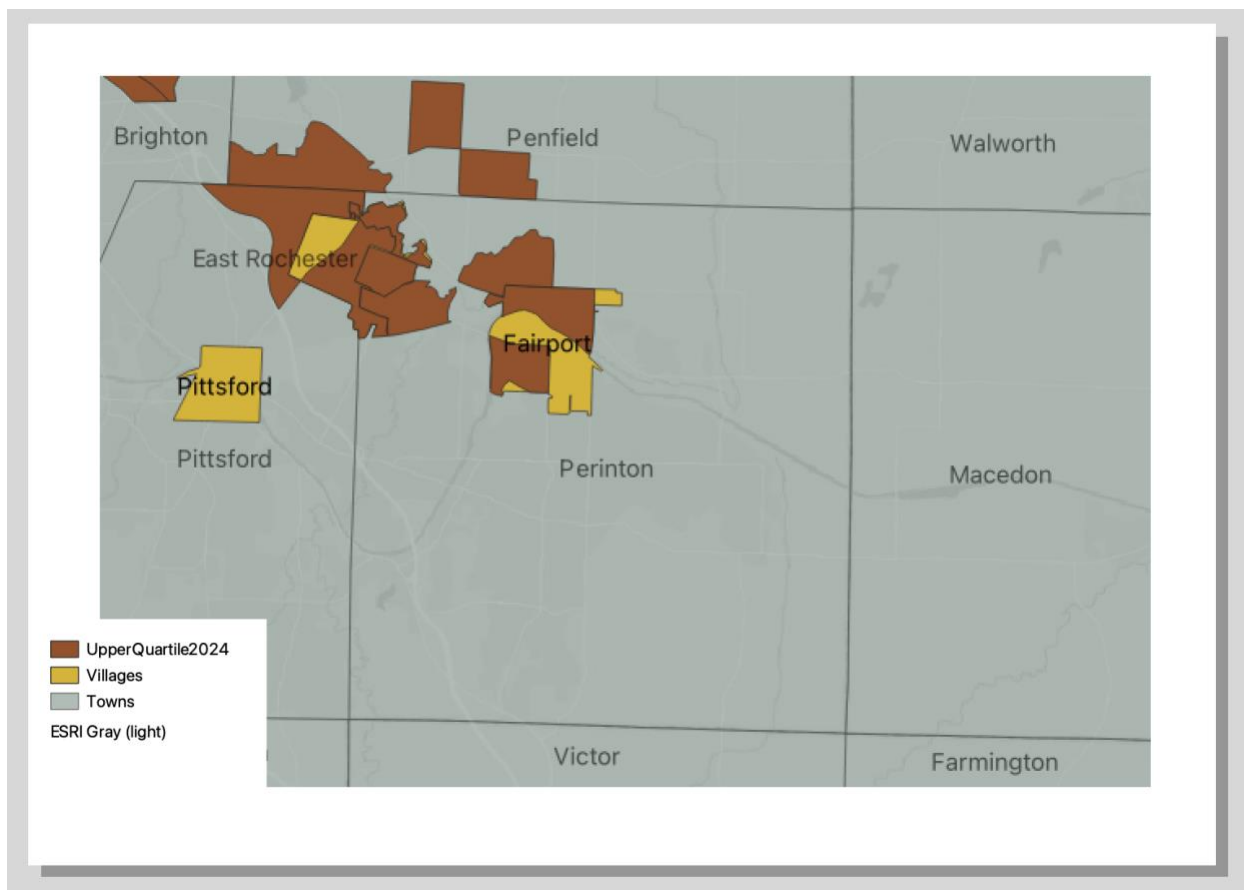
Town of Clarkson



Low - Mod Area Attributes: Low-mod area include the area bordering the Village of Brockport.

Primary Housing Need: Primary Housing Need: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in Clarkson: 1984. Median housing value increase between 2018 and 2023: 28.1%.

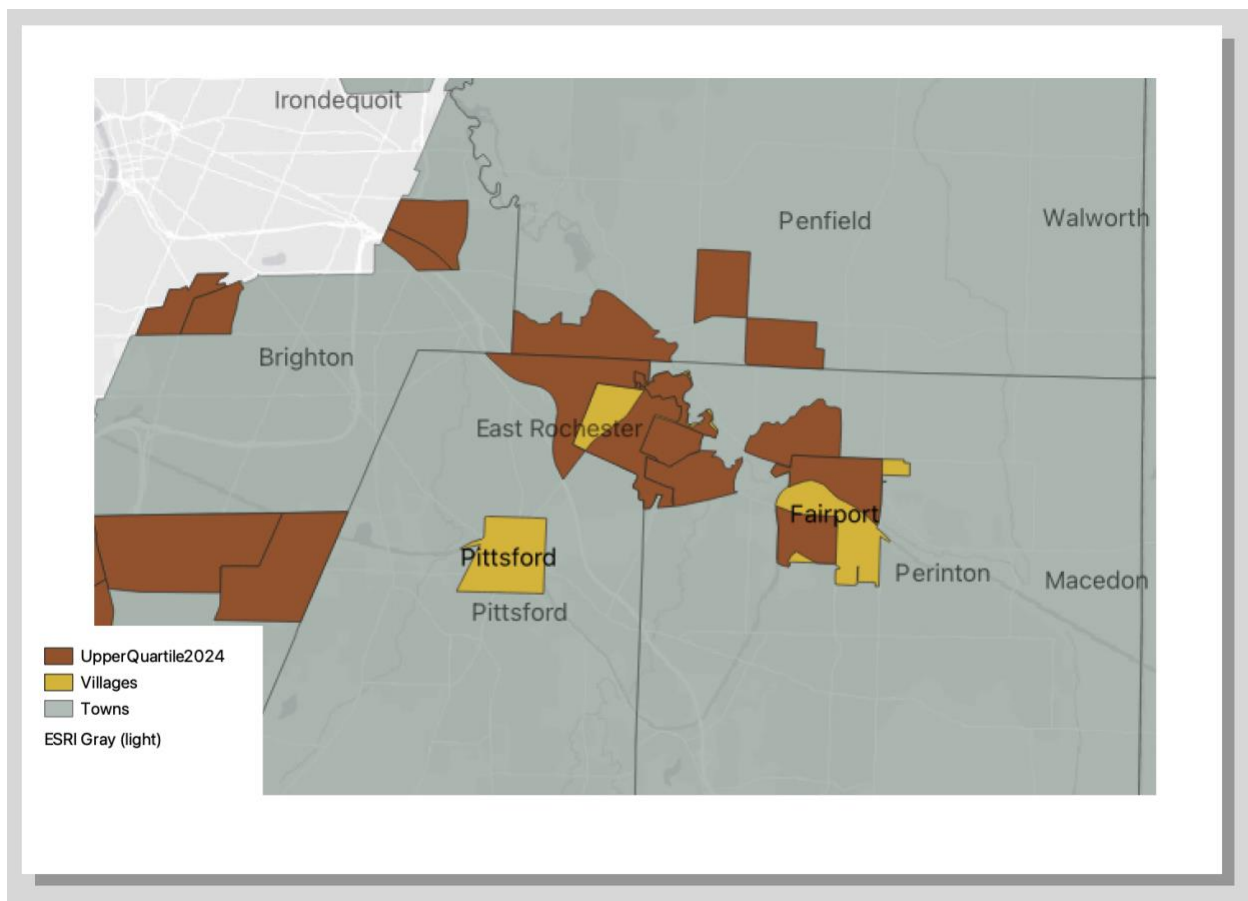
Town / Village of East Rochester



Low - Mod Area Attributes: Low-mod area include most of East Rochester. The nature of land use in these areas is primarily residential, with small portions to the South containing a commercial strip.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in East Rochester: 1943. Median housing value increase between 2018 and 2023: Over 7%.

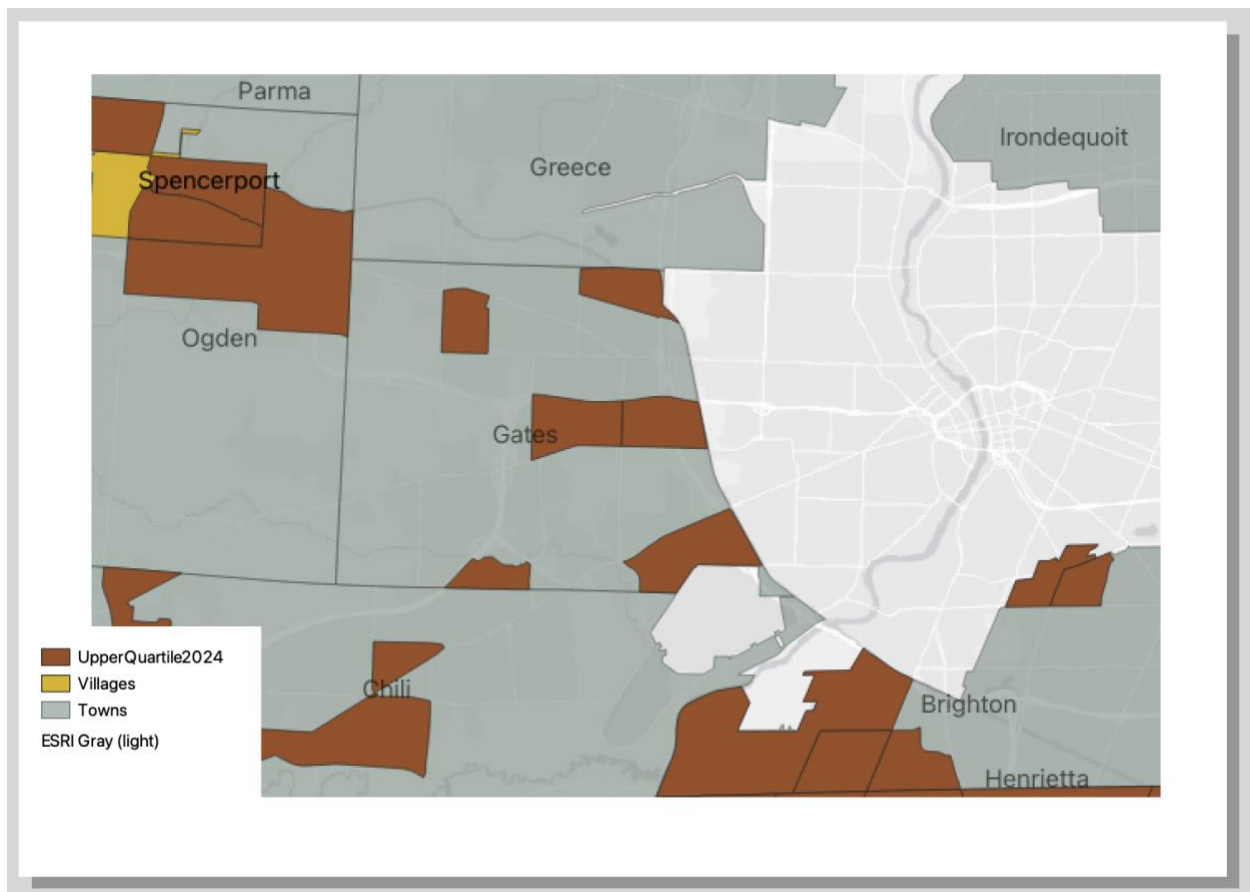
Village of Fairport



Low - Mod Area Attributes: Low-mod area include the Northern half and South West corner of Fairport. The nature of land use in these areas is primarily residential, with small portions to the North containing a commercial strip.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Perinton: 1977. Median housing value increase between 2018 and 2023: Over 13.96%.

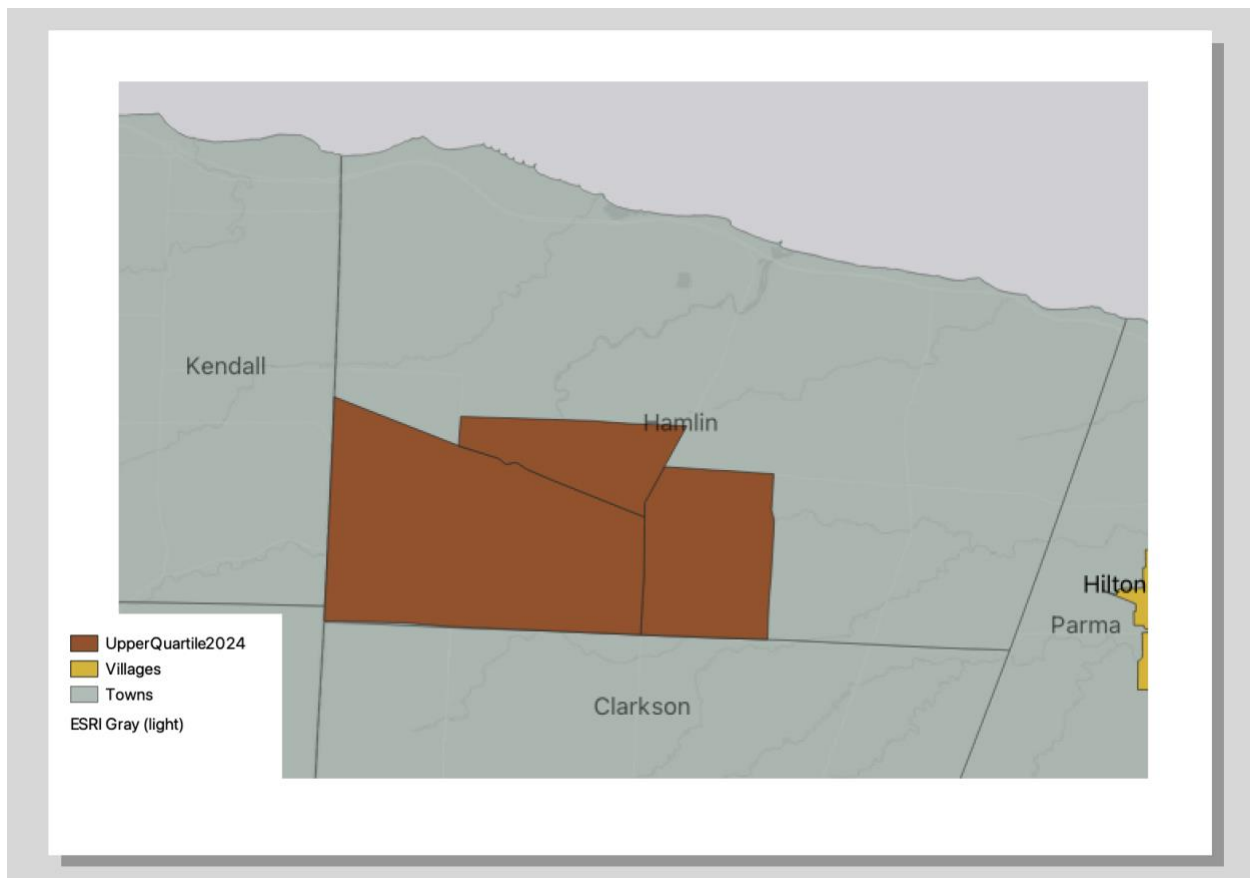
Town of Gates



Low - Mod Area Attributes: Low-mod area include areas boarding the City of Rochester and the Rochester International Airport. These areas are primarily residential, with small portions of commercial strips in these areas.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Gates: 1970. Median housing value increase between 2018 and 2023: Over 7.95%.

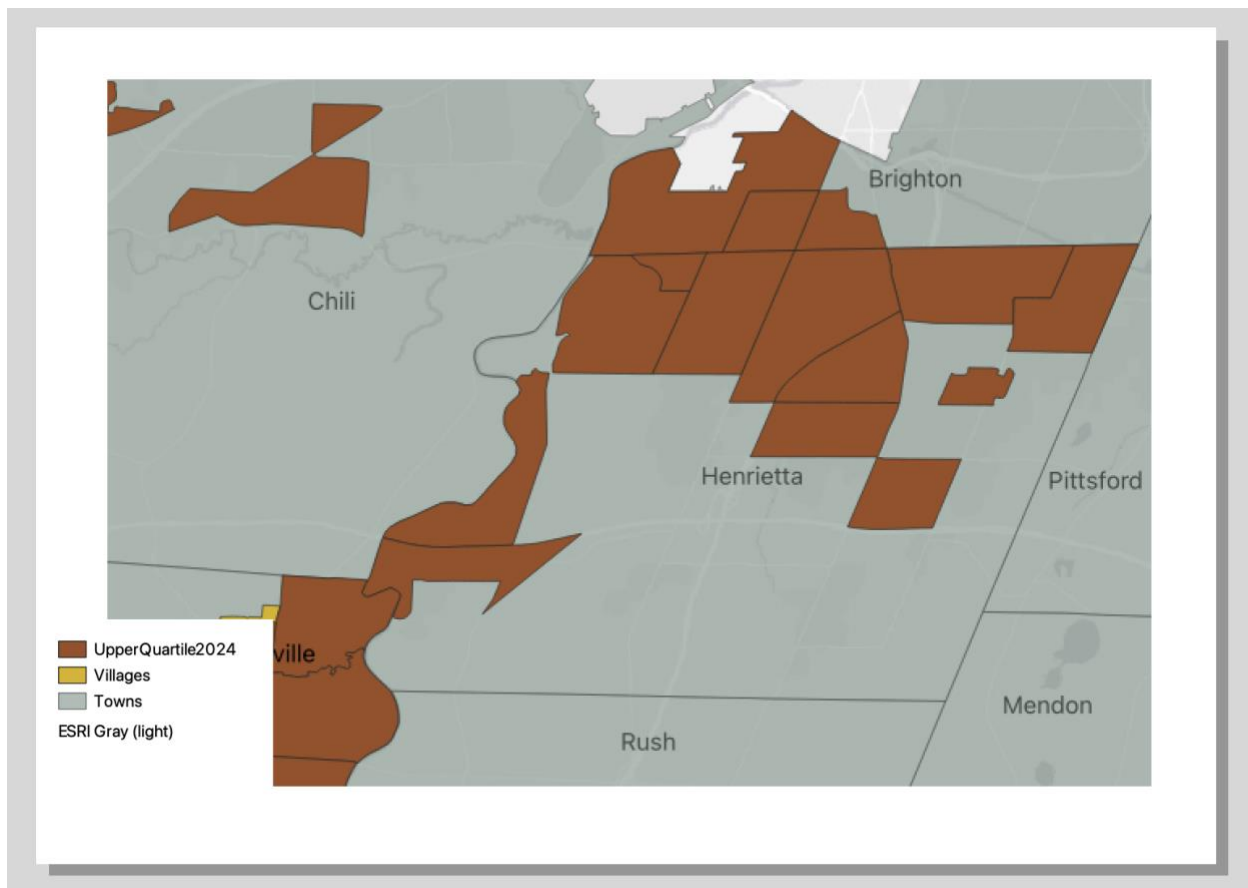
Town of Hamlin



Low - Mod Area Attributes: Low-mod area include areas boarding Clarkson to the South West. These areas are primarily rural with residential housing.

Primary Housing Needs: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in Hamlin: 1975. Median housing value increase between 2018 and 2023: 9.94%.

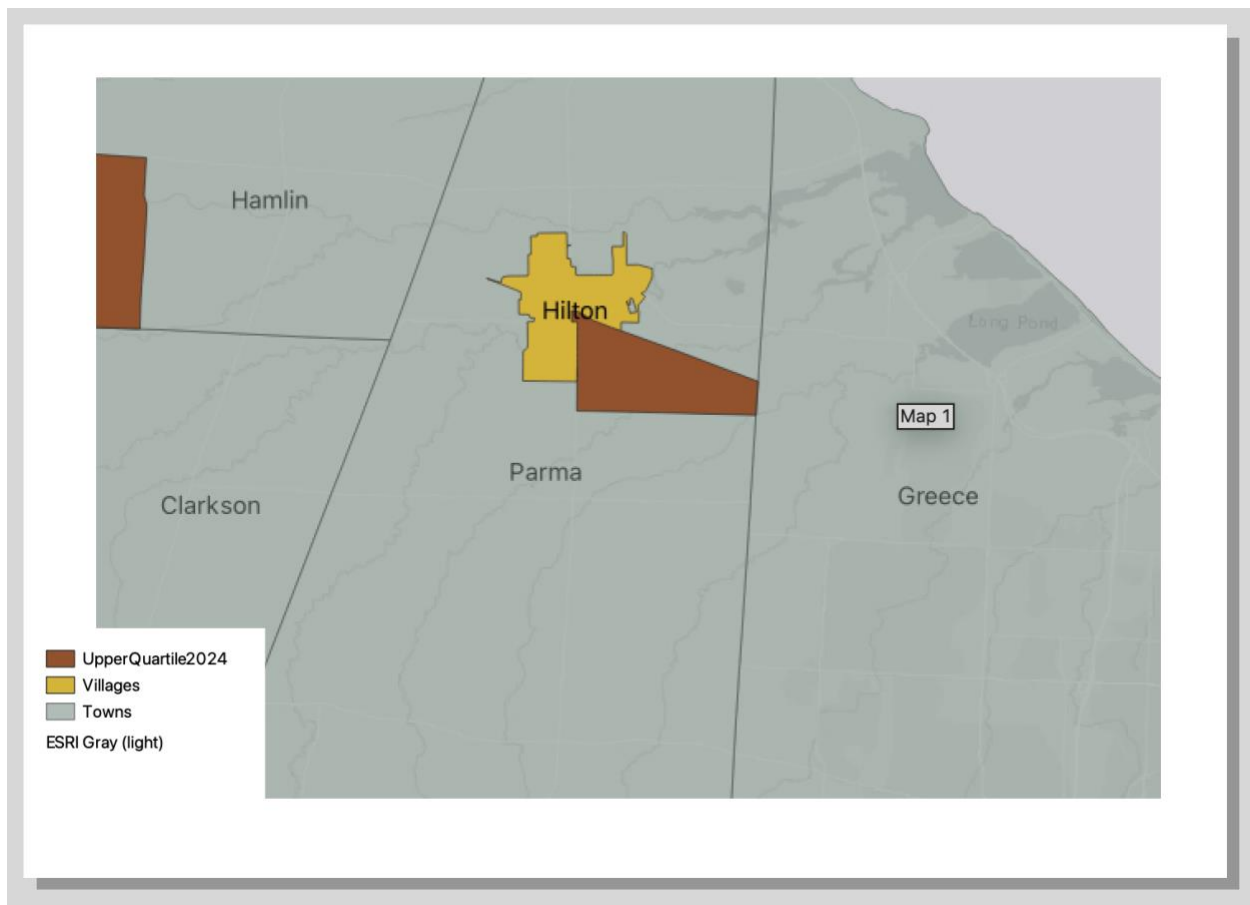
Town of Henrietta



Low - Mod Area Attributes: Low-mod area include areas bordering Brighton to the North, and Chili to the East. These areas are primarily residential.

Primary Housing Needs: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in Henrietta: 1978. Median housing value increase between 2018 and 2023: 13.27%.

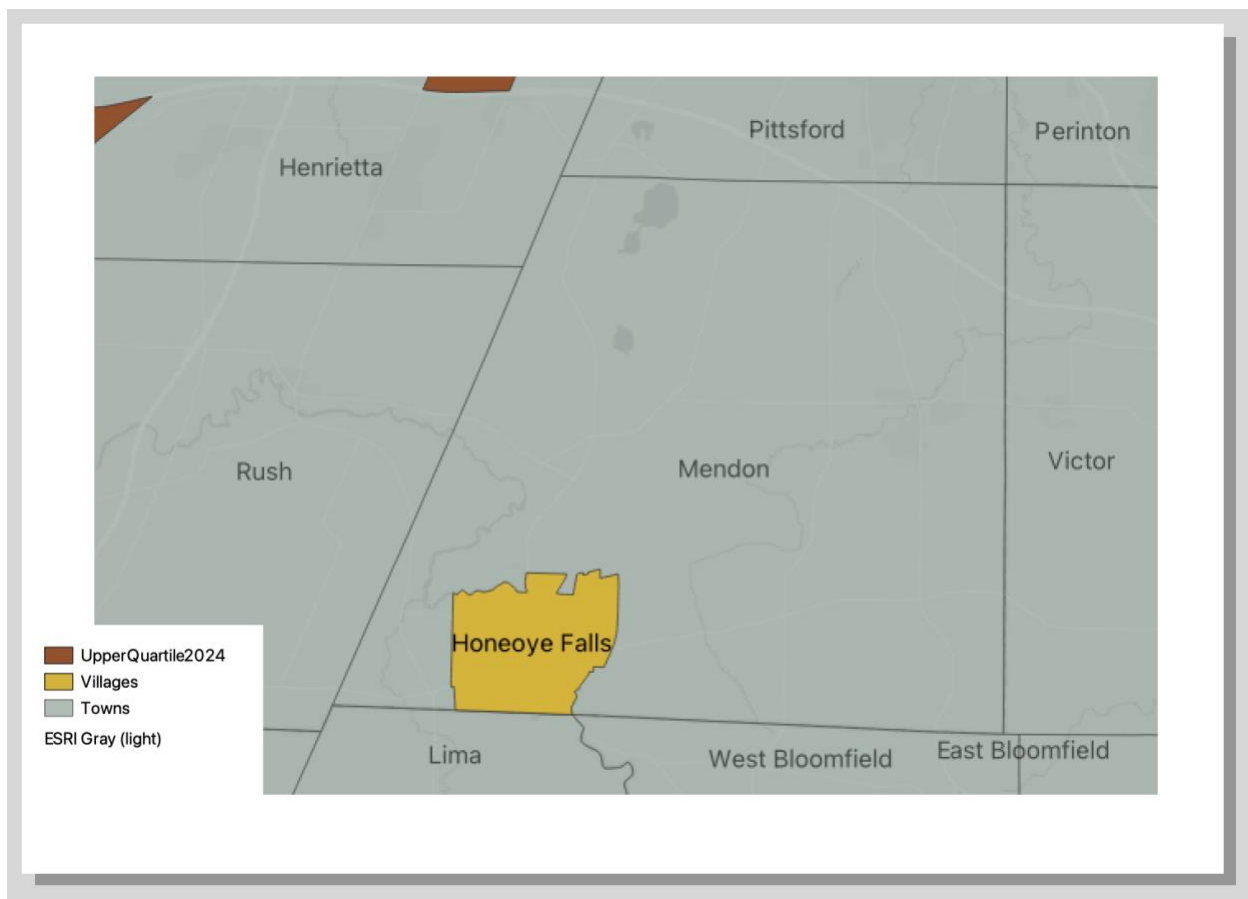
Village of Hilton



Low - Mod Area Attributes: Low-mod area consists of the Southeast corner of Hilton, which is primarily residential.

Primary Housing Needs: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in the Town of Parma, which is where the Village of Hilton is located: 1975. Median housing value increase between 2018 and 2023: 5.62%.

Village of Honeoye Falls

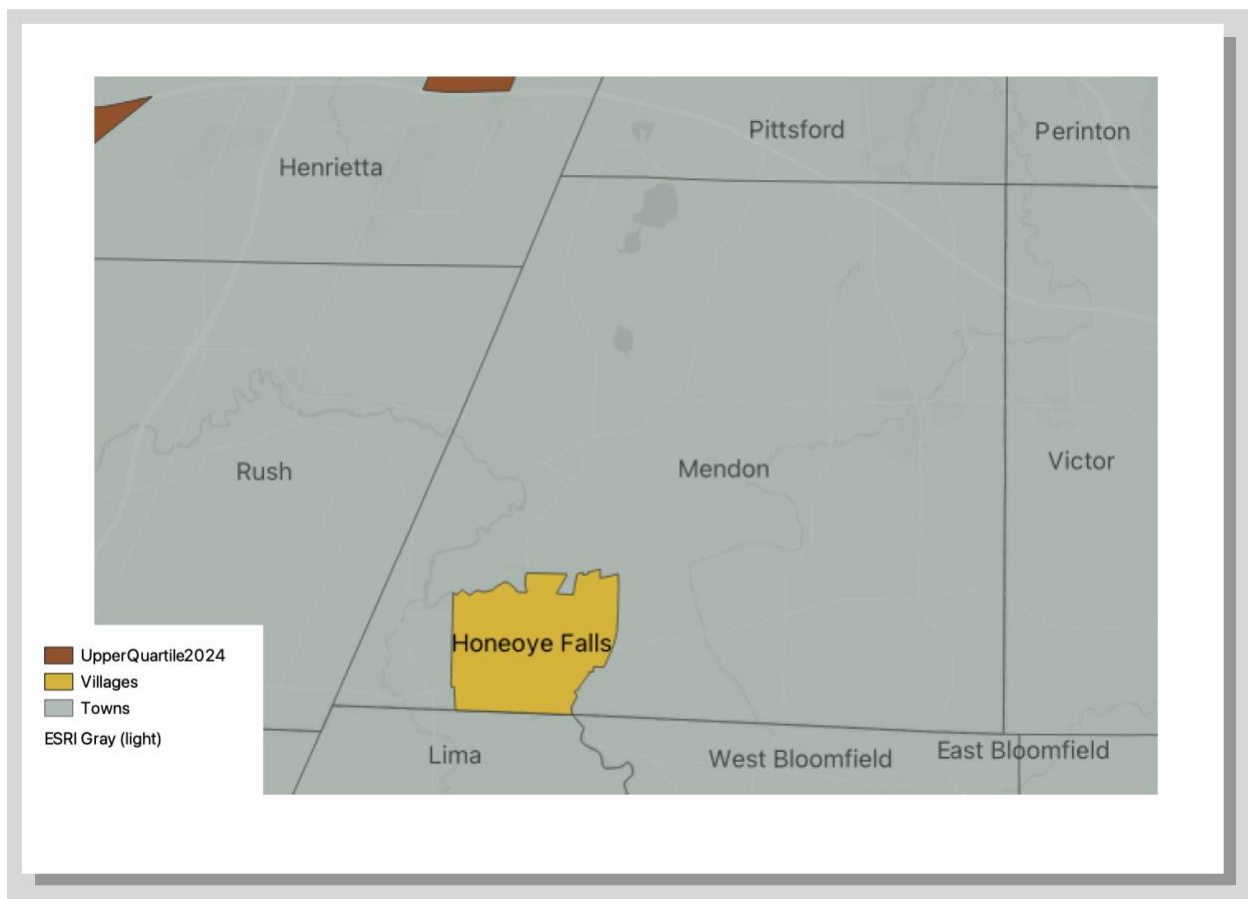


Low - Mod Area Attributes: N/A

While there are no low-mod areas in this Village, opportunities exist for residents in the Village to utilize home improvement and public services programs provided by Monroe County.

Primary Housing Needs: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in the Town of Mendon, which is where the Village of Honeoye Falls is located: 1979.

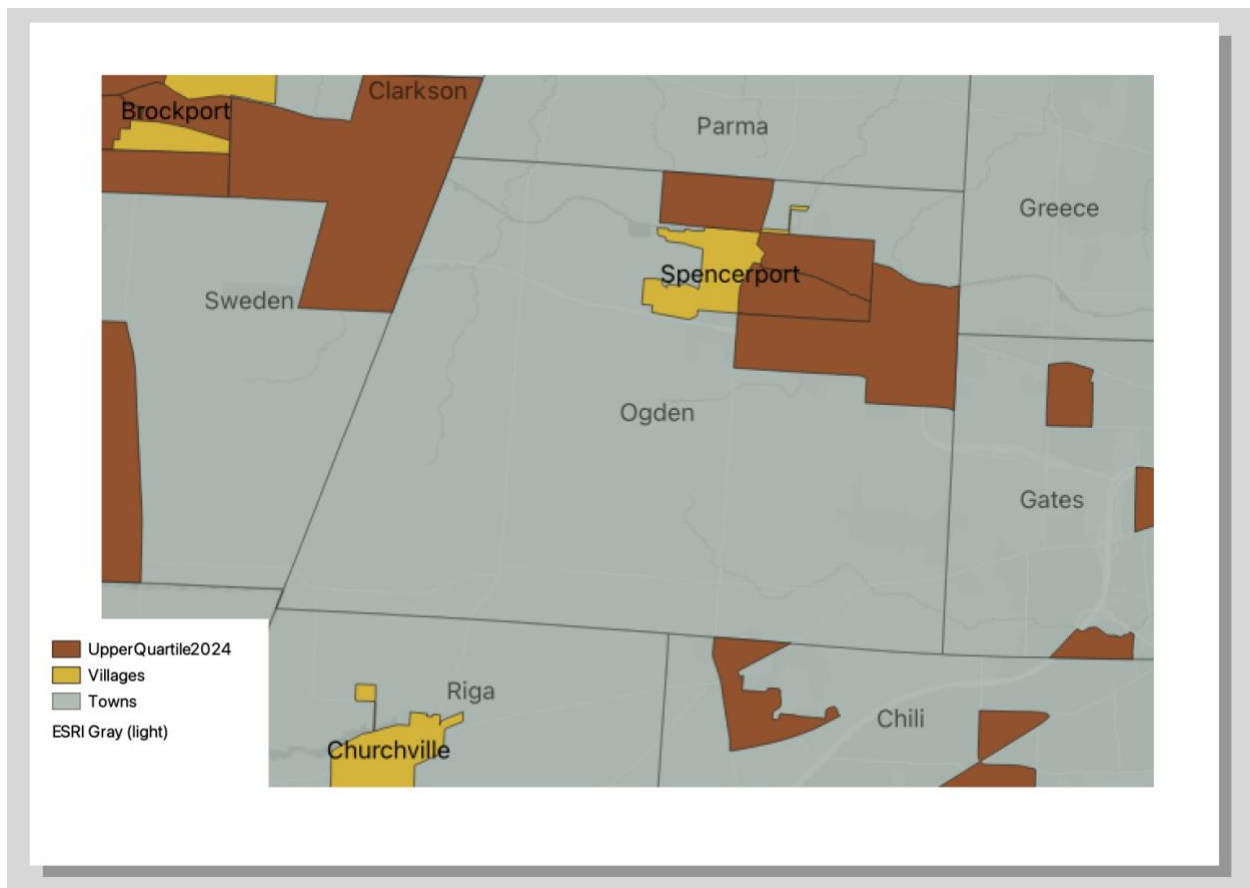
Town of Mendon



Low - Mod Area Attributes: While there are no low-mod areas in this Town, opportunities exist for residents in the Village to utilize home improvement and public services programs provided by Monroe County.

Primary Housing Needs: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in the Town of Mendon: 1979.

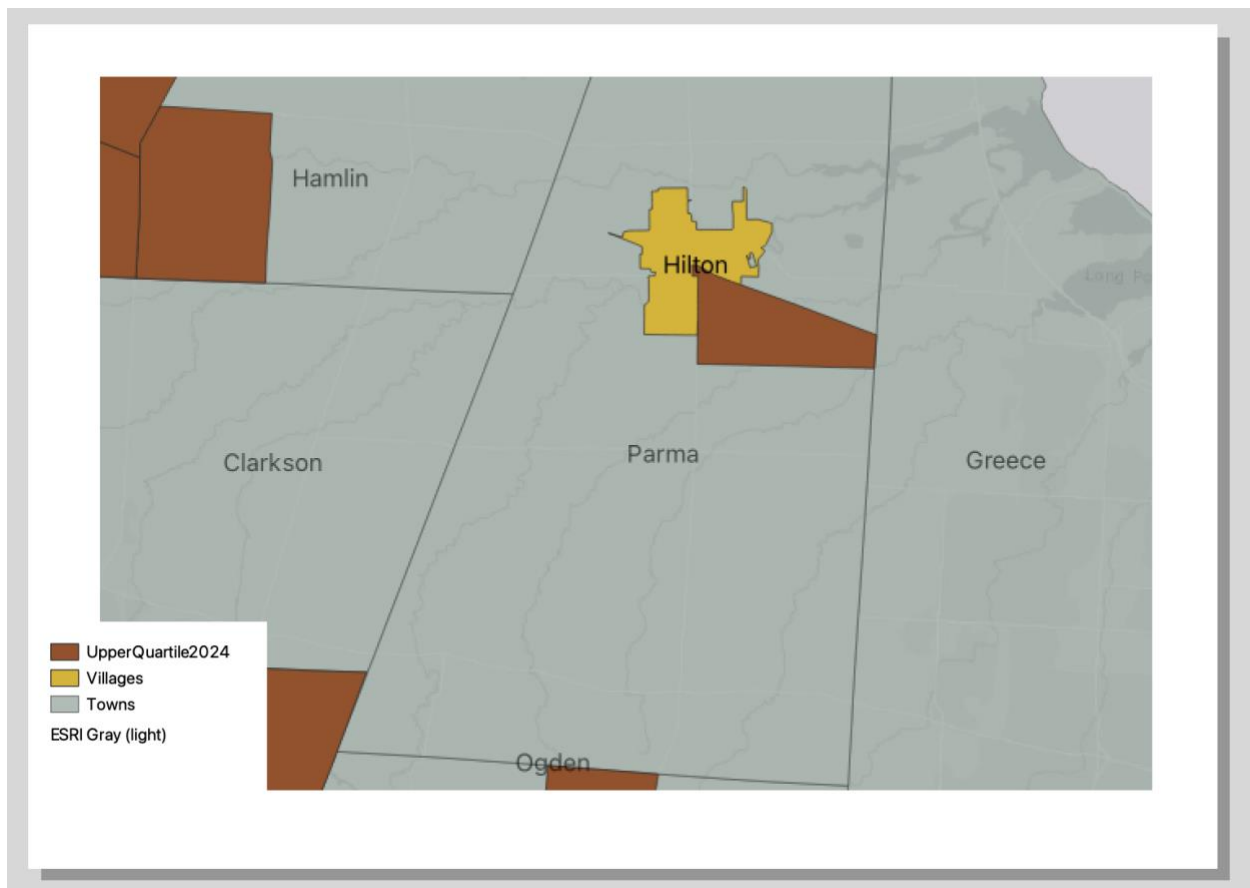
Ogden



Low - Mod Area Attributes: Low-mod area is concentrated around Spencerport. The land use in this area is primarily suburban residential.

Primary Housing Needs: Ensure all households are safe, ensure affordability in low-mod areas. Median year housing built in the Town of Ogden: 1978. Median housing value increase between 2018 and 2023: 3.67%.

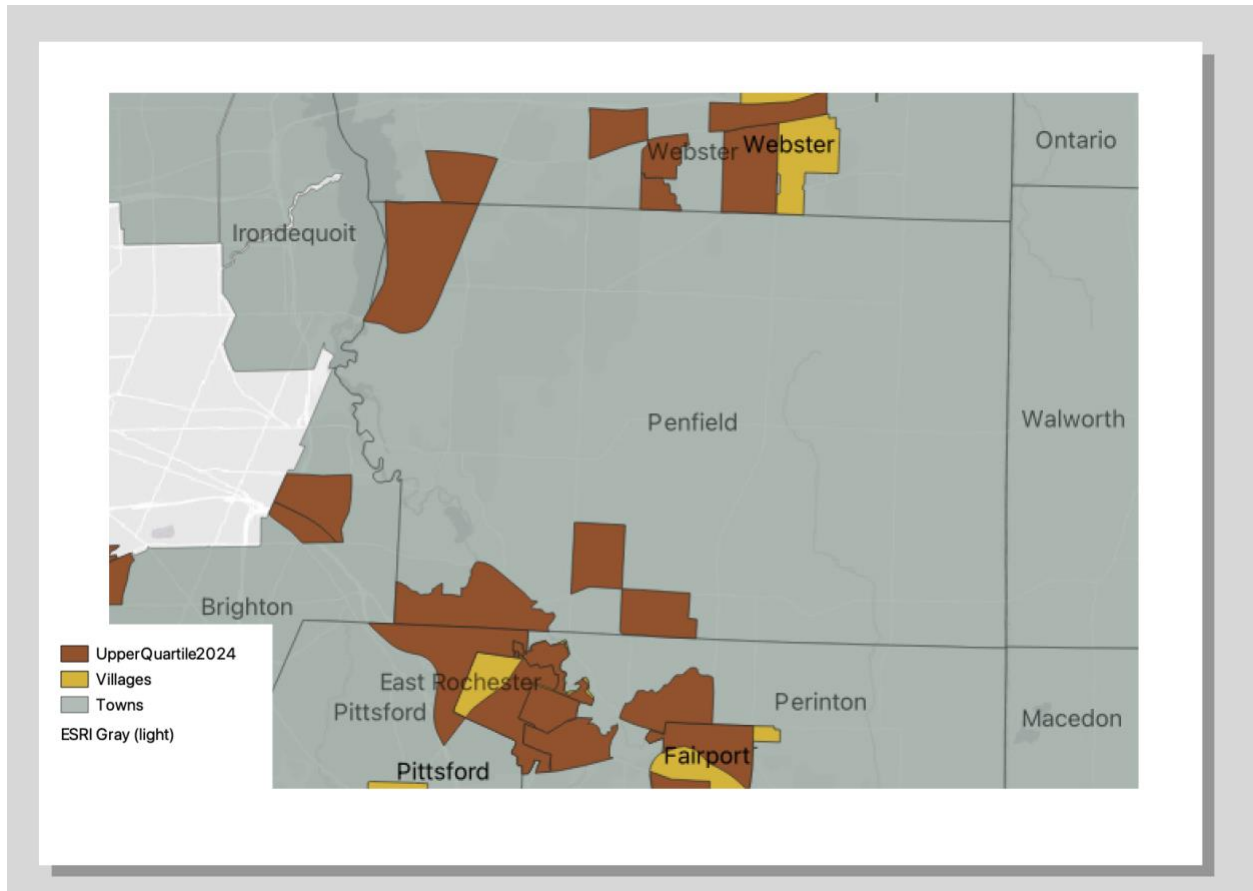
Parma



Low - Mod Area Attributes: Low-mod area consists of the Southeast corner of Hilton, which is primarily residential.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in the Town of Parma: 1975. Median housing value increase between 2018 and 2023: 5.62%.

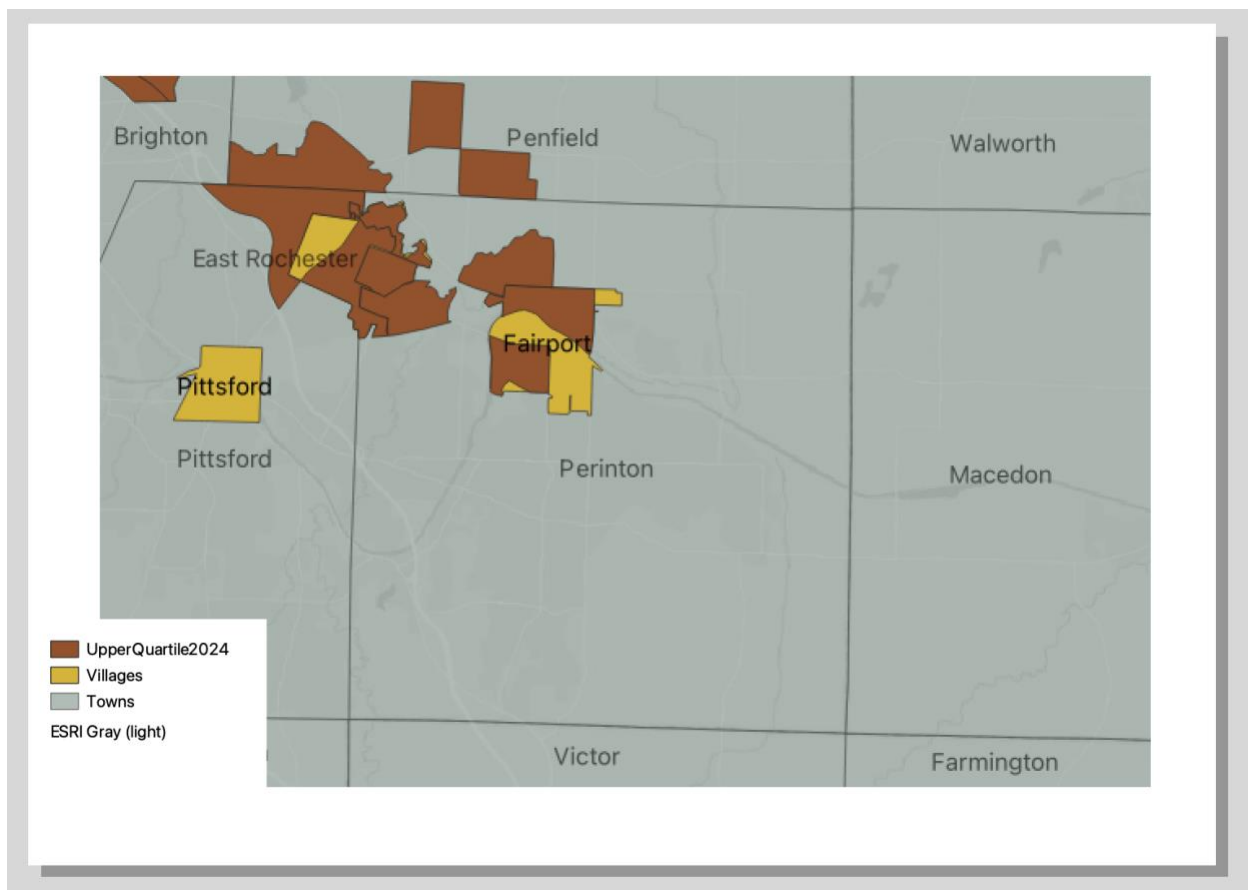
Penfield



Low - Mod Area Attributes: Low-mod area clustered around the border with East Rochester and Perinton, moving toward more urban areas including along the border of Irondequoit. These areas are primarily suburban residential areas.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in the Town of Penfield: 1981. Median housing value increase between 2018 and 2023: 7.06%.

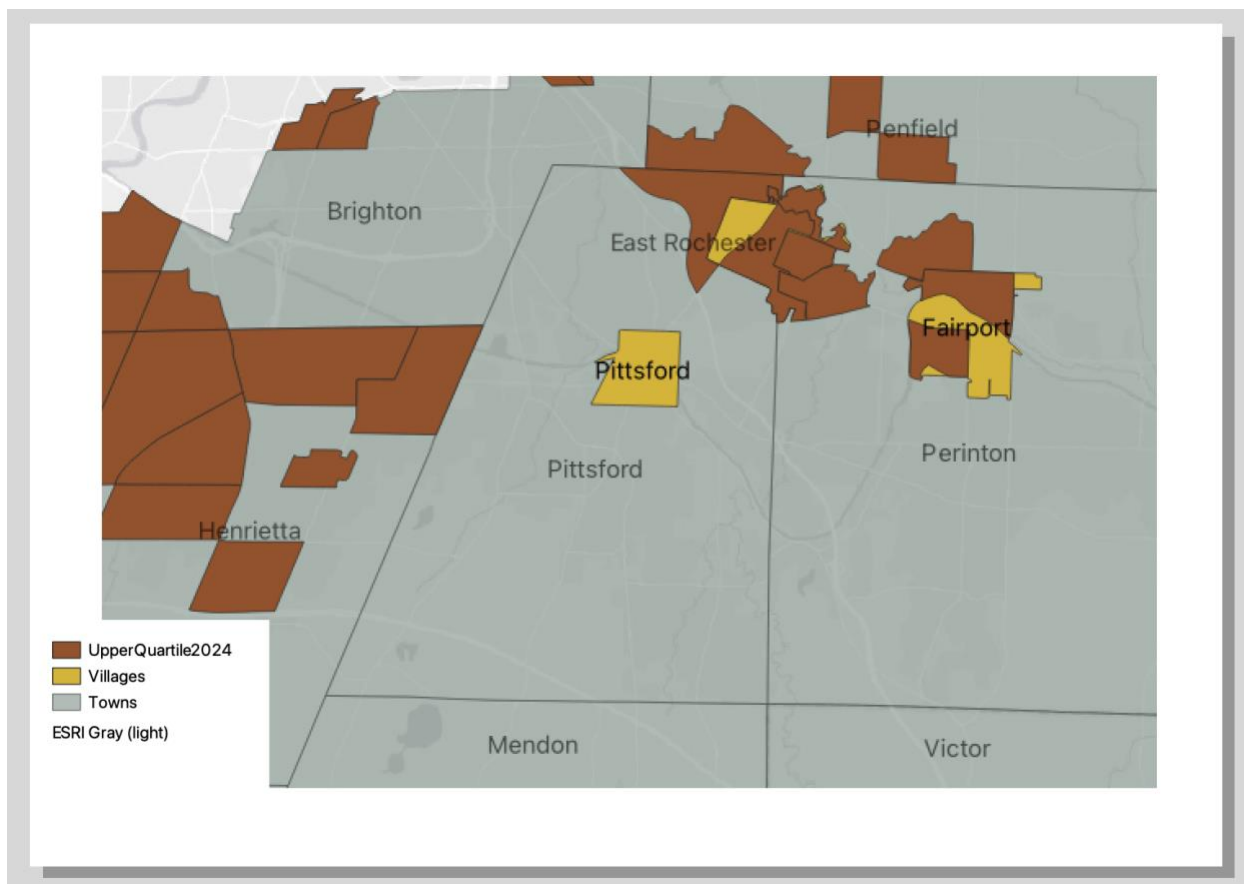
Perinton



Low - Mod Area Attributes: Low-mod area includes the border of East Rochester, the northern half and South West corner of Fairport. The nature of land use in these areas is primarily residential, with small portions to the North containing a commercial strip.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Perinton: 1977. Median housing value increase between 2018 and 2023: Over 13.96%.

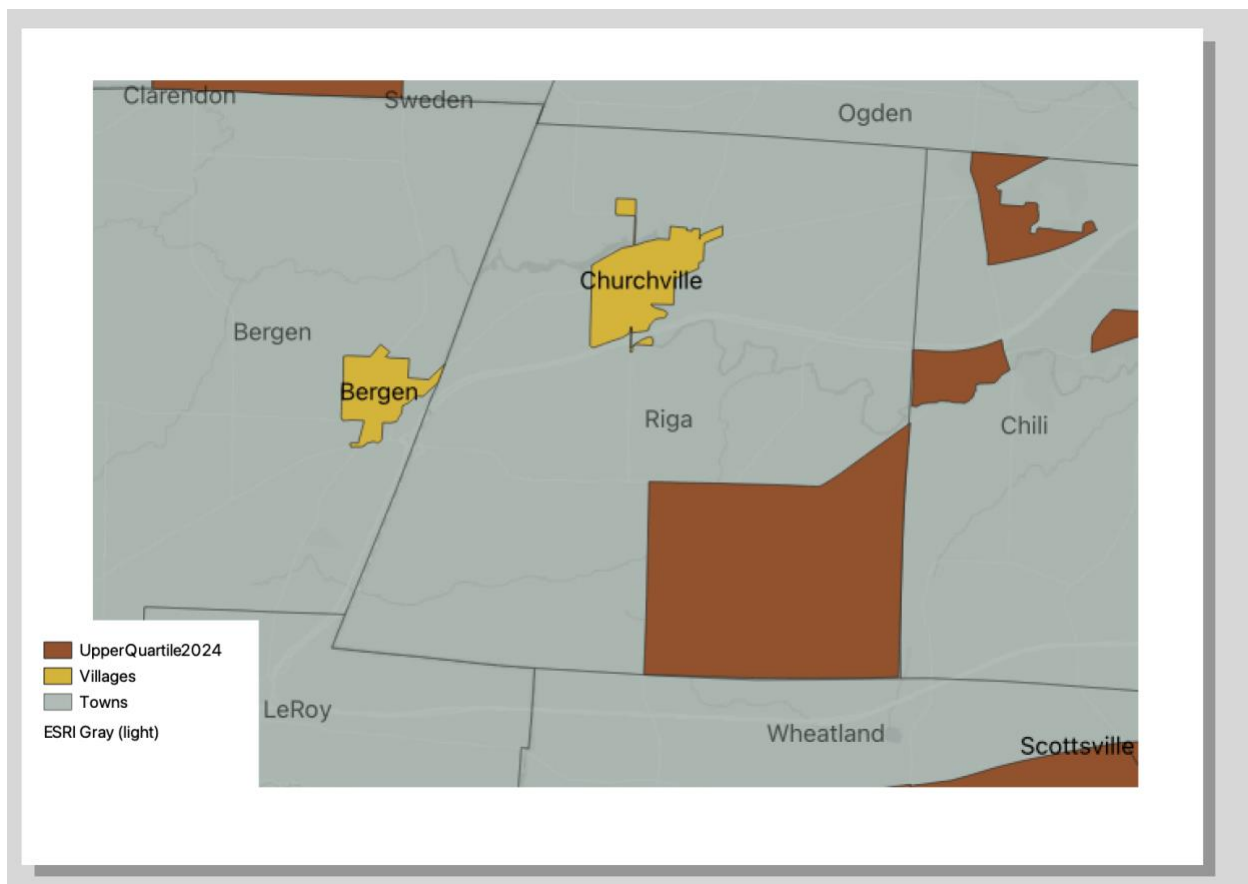
Town of Pittsford



Low - Mod Area Attributes: Northern portion of the Town bordering East Rochester.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in the Town of Pittsford: 1972. Median housing value increase between 2018 and 2023: 33.6%.

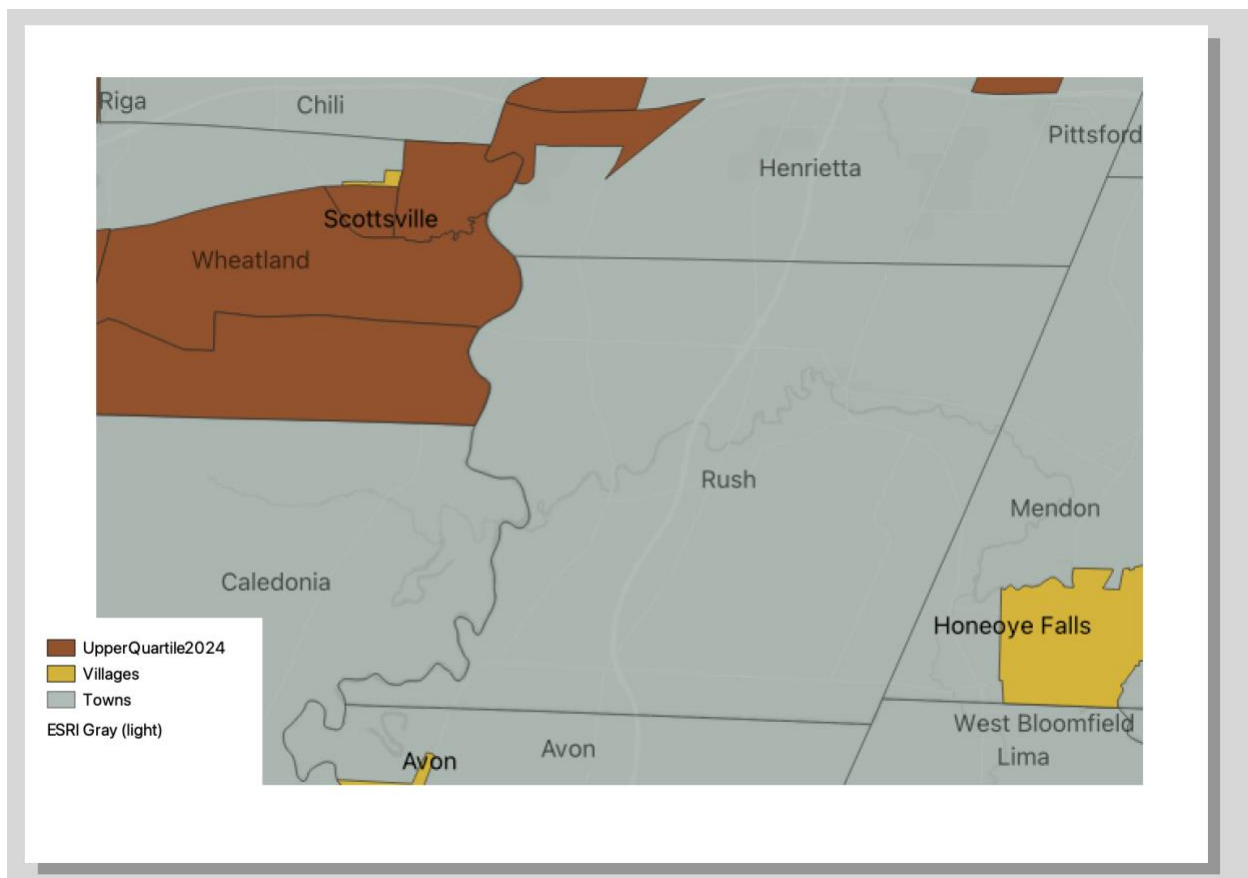
Riga



Low - Mod Area Attributes: Low-mod area includes the southeast corner of the village bordering Chili and Wheatland. This area is primarily rural residential.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Riga: 1977. Median housing value increase between 2018 and 2023: Over 13.96%.

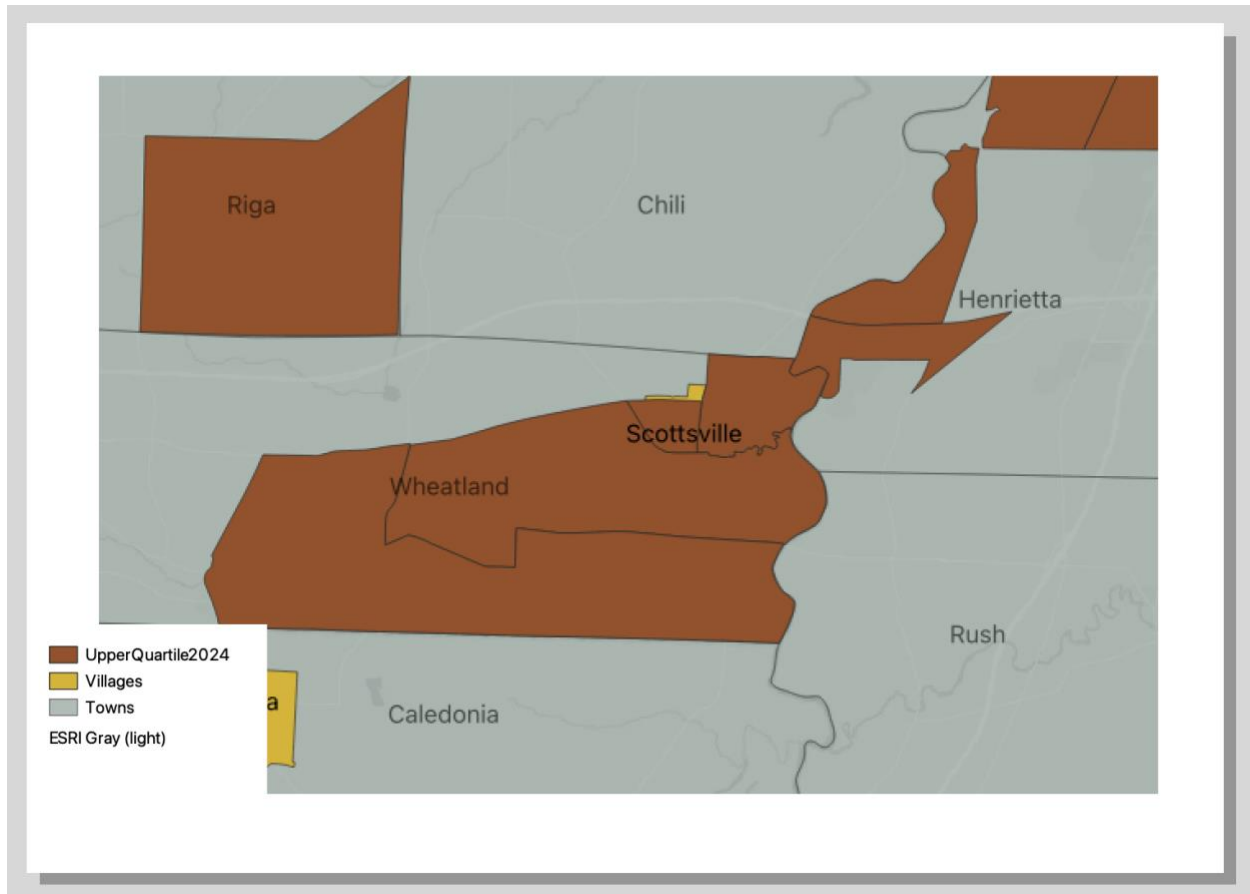
Rush



Low - Mod Area Attributes: While there are no low-mod areas in this Town, opportunities exist for residents in the Village to utilize home improvement and public services programs provided by Monroe County.

Primary Housing Needs:

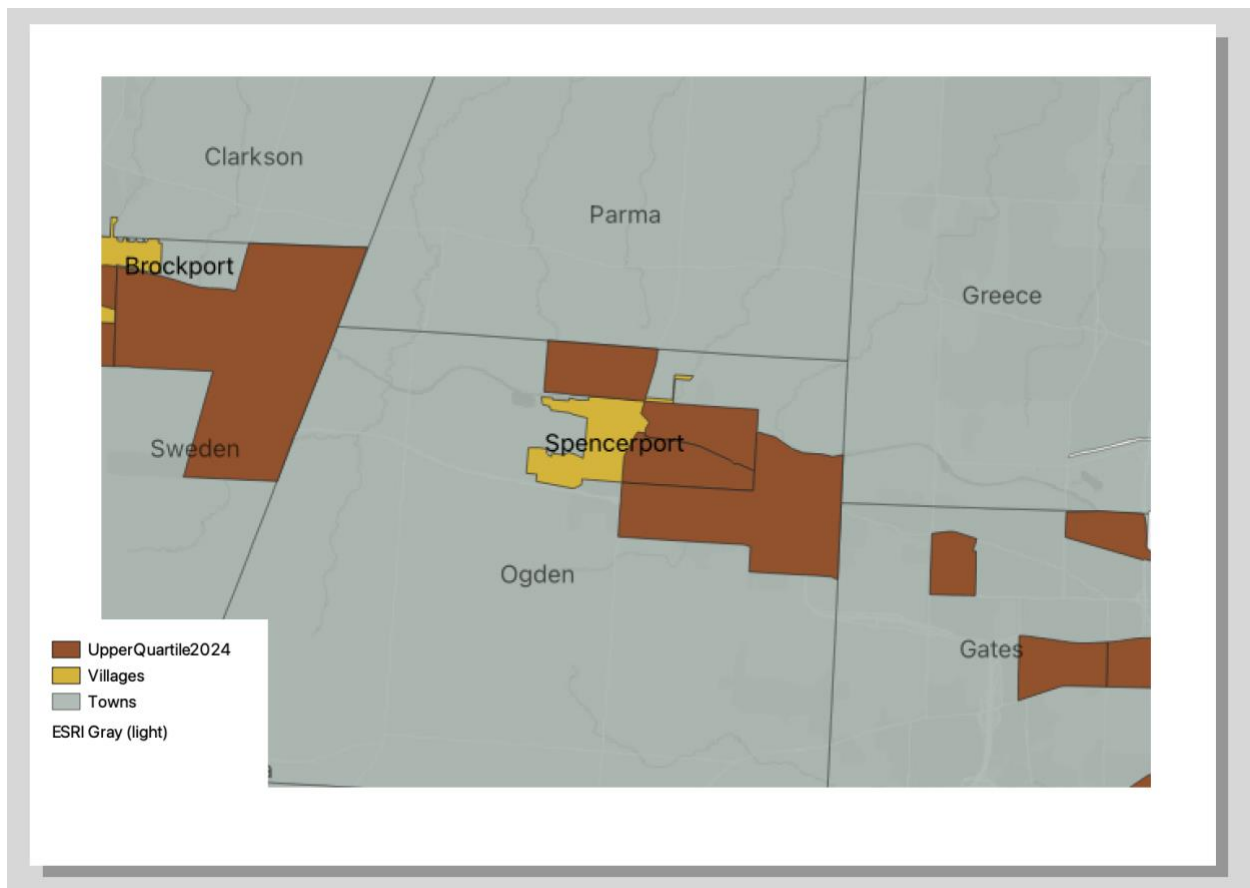
Scottsville



Low - Mod Area Attributes: Scottsville is almost entirely a low-mod area, and is almost entirely residential with the exception of a handful of businesses to the Southeast and a school to the northwest.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Wheatland: 1972. Median housing value increase between 2018 and 2023: Over 2.76%.

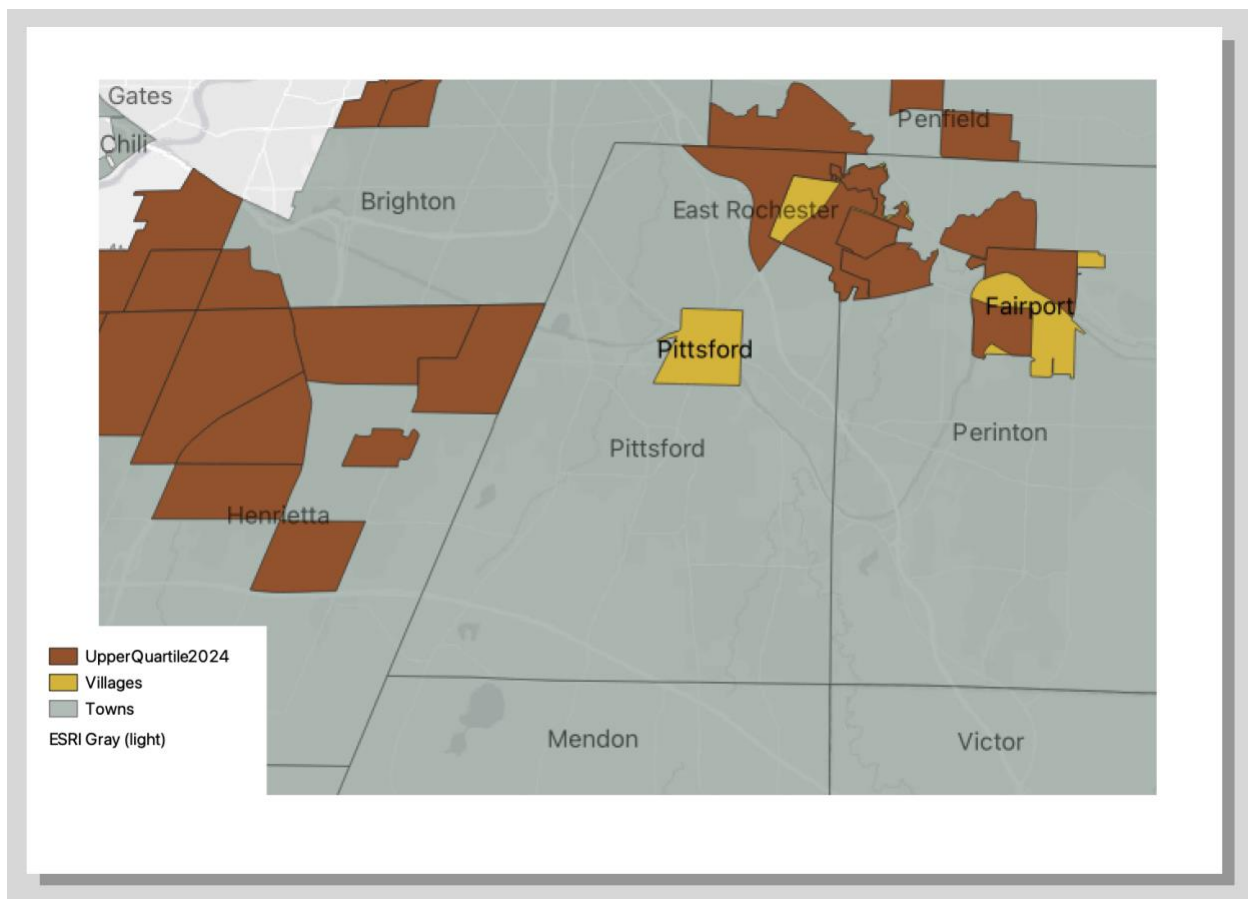
Spencerport



Low - Mod Area Attributes: The eastern half of Spencerport is a low-mod area. This area contains a commercial strip, and residential neighborhoods.

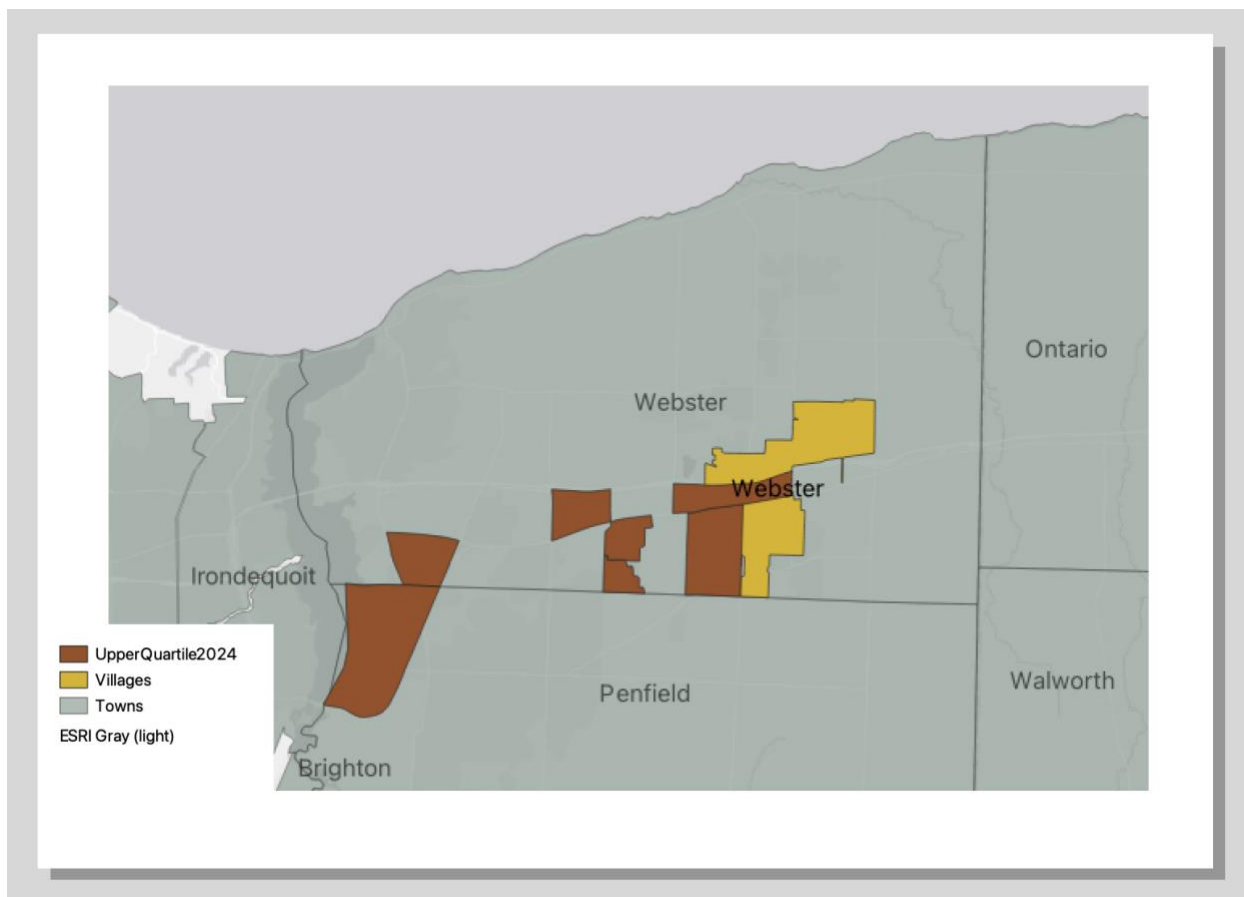
Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in the Town of Ogden, where the Village of Spencerport is located: 1978. Median housing value increase between 2018 and 2023: 3.67%.

Village of Pittsford



Low - Mod Area Attributes: While there are no low-mod areas in this Village, opportunities exist for residents in the Village to utilize home improvement and public services programs provided by Monroe County.

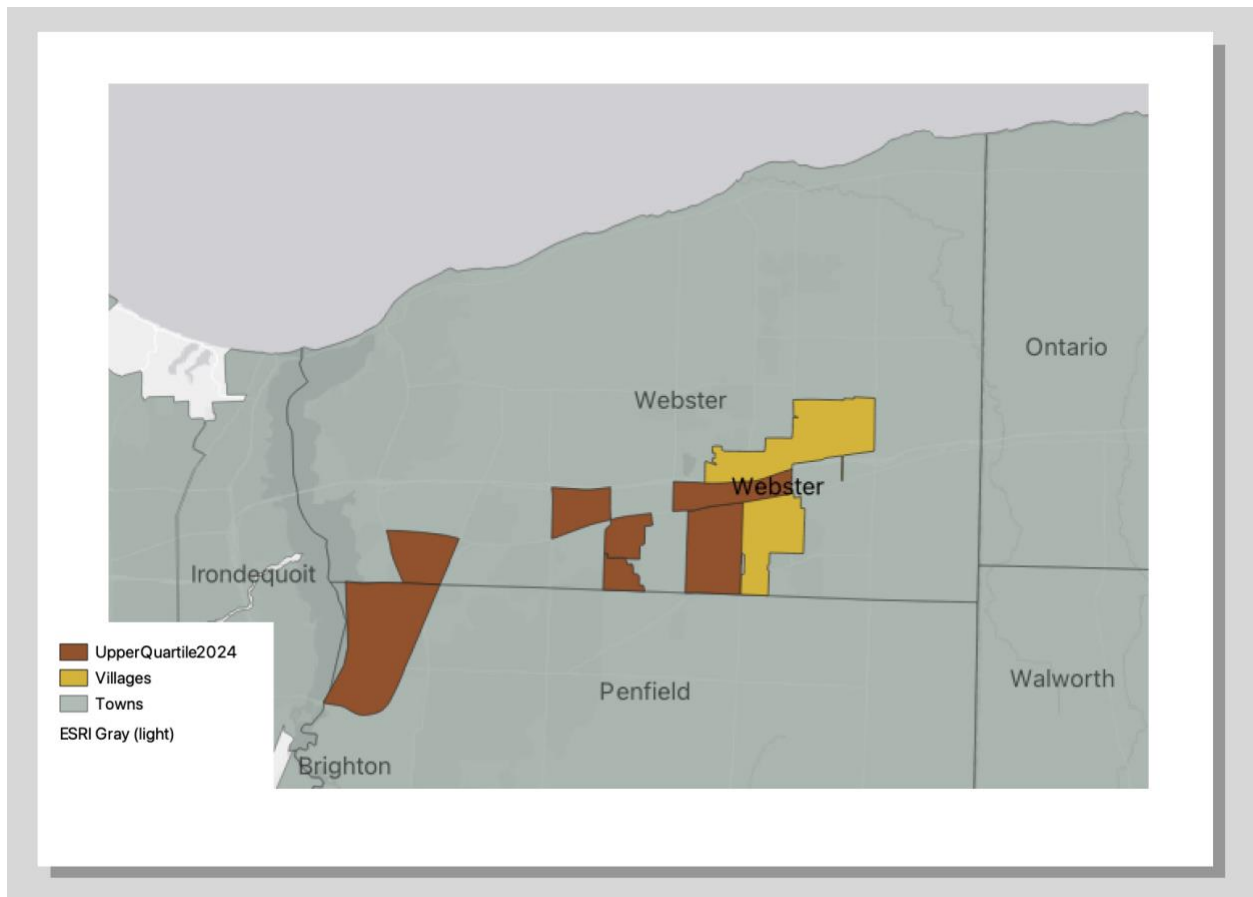
Primary Housing Needs:
Village of Webster



Low - Mod Area Attributes: The southern portion the Village of Webster. These are primarily residential neighborhoods bisected by a major highway.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Webster: 1984. Median housing value increase between 2018 and 2023: 8.41%.

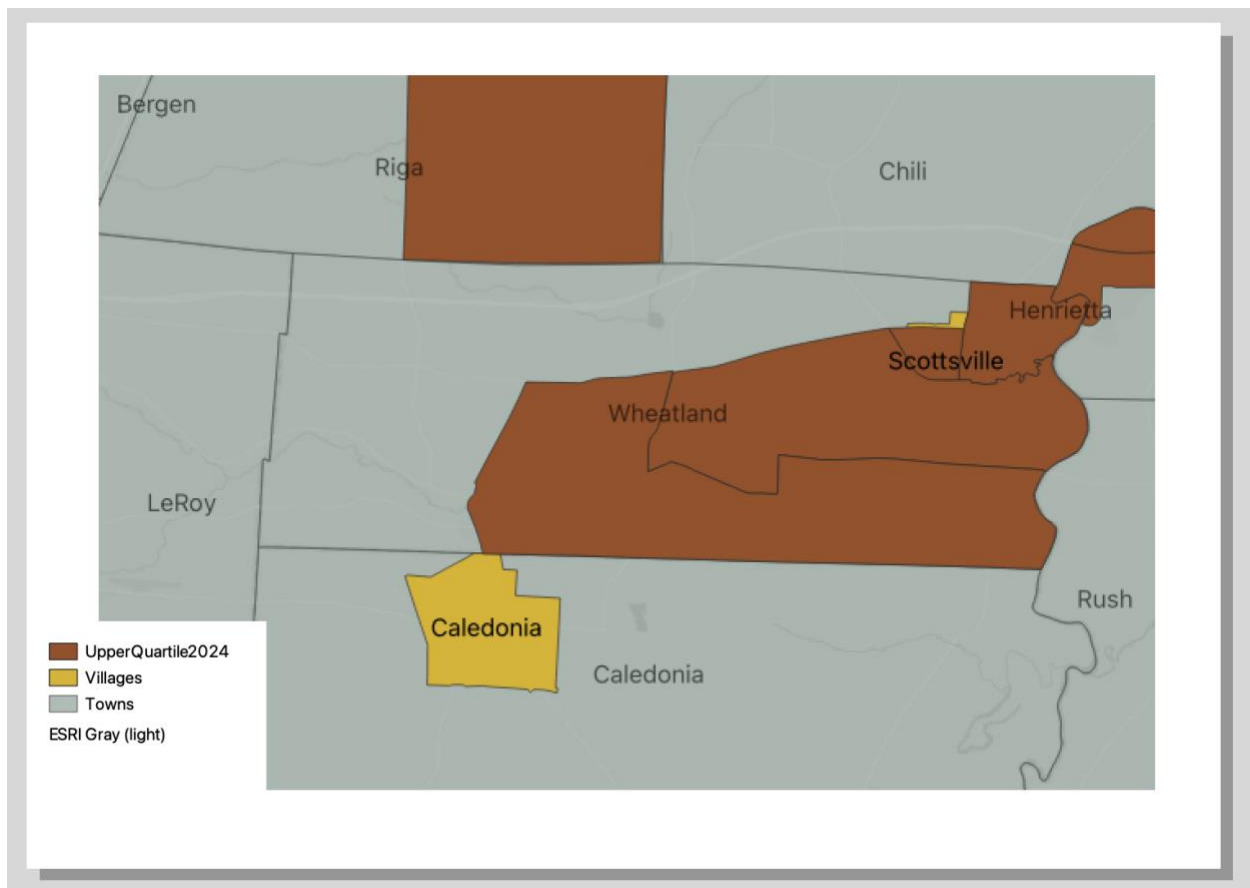
Webster



Low - Mod Area Attributes: The southern portion the Village of Webster. These are primarily residential neighborhoods bisected by a major highway.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Webster: 1984. Median housing value increase between 2018 and 2023: 8.41%.

Wheatland



Low - Mod Area Attributes: The south and east portions of the Town of Wheatland, including much of Scottsville and the area bordering Henrietta. These are primarily rural residential areas.

Primary Housing Needs: Ensure all households are safe and ensure affordability in low-mod areas. Median year housing built in Wheatland: 1972. Median housing value increase between 2018 and 2023: Over 2.76%.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other

	Geographic Areas Affected	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster
	Associated Goals	

	Description	<p>Monroe County Community Development has administered the housing rehabilitation program since 1976. Depending on income and cost / nature of repairs, income eligible homeowners in Monroe County are able to apply for upwards of \$20,000 for a variety of home repairs including structural (roof, foundation, windows, exterior paint or siding), major systems (plumbing, heating or electrical) and accessibility accommodations (ramps, lifts, doorways, bathrooms).</p> <p>The Home Improvement Program helps low to moderate-income residents afford home repairs to correct serious housing deficiencies, such as obsolete or dangerous electrical, heating or plumbing systems, structural repairs such as roof, foundation, windows, exterior painting and siding, and accessibility improvements such as ramps, doorways, and bathrooms.</p> <p>These projects, which help community members remain safe in their home, have become more expensive due to the increasing cost of construction materials, as well as the implementation of the federal lead-based paint regulations (24 CFR 35 Requirements for Notification, Evaluation and education of Lead-based Paint Hazards in Federally owned residential property and housing receiving federal assistance).</p>
	Basis for Relative Priority	<p>As previously identified in this consolidated plan, housing rehabilitation represents an important tool that Monroe County can use to reduce housing problems and allow for safer housing choices for a larger percentage of the total population. Housing rehabilitation in Monroe County has a proven track record of improving the quality of Monroe County's housing stock, and has helped homeowners protect and improve their properties.</p> <p>This program has resulted in a reduction in homeless risk among homeowners with housing rehabilitation needs whose needs exceed their spending power. This program has helped keep construction jobs in Monroe County. This program has allowed seniors to live at home instead of having to move to assisted living facilities. This program has made housing more safe for families with young children.</p>
	2	
	Priority Need Name	Public Services (Community Development)
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
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	Geographic Areas Affected	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster
	Associated Goals	
	Description	Monroe County will provide public services programs targeting job retention and creation for those with disabilities, programs that provide safety and security for seniors, homeownership education and counseling, fair housing and rental opportunities, foreclosure prevention services and more.

	Basis for Relative Priority	<p>Public service programs in Monroe County have played a vital role in connecting residents with job opportunities, essential support services, and stable housing.</p> <p>With programs designed to enhance housing accessibility for individuals with low to moderate incomes, these initiatives help empower community members to achieve long-term homeownership and financial stability.</p> <p>These programs have a proven basis of effectiveness and are a necessary service to improve the overall vitality and longevity of the community.</p>
3	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Rural</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p> <p>Other</p>

	Geographic Areas Affected	
	Associated Goals	
	Description	<p>Communities across Suburban Monroe County face challenges relating to the modernization of existing public facilities and infrastructure. Monroe County will invest in improving and expanding public facilities and infrastructure that address community needs.</p> <p>Infrastructure improvement projects would include improving aging infrastructure and services provided by municipalities including sidewalks, sewer lining projects, road improvement projects and climate resilience projects.</p> <p>Investments in public facilities include accessibility improvements to community centers, libraries, youth centers, parks, recreation facilities, open space facilities, commercial centers, and senior center facilities.</p> <p>Improvements include ADA accessibility improvements and improvements to create a safer healthier environment for all community members enjoying public facilities.</p>
	Basis for Relative Priority	This consolidated plan has identified the fact that the County population is aging and is in need of enhanced public facilities to remove impediments community members may have to enjoying public spaces. This allows Monroe County to remain a welcoming environment for all.
4	Priority Need Name	Economic Advancement Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	

	Description	The County will provide technical assistance and help non-profits to acquire necessary tools and equipment, to increase its operational capacity, supporting the training and hire of individuals with special needs. This directly supports employment growth, particularly benefiting underserved communities or populations in need of stable jobs.
	Basis for Relative Priority	Economic development through direct support and technical assistance has historically been the catalyst for the retention and creation of new jobs in Monroe County. Ensuring there are job opportunities in Monroe County opens doors to reducing poverty and increasing income especially for those with developmental disabilities and other special needs, this also helps provide valuable skills while reducing the strain on resources for the County.
5	Priority Need Name	Increase supply and quality of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other

	Geographic Areas Affected	
	Associated Goals	
	Description	Monroe County will provide safe and affordable housing opportunities for low to moderate income households. To do this, Monroe County will make financial tools available to those who seek to develop housing for low to moderate income populations.
	Basis for Relative Priority	As identified in the needs assessment section of this consolidated plan, housing affordability is one of the most common housing problems experienced by Monroe County residents. As this issue is expected to grow, it is imperative that housing choices are not limited to low to moderate income community members. Working to improve affordability and integrate mixed incomes in the community will improve the quality of life for all members of the community.
6	Priority Need Name	Provide Services to Homeless and At-Risk Homeless
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Emergency Solutions Grant funds to address a number of homeless issues including emergency shelter operations, Rapid Rehousing, shelter and assistance for victims of domestic violence, unaccompanied youth, persons with health and mental health conditions who are homeless, veterans, families and individuals; homelessness prevention; and rental and financial assistance for households that are literally homeless

	Basis for Relative Priority	Addressing the housing and services needs of homeless persons in the City of Rochester was identified as a need during the City's stakeholder outreach process and continues to be a high priority
7	Priority Need Name	Administration / Planning
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Strategic planning of community development programming will allow Monroe County to maximize the amount of benefit each HUD dollar is able to provide to community members in Suburban Monroe County.
	Basis for Relative Priority	Planning and administration is required in order to successfully identify needs and meet community development goals. Planning will help better target funding and strategically benefit the county as a whole.
8	Priority Need Name	Program Delivery
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Individuals Families with Children veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Other

	Geographic Areas Affected	
	Associated Goals	
	Description	Program Delivery includes staff costs for the planning, coordinating, and monitoring of HUD-funded housing initiatives.
	Basis for Relative Priority	Program delivery is an important part of implementing federal programs.

Narrative (Optional)

Priority needs have been identified by Monroe County as part of the needs assessment and market analysis sections of this consolidated plan. Monroe County's carefully designed actions for addressing these priority needs have yielded positive community development results. Monroe County must continue to address these needs in order to continue to improve community development conditions in the County.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A: Monroe County does not fund TBRA.
TBRA for Non-Homeless Special Needs	N/A: Monroe County does not fund TBRA.
New Unit Production	The need for new unit production is based on variables including demand, and market trends. Given current market conditions in Monroe County, it is likely that new unit production funding will include the development of affordable apartments, with a potential emphasis on low to moderate income housing units whose residents earn between 50% and 80% of area median income. Unit composition will likely consist primarily of studio to three bedroom apartments.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>With an aging housing stock, low to moderate income individuals in Monroe County may need assistance in ensuring their homes are safe living environments. Necessary rehabilitation expenses represent a high cost burden on low to moderate income homeowners.</p> <p>The number of rehabilitations of homes in Monroe County is based on the amount of funding available for rehabilitation in the particular program year. Program eligibility is based on income guidelines, value of the property, and eligible items to be repaired as determined by HUD.</p> <p>Monroe County's Home Improvement Program (HIP) provides grants and low interest loans to income-eligible homeowners for home repairs and improvements in the suburban towns and villages excluding the City of Rochester and Towns of Greece and Irondequoit. Residents of the City, Greece or Irondequoit should contact their municipal offices for information on available programs in their area.</p> <p>Eligible repairs include structural (roof, foundation, windows, exterior paint or siding), major systems (plumbing, heating or electrical) and accessibility accommodations (ramps, lifts, doorways, bathrooms). Routine maintenance, remodeling and cosmetic improvements are generally not eligible repairs.</p> <p>Depending on the cost of needed repairs and household income, homeowners may qualify for a grant of up to \$20,000.00. Applications are processed on a first-come, first-served basis.</p>
Acquisition, including preservation	These actions are funded by Monroe County on an as-needed basis.

Table 47 – Influence of Market Conditions

Demographic Data Analysis

Suburban Monroe County consists of all municipalities outside the City of Rochester. It is of note that, in this case, the data presented in the “Summary of Housing Needs” table tabulates the total population of Suburban Monroe County without the Towns of Greece and Irondequoit. Greece and Irondequoit are part of Monroe County’s HOME consortium, however they receive their own CDBG allocations from HUD. This data shows that the population of Suburban Monroe County has remained stable between the 2009 and 2020 American Community Survey data periods, while the total number of households has

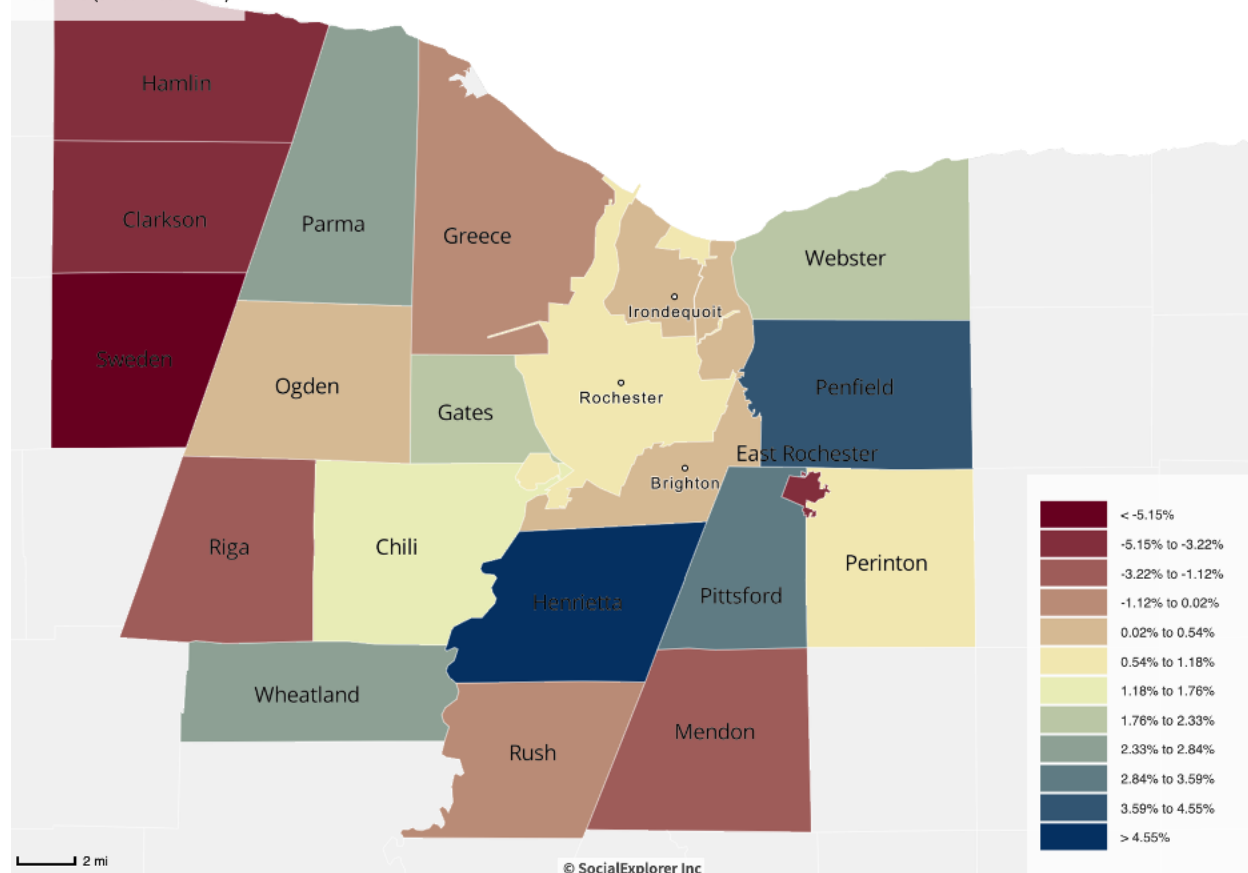
increased. The table indicates an 18% increase in median income for households in Suburban Monroe County, which exceeds the rate of inflation during this period of time. While this increase indicates an increase in purchasing power in Suburban Monroe County, it must be noted that these data capture a snapshot of time prior to the pandemic, during and after which the County has experienced significant shifts in population. Please see the above map that illustrates population trends between 2017 and 2022 across Monroe County.

Median Age Analysis

Urban areas such as the City of Rochester, Brighton and Henrietta have lower median ages according to the most recent American Community Survey data, while outer ring suburbs such as Mendon, Perinton, Webster, and Penfield have older median ages. While Sweden has a younger median age and is a suburban area, it is home to SUNY Brockport, which attracts many young adults.

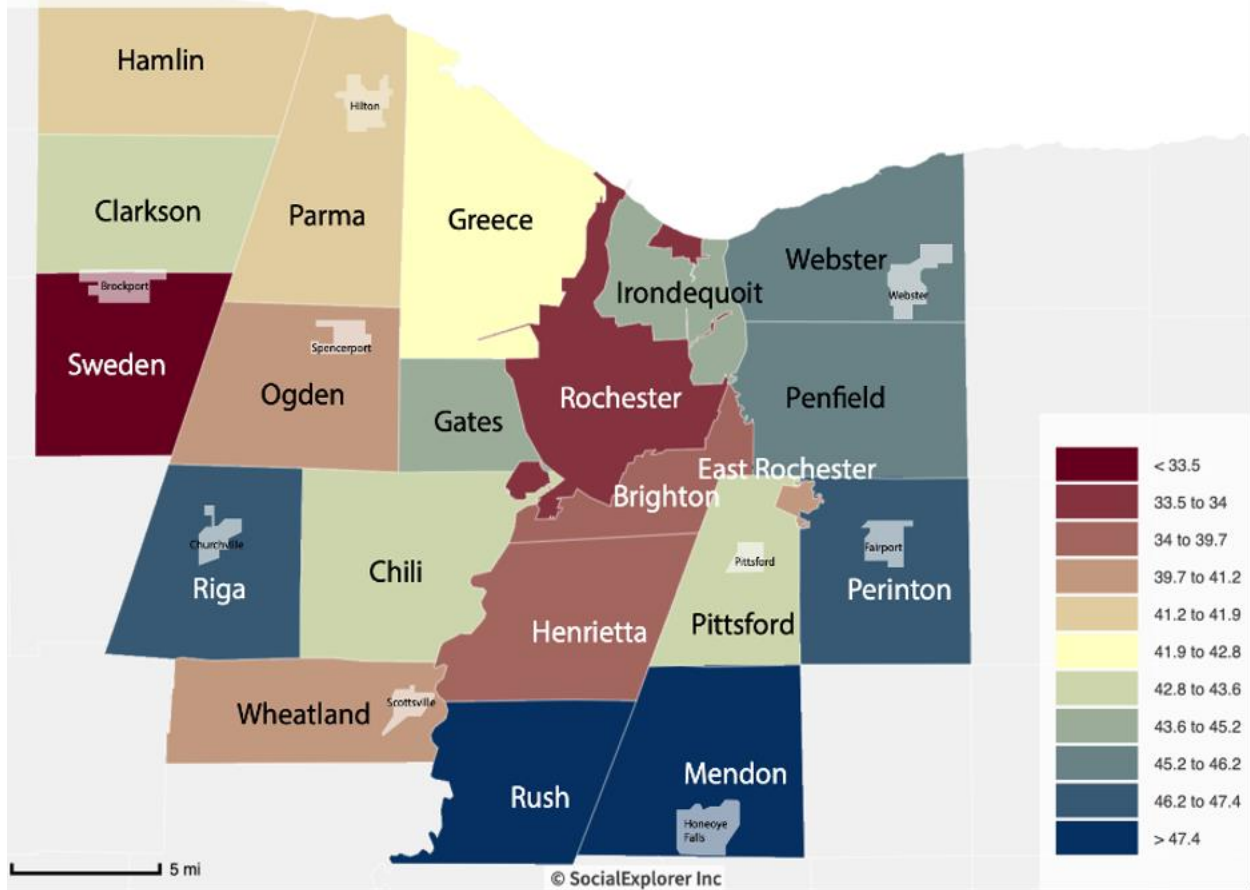
With numerous towns and villages having median ages above 45, Monroe County must consider ensuring there is an adequate supply of accessible, barrier-free housing for older individuals living in the County.

Change of Total Population from 2018 to 2023
ACS 2018 (5-Year Estimates)



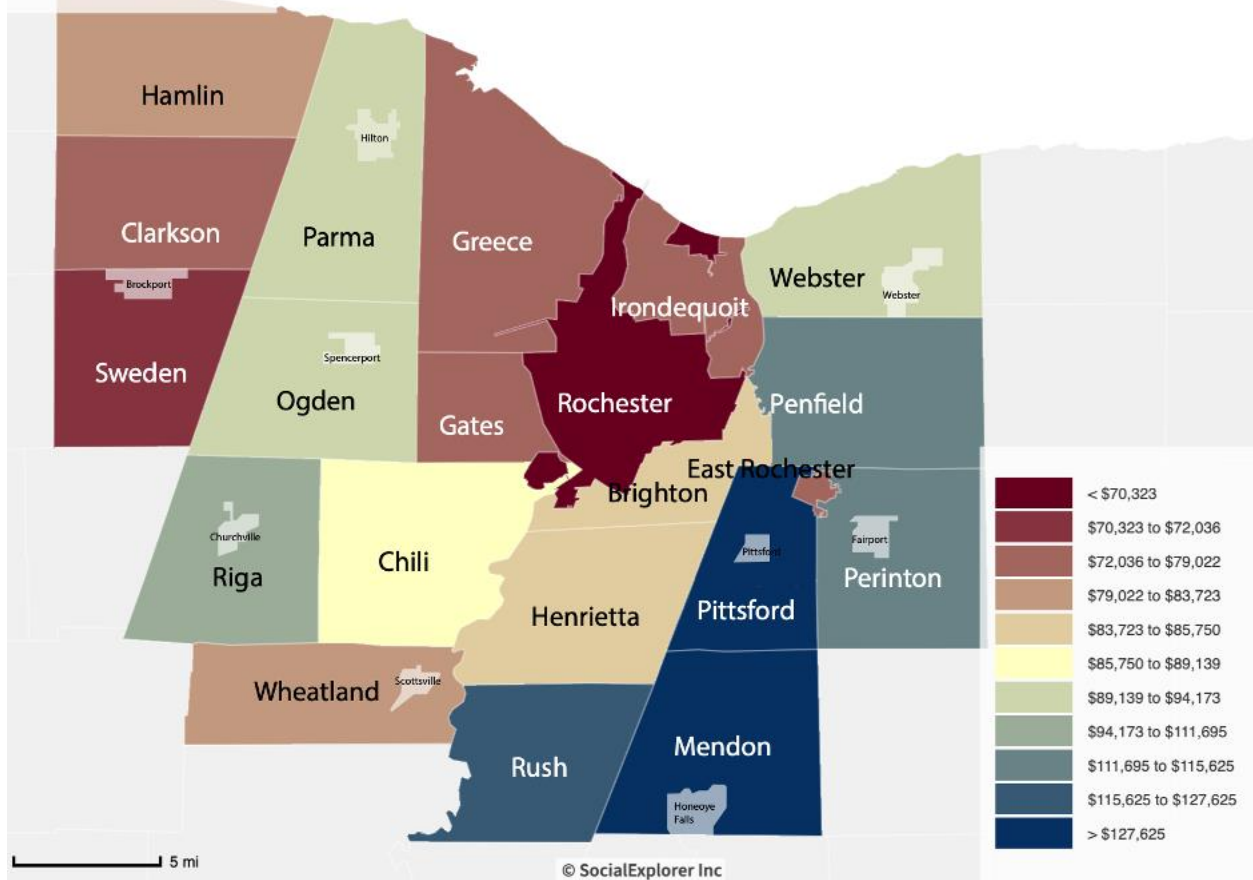
Change in Total Population in Monroe County

Median Age
ACS 2023 (5-Year Estimates)



Median Age in Monroe County

Median Household Income (In 2023 Inflation Adjusted Dollars)
ACS 2023 (5-Year Estimates)



Median Household Income

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,755,420	110,000	0	1,865,420	7,021,680	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,118,591	262,053	0	1,380,644	4,474,364	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,985	0	0	160,985	643,940	

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are numerous potential sources of funding that can be used by private developers and municipalities in leveraging community development funding, including the following:

Private funding sources: investor equity, including tax credit syndications; home buyer down payments; private rental and home ownership loans; other federal, state and local housing and community development programs and foundations. State and utility grants.

Municipal funding sources: Local tax levy, bonding, State grants.

The match contributions for HOME will total no less than 25% of the funds drawn from the County's HOME account each fiscal year. Monroe County maintains records demonstrating compliance with HOME match requirements, including a running log and project records documenting the type and amount of match contributions by project. The HOME program attracts substantial private and other public dollars into its funded projects. Match contributions from ESG will be a one-to-one (1:1) cash and/or in-kind services match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are no publicly owned properties in Monroe County that are funded through any of the funding sources from HUD.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Monroe County Community Development has developed a strong institutional delivery structure through close collaboration and communication between entities serving the County consortium. Strengths: Collaborative planning, problem identification and problem solving has resulted in a greater understanding of the needs that must be prioritized in Monroe County in solving community development issues.

Weaknesses: A lack of funding and available rooms / beds constrains the ability of the institutions in the volume of people they are able to serve on an annual basis.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			

Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Serving Chronically Homeless: Certain CoC programs are targeted to solely serve chronically homeless persons. Additionally, all permanent supportive housing programs that receive CoC Program funding prioritize via turnover beds the chronically homeless persons that are directed to them either through Coordinated Assessment or through other referrals. The Chronically Homeless Committee of the CoC is charged with developing strategies to meet the needs of this population.

Serving Veterans: Services for homeless Veterans and their families are made available through a wide range of programs of the Veteran's Administration, Monroe County's Veterans Services Agency, and other State and non-profit organizations (outreach, shelter, transitional, permanent supportive housing, support services).

Serving Unaccompanied youth: especially transitioning age youth access services via the Department of Human Services, and also via two agencies that focus particularly on this special population: Hillside Family of Agencies, and Center for Youth. Each of these agencies provides either emergency shelter or transitional shelter to this population, since they face unique barriers obtaining permanent housing including an inability to legally sign a lease with a landlord due to age. The Rochester City School District homelessness liaison also helps connect this population to services including healthcare, employment, wraparound services and housing assistance. All of these agencies report to HMIS their demographic information making it possible to track the population and assist in service delivery improvement strategies.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Monroe County has a strong and well established service delivery system based on collaboration and coordination among service providers in the County. This system meets the needs of special populations. This collaboration includes community-wide planning efforts and multi-agency initiatives, as well as case coordination to meet the needs of individuals and families.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Monroe County's strategy for addressing funding gaps and lack of available beds / housing units involves demonstrating the growing need for funding and physical interventions in the County.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 51 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
<TYPE=[pivot_table] REPORT_GUID=[260B38D44EF01E6D4D95179E260BE876]>	

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Monroe County monitors the demographics of extremely low-income, low-income, and moderate-income families to identify what groups. Presently this includes the following, per the American Community Survey:

Nonfamily households, including single male and female households: The number of these households increased by 22.3% between 2009 and 2023 across Monroe County from 107,152 to 131,097. Of this, there was a 27.3% increase among single male households from 47,474 to 60,434, and an 18.4% increase among single female households from 59,678 to 70,633.

Elderly community members: Across Monroe County, the fastest growing population group between 2009 and 2023 was community members between the ages of 65 and 74, at a 69.6% increase from 47,416 in 2009 to 80,431 in 2023. While other population groups are either shrinking or showing modest growth, the percentage of older community members in Monroe County has grown dramatically during this time.

Renter Occupied Housing: Across Monroe County, the number of renter-occupied housing units increased between 2009 and 2023 from 32.7% (93,750) of the total housing units to 36.5% (115,474) of the total housing units.

For the purposes of this analysis, income levels are defined by HUD income categories for the Rochester, NY Metropolitan Statistical Area.

FY 2025 Income Limit Areas	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Rochester, NY MSA	\$ 103,900. 00	Very Low (50%) Income Limits	\$ 36,400	\$ 41,600	\$ 46,800	\$ 51,950	\$ 56,150	\$ 60,300	\$ 64,450	\$ 68,600
		Extremely Low Income Limits	\$ 21,850	\$ 24,950	\$ 28,050	\$ 32,150	\$ 37,650	\$ 43,150	\$ 48,650	\$ 54,150
		Low (80%) Income Limits	\$ 58,200	\$ 66,500	\$ 74,800	\$ 83,100	\$ 89,750	\$ 96,400	\$ 103,050	\$ 109,700

Effective June 1, 2025

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There is always a need for more 504 compliant housing. 3 to 4 bedroom accessible units are few and far between. The Rochester Housing Authority is increasing the number of accessible units with every redevelopment project and new development project it takes on.

Activities to Increase Resident Involvements

The Rochester Housing Authority continues to provide quality affordable housing and services for its residents. The Rochester Housing Authority meets with resident councils, resident commissioners, staff and neighborhood associations to better understand and address needs, and to better plan upcoming projects. The Rochester Housing Authority takes all suggestions and recommendations from these sources and applies them to its five-year capital improvements plan.

The Rochester Housing Authority additionally conducts physical needs assessments of all properties managed by the authority. During these assessments, RHA listens to the residents' concerns, and make every attempt to improve the quality of life of the residents.

The Rochester Housing Authority Service department works to partner with other agencies that can assist residents in improving self-sufficiency, including offering training, employment, and life skills opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As identified in the needs assessment portion of this plan, Monroe County has identified housing affordability as the most common housing problem facing Monroe County residents. Housing cost burdens greater than 30% of the annual income of residents have the potential to cause additional housing problems in households, and increase homelessness risks among residents.

Monroe County's most recent analysis of impediments to fair housing choice (AI) was conducted in 2020, and revealed the following conclusions regarding barriers to affordable housing:

- Poverty in Monroe County does not occur evenly across race, ethnicity, and age groups. African Americans experience poverty rates significantly in excess of what is seen for white, non-Hispanics residents of Monroe County. This remains the case at the time of this plan's development.

Poverty by Race 2023 (ACS 5-Year Estimate)

	Some Other Race	Native Hawaiian	Asian	American Indian / Alaska Native	Black or African American	White
Total Population (2021)	24,780	500	26,589	1,054	106,913	519,946
Income Below Poverty Level	6,934	111	4,497	290	30,352	43,779
% Below Poverty	28%	22.2%	16.9%	27.5%	28.4%	8.40%
% Change Between 2009 - 2023	+36.6%	+753.8%	+46.6%	-44%	-5.5%	-10.1%

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Monroe County's 2020 Analysis of Impediments looked at the following strategies to remove and reduce barriers to affordable housing:

- Raise Community awareness of negative externalities that limit available alternatives of governments in implementing strategies to increase fair housing choice
- Consider improvements in education as an avenue to alleviate fair housing issues
- Continue Fair Housing Planning Past the AI

- Improve and expand transportation opportunities for disabled and special needs households.
- Address affordable rental housing needs of large families through creation of three-or-more-bedroom units in diverse locations.
- Increase housing choice among protected class members.
- Expand availability of both market rate and affordable rental housing in diverse locations at all income levels, i.e. mixed-income housing, for family, elderly and special needs households.
- Expand affordable supportive rental housing opportunities for seniors and special needs households.
- Economic and community development strategies need to continue to focus on revitalizing the market in urban areas in order to improve housing choices across the County. Despite recent progress in revitalization, the Rochester area housing market is the weakest housing market in Monroe County due to its low prices and variety.
- Increase housing choice among protected class members. Incentivize housing choice within built-up areas to ensure a broad range of housing types are available in both Urban and Rural contexts.
- Work with municipal partners to improve housing value and choice by providing redevelopment opportunities and implement strategies to reduce vacancies.
- Work with lenders, realtors, and mortgage brokers to provide education opportunities to first time home buyers in order to increase housing choices.
- Work to provide home ownership training. It is essential that the goal of home ownership be further defined as the goal of sustainable home ownership. Beyond strengthening neighborhoods, home ownership has the potential to provide two other related advantages, one is personal and family security, and the other is the opportunity to gain personal wealth.
- Continue to work with the Greater Rochester Association of Realtors to publicize the availability of properties and private market housing.



SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Rochester/Monroe County Continuum of Care has adopted the Coordinated Entry System (CES), which provides a strategy to quickly move people from homelessness to permanent housing by establishing a streamlined and uniform method of serving clients in need of housing crisis services, using a single point of entry model; reducing burden on both client and provider by having a unified systemic approach to quickly identify, assess, and refer clients to the best intervention to meet clients' specific needs at first contact; increasing collaboration between agencies in serving client needs more effectively and efficiently; and collecting data on community trends of housing needs to better target limited resources. When households or individuals present to the Continuum in an emergency shelter, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their needs.

Addressing the emergency and transitional housing needs of homeless persons

All persons presenting to the continuum are assessed using the adopted vulnerability index to determine the type of housing intervention that will most adequately address their need. Potential interventions include transitional housing, rapid rehousing or permanent supportive housing. There are currently emergency shelters available for homeless individuals and families, including survivors of domestic violence. The CoC has adopted a Housing First approach, which seeks to place persons in permanent housing as quickly as possible, then provide supportive services to promote stability in housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

To end homelessness among households with dependent children, the CoC is investing in Rapid Rehousing so that those who enter emergency shelters exit quickly. It is also providing diversion assistance for those who have a viable alternative to a shelter but require some support. In 2011, Rochester Housing Authority implemented a "Moving On" preference for its Housing Choice Voucher (HCV) program. This allowed families that no longer need case management and services but who still face an economic barrier to transition to the HCV program, freeing up PSH units for families experiencing homelessness who need supportive services. The CoC will be intensifying its outreach efforts to identify and provide support for unsheltered families with dependent children.

ESG funding supports a Rapid Rehousing partnership that includes several housing and service providers. Rapid Rehousing responds quickly and uses an array of mainstream benefits and supports to maximize resources.

The needs of domestic violence survivors, including their families, will continue to be broadly addressed. Willow Domestic Violence Center serves women who are survivors of domestic violence (or at risk) along with their children, offering counseling, education, and a secure shelter, whose location is not publicly identified. A 24-hour hotline provides information on housing and services for domestic violence survivors. Willow Center has stringent policies to ensure the safety and privacy of its clients, and names and other identifying data are not entered into HMIS. In addition, staff of housing providers who serve domestic violence survivors are trauma trained.

The Center for Youth Services will continue to provide emergency housing and services for unaccompanied homeless youth (ages 12-17), transitional housing for homeless youth and young adults ages 16-24, and permanent housing for ages 18-25 through its rapid rehousing program. The CoC will continue to offer a range of outreach, emergency, and transitional housing and support services for transition-age youth ages 18-25 through CoC and other funding resources. Outreach and drop-in activities at The Center for Youth focus on diverting youth from the homeless system. In all cases, before a youth leaves a program, he/she is linked to a family member or other responsible, supportive adult. The Center for Youth and the Monroe County RHY Coordinator continue to work with Monroe County OMH to ensure access to mental health services and ease transition from the youth to the adult mental health system.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Youth being discharged from foster care or other institutional settings typically return to their family of origin or another responsible family member or adult. When no such adult can be located, the youth is placed in a community program specifically designed to prepare youth for independent living. The CoC will continue to educate homeless providers about the importance of ensuring that youth are not discharged into homelessness. Shelters have been instructed to immediately contact the Monroe County Department of Human Services to report the failed discharge plan if a youth is attempting to access homeless services. The youth is then connected to a caseworker who attempts to re-unite the youth with his/her family or other responsible adult and link him/her to appropriate services. If such a re-uniting is not possible, the youth is referred to a community program that prepares youth to transition to independent living.

Through the Homeless Services Network (HSN), the CoC will continue to work with hospital staff to

develop protocols for those occasional times when appropriate stable housing cannot be located at discharge from the hospital. Hospital social work staff have been provided with information on local emergency shelters, so a referral is made to a shelter. Prior to discharge, individuals in need of supervised housing, and who agree to a referral, are referred to the Monroe County Single Point of Access (SPOA). The SPOA facilitates housing assistance for eligible individuals and connects people to mental health care coordination services.

Inpatient facilities licensed or operated by the New York State Office of Mental Health are encouraged to refer individuals to housing consistent with the level of care required by the patient and to not discharge patients until a comprehensive discharge plan is in place. Prior to discharge, individuals in need of supervised housing, and who agree to a referral, are referred to the Monroe County Single Point of Access (SPOA). The SPOA facilitates housing assistance for eligible individuals and connects persons to mental health care coordination services.

The Veterans Administration (VA) and the Veterans Outreach Center (VOC) will continue to exclusively serve veterans in the CoC geography. The VA and Rochester Housing Authority (RHA) are partners for the HUD VASH program and have developed the local VASH referral/application process and coordinated support services.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

With 69.2% of housing stock in Monroe County built prior to 1980, residents are at a higher risk of experiencing lead related health hazards at home. Monroe County is committed to reducing lead-based paint risks and works with lead certified contractors to perform lead based paint inspections, risk assessments, and clearance reports for the county's rehabilitation and homeownership down-payment assistance programs. Monroe County implements a housing rehabilitation program and continues to operate this program within the HUD Lead-Safe Housing regulations. The rehabilitation program offered through the county works to utilize interim controls to reduce lead hazards by focusing on code compliance.. Monroe County further commits to reducing the instances of other known environmental hazards around the home including asbestos abatement.

Monroe County's Childhood Lead Poisoning Prevention Program provides medical case management and educational outreach to families for all children with blood lead levels $>5 \mu\text{g}/\text{dl}$ (micrograms per deciliter).

This program allows the County to conduct environmental investigations of primary and secondary residences of children with venous lead levels $>5\mu\text{g}/\text{dl}$. Investigations include a full educational intervention, as well as the identification of conditions conducive to lead poisoning (lead hazards), issuance of a Notice and Demand to the property owner to eliminate the hazards by a specified time-frame, and reinvestigation to verify compliance. Each unit must also pass a "Lead Dust Clearance." The Lead Program enforces the NY Code of Rules and Regulations, the Monroe County Sanitary Code, and Public Health Law relating to lead hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior. The unfortunate reality is that the most common method of identifying the presence of lead in homes is through blood testing of small children. If lead levels exceed $>3.5\mu\text{g}/\text{dl}$, treatment may be recommended and actions are recommended to remove lead hazards at home. The strategy above, which is followed by Monroe County in the implementation of its programs, helps to reduce lead hazards in the county's affordable housing stock.

How are the actions listed above integrated into housing policies and procedures?

Monroe County has applied policies for its rehabilitation program and works to comply with HUD's guidelines for the evaluation and control of lead-based paint hazards in housing (2012 edition) for lead-based paint best practices. Some policies Monroe County works with are the following:

- The County's Senior Rehab Specialist will inspect any rehabilitation projects where lead safe regulations are triggered by the homes age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor with a Lead: Renovation, Repair and Painting certification.
- When federal funds are being used, an Environmental Review Worksheet and a Lead Safe Housing Rule checklist is included. If any items are triggered, a decision is made on whether to mitigate or look for other funding sources for the project.
- The Owner-Occupied Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.
- Costs of inspecting, testing, and abatement of lead-based paint containing materials pursuant to applicable regulations are eligible program costs.
- Homeowner will be provided with the requisite brochure and homeowner must sign a certification that they have reviewed and understand the lead paint information.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Monroe County's anti-poverty strategies involve taking a holistic approach to poverty reduction starting with economic development strategies including job training and the implementation of incentive programs provided by the County economic development partners.

The County targets reducing poverty with the development of improved access to social services and physical infrastructure. Smart growth and mixed income development taking place throughout the County are catalyzed by access to high quality infrastructure, and have a spinoff effect of encouraging new commercial activity throughout the County.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Monroe County will continue implementing existing programs that promote stable living environments and reduce poverty caused by unemployment, underemployment, and housing cost burdens. Programs directly promoting stable living environments include Monroe County's Home Improvement Program, the Home Ownership Program, and each of the programs administered by County partners. These programs have a proven track record of poverty reduction throughout Monroe County.

Monroe County will also promote increasing the amount of affordable housing options by encouraging the development of affordable housing through partnerships with local housing developers. During the development process, the county requires that the developer meet specific Section 3 goals (Section 3 is a provision of the HUD Act of 1968) by directly employing, training, and contracting with low-income individuals and the businesses that employ low-income individuals within the immediate community surrounding a project site to provide job opportunities and advancement through the use of HUD funding.

Monroe County Department of Human Services is the primary provider of public assistance benefits for poverty level persons and, therefore, has the greatest capacity to reduce the number of poverty level families. Housing efforts, particularly emergency housing, are coordinated with the CoC and other community-wide affordable housing agencies. Programs that will provide job opportunities and reduce poverty include non-CDBG funded County programs that provide incentives to businesses that employ local labor, tax credit incentives for companies that increase jobs through County of Monroe Industrial Development Agency (COMIDA), the Monroe County Industrial Development Council (MCIDC), as well as programs provided at job centers operated by RochesterWorks, Inc.

Section 3 - see above

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monroe County's CD staff is continuing to follow standard Federal and State level regulations and procedures to conduct monitoring of projects happening in the Monroe County consortium. The following will describe the department, its divisions, and how it will monitor the implementation of the plan.

The Finance Department is responsible for formulating, evaluating, and examining financial policies that include directing investment, cash flow and borrowing programs. The Office of the Chief Financial Officer implements the fundamental strategies of financial management as articulated in the Financial Strategies section of the Monroe County Budget.

All Monroe County Departments follow the financial accounting procedures of the County Finance Department. The staff of this department works closely with CD staff to apply these principles to all financial aspects of the Consolidated Plan.

Accounting Procedures specific for the Monroe County Department of Planning and Development: Governmental funds are accounted for using the modified accrual basis of accounting, which dictates that revenues are recognized when measurable and available to pay current liabilities. Expenditures are recognized when the related fund liability is incurred, except for principal and interest on long-term debt, which are recorded as expenditures when paid, and compensated absences, which are recognized as a liability in the applicable fund if payable with current financial resources. Proprietary funds are accounted for using the accrual basis of accounting whereby revenues are recognized when earned and expenses are recorded when liabilities are incurred.

CDBG & HOME Program Monitoring

The monitoring program for the CDBG, HOME, and ESG-funded activities consists of the use of standard Monroe County financial practices together with the standards, systems and procedures derived from the federal regulations and objectives. These regulations guide us in successfully measuring fiscal, regulatory, and programmatic performance and compliance of all activities funded by the Consolidated Plan. The policies are effective in establishing project eligibility compliance with primary and national objectives, as well as compliance with other areas of grant administration. The policies utilize methods such as risk analysis to guide the selection process and follow-up procedures such as progressive sanctions to effectively prevent and remedy problem areas.

CD staff administers the Consolidated Plan programs and maintains financial compliance by using uniform procedures that closely scrutinize the legitimacy and appropriateness of project costs. The

system focuses on the training of sub-grantees in reporting fiscal and programmatic data simultaneously to achieve timely reimbursements. Sub grantees submit claim vouchers with companion back-up documents, progress reports, and statistical data to obtain payment of project costs or services performed.

CD Staff have also incorporated the changes related to monitoring from the HUD HOME Rule (effective February 5, 2025) with regards to sample size for monitoring as well as implementing the use of the recently formed National Standards for the Physical Inspection of Real Estate (NSPIRE) for all housing related monitoring. NSPIRE consolidates and replaces the Uniform Physical Condition Standards (UPCS) as well as the Housing Quality Standards (HQS), aligning all HUD inspection standards to better prioritize health, safety, and functional defects over appearance.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,755,420.00	110,000.00	0.00	1,865,420.00	7,021,680.00	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,118,591.00	262,053.00	0.00	1,380,644.00	4,474,364.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,985.00	0.00	0.00	160,985.00	643,940.00	

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are numerous potential sources of funding that can be used by private developers and municipalities in leveraging community development funding, including the following:

Private funding sources: investor equity, including tax credit syndications; home buyer down payments; private rental and home ownership loans; other federal, state and local housing and community development programs and foundations. State and utility grants.

Municipal funding sources: Local tax levy, bonding, State grants.

The match contributions for HOME will total no less than 25% of the funds drawn from the County's HOME account each fiscal year. Monroe County maintains records demonstrating compliance with HOME match requirements, including a running log and project records documenting the type and amount of match contributions by project. The HOME program attracts substantial private and other public dollars into its funded projects. Match contributions from ESG will be a one-to-one (1:1) cash and/or in-kind services match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are no publicly owned properties in Monroe County that are funded through any of the funding sources from HUD.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 53 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
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Projects

AP-35 Projects – 91.220(d)

Introduction

Data analysis in Monroe County’s Needs Assessment and Market Analysis form the basis for why these priorities were identified, and why these projects are being funded. Geographic goals are throughout the Monroe County service area.

Projects

#	Project Name
1	Sidewalk Installation, Brighton
2	Gutter Replacement, Gates
3	Sanitary Sewer Slip Lining, Henrietta
4	Road Repairs, Sweden
5	Sanitary Sewer Slip Lining, Brockport
6	Road Restoration, T/V of East Rochester
7	Sanitary Sewer Slip Lining, Hilton
8	Concrete Gutter Replacement, Phase III, Scottsville
9	Sanitary Sewer Slip Lining, Village of Webster
10	Safety and Security for Seniors, LifeSpan of Greater Rochester
11	Expanding Housing Opportunities, The Housing Council at PathStone
12	Housing Stability Program, The Housing Council at PathStone
13	Homeownership Program, The Housing Council at PathStone
14	Home Improvement Program (HIP)
15	Lead Testing and Clearance, Proway
16	Administration
17	Planning Services, Urban Vantage
18	Program Delivery, Planning
19	Program Delivery, Home Improvement Program
20	Rental Housing Development
21	Acquisition Rehab Resale, CHDO
22	ESG 2025

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects being completed this year align with the goals outlined in Suburban Monroe County’s

consolidated plan, which include the prioritization of allocating funding toward increasing affordable housing opportunities, housing rehab, funding public services, funding public infrastructure and administration. Data analysis in Monroe County's needs assessment and market analysis form the basis for why these priorities were identified, and why these projects are taking place. Geographic goals are focused on qualifying census tracts throughout the Monroe County service area.

AP-38 Project Summary
Project Summary Information

1	Project Name	Sidewalk Installation, Brighton
	Target Area	Brighton
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	:
	Description	The proposed five foot wide concrete sidewalk will be installed at 1711 Crittenden Road along the frontage of the "Crittenden Corners" plaza where there is currently no sidewalks.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	950 people can benefit from this project
	Location Description	Low mod census tract 13005 block group 2, Crittenden Rd
	Planned Activities	Installation of 180 LF of 5' concrete sidewalk.
2	Project Name	Gutter Replacement, Gates
	Target Area	Gates
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$55,000.00
	Description	The Project is for the removal and in-kind replacement of the concrete gutter along both sides of Dawnhaven Drive from Miramar Road to Kaye Park Terrace.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	695 people can benefit from this project
	Location Description	Low mod census tract 14302 block group 3, Dawnhaven Rd
	Planned Activities	Replacement of 3,200 linear feet of 30" concrete gutter
3	Project Name	Sanitary Sewer Slip Lining, Henrietta
	Target Area	Henrietta
	Goals Supported	

	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$30,000.00
	Description	The proposed project consists of sliplining 3,480 linear feet of eight inch and 291 linear feet of twelve inch diameter vitrified clay sanitary sewer system with a cured in place pipe (CIPP).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	470 people can benefit from this project
	Location Description	Low mod census tract 13101 block group 4
	Planned Activities	Slip lining 3,480 linear feet of eight inch and 291 linear feet of twelve inch diameter vitrified clay sanitary sewer
4	Project Name	Road Repairs, Sweden
	Target Area	Sweden
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$46,000.00
	Description	The Town of Sweden proposes 950 feet of milling and paving on Old Elm Drive.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1015 people can benefit from this project
	Location Description	Low mod census tract 15303 block group 1
	Planned Activities	Mill and pave approx. 950 LF of road.
5	Project Name	Sanitary Sewer Slip Lining, Brockport
	Target Area	Village of Brockport
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$65,000.00

	Description	Rehabilitate the sanitary sewer. This is needed to completely make the sanitary sewer under the center of Market Street structurally sound the entire length from Main Street to Fayette St (715 lineal feet).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1215 people can benefit from this project
	Location Description	Low mod census tract 15304 block group 3
	Planned Activities	Slip lining of 715 LF of sanitary pipe
6	Project Name	Road Restoration, T/V of East Rochester
	Target Area	East Rochester
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$60,070.00
	Description	The primary issue or condition to be addressed is the deterioration of the roadway surface affecting access and drainage in the area. This portion of road was last resurfaced in 2007
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	2030 people can benefit from this project
	Location Description	Low mod census tract 12000 block group 1 and low mod census tract 12100 block group 1
	Planned Activities	Approximately 1,500 linear feet of road or 40,800 square feet of pavement area are proposed for milling and repaving.
7	Project Name	Sanitary Sewer Slip Lining, Hilton
	Target Area	Hilton
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$65,000.00
	Description	Installation of 1715 feet of 8" CIPP (cure in place pipe) in the sanitary sewers, "sewer relining". This system has not been relined in 40 years.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1115 people can benefit from this project
	Location Description	Low mod census tract 14805 block group 2
	Planned Activities	Slip lining of 1715 LF of sanitary pipe
8	Project Name	Concrete Gutter Replacement, Phase III, Scottsville
	Target Area	Scottsville
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$50,000.00
	Description	Replace the storm gutters and adjacent sidewalks on the even side of Briarwood Lane from house # 234 - 260 (approximately 900 linear feet)
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	420 people can benefit from this project
	Location Description	Low mod census tract 14700 block group 2
	Planned Activities	Replacement of approximately 900 Linear Feet of roadside gutters
9	Project Name	Sanitary Sewer Slip Lining, Village of Webster
	Target Area	Village of Webster
	Goals Supported	
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$55,000.00
	Description	Reline approximately 2,900 feet of 8 inch sanitary sewer collection main using Cured In Place Pipeline (CIPP)
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	645 people can benefit from this project

	Location Description	Low mod census tract 11402 block group 1
	Planned Activities	Reline approximately 2,900 feet of 8 inch sanitary sewer collection main using Cured In Place Pipeline (CIPP)
10	Project Name	Safety and Security for Seniors, LifeSpan of Greater Rochester
	Target Area	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster
	Goals Supported	
	Needs Addressed	Public Services (Community Development)
	Funding	CDBG: \$80,480.00
	Description	Services for seniors in suburban Monroe County including in-home safety assessment and minor home safety modifications as well as education and intervention with scams and fraud targeting seniors
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	1255 Seniors will benefit from this program in total
	Location Description	Services will be provided to seniors throughout suburban Monroe County, excluding the towns of Greece and Irondequoit
	Planned Activities	480 suburban seniors will receive home environmental/fall prevention assessments and minor home modifications; 750 attendees at community outreach and educational presentations; 25 cases of consultation, advocacy, investigation, and resolution for potential scams and fraud
11	Project Name	Expanding Housing Opportunities, The Housing Council at PathStone
	Target Area	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster

	Goals Supported	
	Needs Addressed	Public Services (Community Development)
	Funding	CDBG: \$47,000.00
	Description	Comprehensive rental management and educational program for tenants, landlords, real estate professionals and other housing providers for suburban residents through seminars, home fairs, • workshops, one-to-one counseling, and the provision of educational materials and fair housing guidance
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	40 predominantly LMI landlords provided education 100 predominantly LMI renters provided access to services 25 predominantly LMI residents at risk of eviction referred to legal services
	Location Description	<u>Services will be provided at The Housing Council offices and online via Zoom</u>
	Planned Activities	Provide 40 landlords with education on how to manage rental properties fairly and effectively through a minimum of 4 workshops, as well as providing at least 100 renters with education on their housing rights and access to services, and refer approximately 25 residents at risk of eviction to legal services
	Project Name	Housing Stability Program, The Housing Council at PathStone

12	Target Area	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster
	Goals Supported	
	Needs Addressed	Public Services (Community Development)
	Funding	CDBG: \$40,000.00
	Description	Provide mortgage foreclosure prevention counseling and outreach to at-risk homeowners and provide information and/or counseling for those considering Home Equity Conversion Mortgage (HECM) or reverse mortgage options
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 predominantly LMI households will benefit from this service

	Location Description	Services will be provided at The Housing Council offices and online via Zoom
	Planned Activities	Mortgage foreclosure prevention counseling and outreach including Home Equity Conversion Mortgage counseling
13	Project Name	Homeownership Program, The Housing Council at PathS tone
	Target Area	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster
	Goals Supported	
	Needs Addressed	Public Services (Community Development)
	Funding	CDBG: \$60,000.00

	Description	Homebuyer pre- and post-purchase counseling to 100 families, credit restoration assistance to 70 households and assist approximately 25 homebuyers to enable them to purchase their 1st homes in suburban Monroe County, with up to 10 being provided with direct closing cost and down payment assistance
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	205 predominantly LMI households will benefit from these services
	Location Description	Services provided are to suburban residents and homebuyers in Monroe County, with classes be provided at The Housing Council offices and online via Zoom
	Planned Activities	Homebuyer activities including one on one counseling, credit building, budgeting, education, home search assistance, direct down payment assistance
	Project Name	Home Improvement Program (HIP)

14	Target Area	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster
	Goals Supported	
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$769,786.00 HOME: \$392,906.00
	Description	Provide owner occupied homeowners a grant of up to \$20,000 for eligible home repairs including structural (roof, foundation, windows, exterior paint or siding), major systems (plumbing, heating, or electrical) and accessibility accommodations (ramps, lifts, doorways, bathrooms)
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 income-eligible owner-occupied homeowners will benefit from this program
	Location Description	Throughout suburban Monroe County (including the towns of Greece and Irondequoit, utilizing HOME funds)
	Planned Activities	Home improvement repairs including structural (roof, foundation, windows, exterior paint or siding), major systems (plumbing, heating, or electrical), and accessibility accommodations (ramps, lifts, doorways, bathrooms)
15	Project Name	Lead Testing and Clearance, Proway
	Target Area	
	Goals Supported	
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$20,000.00
	Description	Lead testing and clearance for homes built before 1978 in the Home Improvement Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Households benefiting from this activity will have had a home improvement project approved
	Location Description	Throughout suburban Monroe County
	Planned Activities	Lead clearances, risk assessments, and visual assessments
16	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$346,084.00 HOME: \$126,878.00
	Description	General program administration of CDBG and HOME
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Monroe County Planning and Development, Community Development Administration is located in Rochester, New York.
	Planned Activities	General administration of CDBG and HOME programs
17	Project Name	Planning Services, Urban Vantage
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$16,000.00
	Description	Consultation of planning services related to the Annual Action Plan and the development of the Update to Analysis of Impediments to Fair Housing Choice or Affirmatively Furthering Fair Housing, and as amended by HUD
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Consultation of planning services related to the Annual Action Plan and the development of the Update to Analysis of Impediments to Fair Housing Choice or Affirmatively Furthering Fair Housing, and as amended by HUD
18	Project Name	Program Delivery, Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$25,000.00
	Description	Environmental review associated with Home Improvement Program projects
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Outcomes associated with Home Improvement Program projects
	Location Description	Associated with projects throughout suburban Monroe County
	Planned Activities	Environmental review/assessments for home improvement
19	Project Name	Program Delivery, Home Improvement Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$25,000.00
	Description	Program delivery for Home Improvement application financial review and construction management of program projects
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Associated with Home Improvement projects throughout suburban Monroe County
	Location Description	Cost incurred for carrying out Home Improvement projects throughout suburban Monroe County
	Planned Activities	Financial review, contract execution, and inspection for Home Improvement projects throughout suburban Monroe County
20	Project Name	Rental Housing Development
	Target Area	Perinton
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$449,000.00
	Description	Develop 104 units (1, 2, and 3 bedroom) (8 HOME) apartments and townhouses in the Town of Irondequoit for families and develop 28 (1 bedroom) (5 HOME)
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	104 families (8 HOME) and 28 seniors (5 HOME) will benefit from these projects
	Location Description	Town of Irondequoit Town of Perinton
	Planned Activities	New construction to add 104 - 1, 2, and 3 bedroom apartments and townhouses in the Town of Irondequoit and new construction to add 28 - 1 bedroom unit apartments in the Town of Perinton
21	Project Name	Acquisition Rehab Resale, CHDO
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$300,000.00
	Description	Acquisition of property, rehabilitation, and resale of rehabbed properties to income eligible first-time homebuyers
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	3 households will benefit from this proposed activity
	Location Description	Properties have not been identified but will be located in Monroe County's HOME Consortium area
	Planned Activities	Acquire properties, rehabilitation, and resale of the completed properties to income eligible first-time homebuyers
	Project Name	ESG 2025

22	Target Area	Brighton Gates Henrietta Ogden Parma Penfield Perinton Rush Sweden Village of Brockport Churchville East Rochester Fairport Hilton Pittsford Scottsville Webster Chili Clarkson Hamlin Mendon Riga Wheatland Honeoye Falls Spencerport Village of Pittsford Village of Webster
	Goals Supported	
	Needs Addressed	
	Funding	ESG: \$160,985.00
	Description	Homelessness Prevention, Rapid Rehousing, Coordinated Access/Street Outreach, and Administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	10 households will be supported through rapid rehousing, 43 households assisted with homelessness prevention, and 30 individuals will be assisted through coordinated access/street outreach
	Location Description	Services will be provided to households throughout Monroe County service areas in suburban Monroe County

	Planned Activities	Homelessness Prevention (Webster Hope \$37,000; Salvation Army \$10,223), Rapid Rehousing (CCSI - \$40,000), Street Outreach/Coordinated Entry (CCSI - \$25,000 PCHO \$40,000), and Administration (\$12,074)
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
Brighton	
Gates	
Henrietta	
Ogden	
Parma	
Penfield	
Perinton	
Rush	
Sweden	
Village of Brockport	
Churchville	
East Rochester	
Fairport	
Hilton	
Pittsford	
Scottsville	
Webster	
Chili	
Clarkson	
Hamlin	
Mendon	
Riga	
Wheatland	
Honeoye Falls	
Spencerport	
Village of Pittsford	
Village of Webster	

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geographic distribution of projects is based on projects identified in low to moderate income areas in

towns and villages in suburban Monroe County. Community members in these neighborhoods stand to benefit from housing, infrastructure and public service activities taking place in these geographic areas.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Through the CDBG, HOME, and ESG funds, Monroe County administers programs to preserve and increase access to affordable housing. The Home Improvement Program (HIP), funded with both CDBG and HOME, provides income eligible homeowners with grants and/or loans for needed repairs, thereby maintaining affordability. HOME funds are utilized to provide gap financing for the development of affordable rental housing, acquisition rehabilitation and resale as well as down payment and closing cost assistance for homeownership opportunities to low-mod income households, seniors, and individuals with developmental and intellectual disabilities.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	0
Special-Needs	0
Total	15

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	132
Rehab of Existing Units	70
Acquisition of Existing Units	3
Total	230

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Rochester Housing Authority (RHA) and the Village of Fairport Urban Renewal Agency (FURA) manage the two publicly administered Section 8 Programs in Monroe County. RHA has developed its Annual, Five Year and Strategic Plans. The Strategic Plan action items have become part of the overall Annual and 5-Year Plan. RHA submits its Annual/5-Year Plan to HUD in July of every year. Established in 1955 as an independent public corporation by New York State Public Housing Law, RHA serves more than 27,000 lower-income residents and program participants in the five-county Greater Rochester area, by providing quality comfortable living and services for people with limited incomes.

Approximately 20% of total residents served reside in the 2,100+ RHA public housing units. Public Housing Units available for: Over 50 & Disabled: Danforth Tower East/West, Glenwood Gardens, Hudson Ridge Tower, and Kennedy Tower. Disabled & Over/Under 50: Lake Tower, Lena Gantt Estates, Lexington Court, and University Tower. Family Housing: Bay-Zimmer Townhouses, Bronson Court, Harriet Tubman Estates, Holland Townhouses, Lena Gantt Estates, and Lexington Court Apartments. RHA has an Enriched Housing program at: Danforth Tower East, Hudson Ridge Tower, and Johnathan Child Apts. RHA has 400+ scattered site units ranging from single, Double, and Multiple Unit Scattered Site Homes. RHA's Resident Services department administers a Family Self-Sufficiency (FSS) grant that is a voluntary employment and savings incentive program designed to assist families in becoming economically independent and self-sufficient. Supportive services in the program include homeownership, training for jobs, education, and life skills to help families reach their goals in 5 years. Service Coordination for RHA Elderly and Disabled Residents, including health and wellness, money and employment, transportation and more. The Fairport Urban Renewal Agency (FURA) was authorized in 1979 to administer the Section 8 program for the Village of Fairport. Since inception, the agency has increased FURA allocated vouchers from 60 to 497. FURA's service area encompasses the town of Macedon within Wayne County and the eastern part of Monroe County including the towns of Brighton, Henrietta, Irondequoit, Penfield, Perinton, Pittsford, Mendon, Rush, Webster, and the Town/Village of East Rochester. Currently, FURA administers 46 Section 8 Project-Based units. In 2024, FURA executed two (2) new Housing Assistance Payment (HAP) contracts with local developers, increasing PBV's from 18 to 46. There are ten (10) PBV's at Crosman Senior Apartments and eight (8) at Fairport Apartments, 20 at the newly constructed Marketplace Mall Senior Housing project in Henrietta and 8 (eight) at the newly developed Midvale Senior Apartments in Fairport. Current program demographics through FURA's Section 8 program reflect a total of 380 elderly and/or disabled families, and 62 other eligible households (i.e.: non-disabled families, healthy singles or 2-adult households). The average annual total household income of participants in FURA's program is \$19,223. The average HAP for the Housing Choice Voucher (HCV) program is currently \$673, up from \$606 last year. The average HAP across the PBV program is higher at \$745. Tenant payments have increased substantially over the past year. The average tenant payment for rent and utilities increased from \$461 to \$476. FURA is authorized to

administer 497 vouchers.

Actions planned during the next year to address the needs to public housing

RHA is continuing its initiative to “Change the Face of Public Housing” by renovating and constructing new units that residents will be proud to call home. Current projects under way are RHA’s Bond-Hamilton, Edinburgh St., Thomas St., and Bronson Court Apartments located in the city of Rochester. RHA will continue its “Beautification Initiative” for all of its public housing developments will enhance curb appeal and overall appearance of the rest of the property. RHA will continue to provide quality affordable housing and services for its residents and enhance and increase them with new development and preservation projects. RHA meets regularly with resident councils, resident Commissioners, staff and neighborhood associations to address needs and discuss upcoming projects. RHA has established a Resident Relations Committee which meets monthly and reports out to the Board of Commissioners at each board meeting. The Committee is comprised of RHA staff, resident commissioners, and resident council presidents who bring ideas and discussion items to each meeting. RHA takes all suggestions and recommendations from these sources into consideration when preparing the 5-year Capital Improvement plan and agency annual and 5-year plans. Due to ever changing conditions, items are prioritized and can fluctuate within the plan from year to year. There are currently multiple projects in various stages of planning, design, and construction, with more being planned for the upcoming year. RHA will undertake unit renovation, exterior renovation, roof replacement, driveway resurfacing, and porch restoration/replacement projects at many properties throughout the year. Focused investment of capital funds will occur at RHA’s, Holland Townhouses, Henry St., Seneca Manor Townhouses, and Lexington Court Apts. RHA uses the physical needs assessments (PNA) and environmental testing reports that were performed at most Public Housing locations to prioritize the capital projects. The data is also used to create a pipeline of preservation/renovation/development strategies for sites like Harriett Tubman Estates, Lena Gantt, Holland Townhouses, Lexington Court, various high-rises, Bay-Zimmer Apts., and scattered sites. RHA is advancing the redevelopment of its public housing sites; Federal Street Townhouses/Scattered Sites Rental Assistance Demonstration (RAD) project that closed in May 2023 and is in the final phase of construction and will be completed this Spring. Most residents have moved back into their renovated scattered site homes. Parliament Arms Fairfield Village RAD project closed Fall of 2023 and is under construction with completion scheduled for mid-summer. Fernwood Phase I has been funded by a 9% LIHTC award from HCR and is scheduled to close in November 2025. Glenwood Gardens RAD redevelopment project is in the design phase with current collaboration with HCR. These projects may increase or decrease the number of available public housing units with the goal of increasing the number of quality affordable housing units. RHA has room in its Faircloth limit to add public housing units to its portfolio. RHA was awarded Low Income Housing Tax Credits (LIHTC) and other sources of funding to redevelop Federal St. Townhouses/Scattered Sites, Parliament-Fairfield, and Fernwood Ave, and has applied for LIHTC’s for other projects. RHA may also issue its own bonds for development activities and acquiring property. RHA intends to apply for NYS funding for development and capital improvement activities and acquiring property. RHA intends to apply for NYS funding opportunities for development and capital improvement activities. RHA will be applying to NYS Housing

and Community Renewal's Public Housing Preservation Program (PHP) when the NOFA is available.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

RHA is committed to continuously improving communication between management and residents /program participants and continues to work with area partners to provide services. RHA has created a new position, Public Participation Coordinator in its Resident Services dept. to increase resident participation in self- sufficiency programs. RHA will continue to develop and promote its Section 3 program, resident councils and resident advisory board. RHA established a Resident Relations Committee which meets monthly and reports out to the Board of Commissioners. The Committee is comprised of RHA staff, resident commissioners and resident council presidents who bring ideas, discussion items to each meeting. RHA's Resident Services will continue to assist with resident needs and actively engage in homeownership opportunities and self-sufficiency program development as well as connecting residents to community resources. RHA intends to perform physical needs and environmental assessment of its public housing scattered site units and determine which single-family units will be designated for homeownership. Current residents will be given the first option to purchase the home as part of HUD's Section 32 Homeownership program. RHA may use capital funds and/or operating reserves to renovate designated public housing scattered site homes prior to being offered for homeownership. RHA has implemented a homeownership plan that includes HUD's Section 32 Homeownership program designed to sell Public Housing scattered sites to eligible homebuyers. This comprehensive plan outlines the requirements and guidelines of the program. RHA has submitted an application to HUD for 7 public housing residents to purchase their public housing home. RHA has also surveyed additional public housing residents in an effort to create a pipeline of Section 32 homeowners. Thus far, 48 responses have been submitted and the Resident Services department will meet one on one with each resident who wishes to purchase their home and create a path to successful homeownership. In addition to the Plan, RHA has developed a post homeownership program to assist families in maintaining their homes and ensuring homeowners that they have somewhere to go for assistance when they need it. RHA intends to increase utilization of homeownership vouchers through increased outreach. RHA intends to seek partners who will grow and assist family self-sufficiency initiatives. RHA continues to improve use of its community-based Computer Labs with faster service, new equipment, and utilize Community Service hours to monitor computer labs. RHA may utilize unused (Tenant Participation Funds) Per Unit Monies (PUM) of developments without an active Resident Council to create a Youth Employment and Education Program (YEEP) for public housing residents. RHA has started an annual scholarship fund for youth and adults to promote self- sufficiency. RHA plans to promote other scholarship opportunities for public housing residents and Housing Choice Voucher Program (HCVP) Participants utilizing partnerships and sponsoring various activities to obtain funds, including grants, and unused resident participation funds. RHA plans to create a building trades pre apprenticeship program by partnering with various groups who will provide hands- on training for public housing residents and HCVP Participants. RHA will explore and create new partnerships and seek funding opportunities to create a Youth, Sports, and Fine Arts Chapter to enhance the outreach opportunities for youth to participate in routine and non-traditional leisure activities including but not

limited to golf, swimming, basketball, dance, performing arts, scuba diving, football, tennis, writing, and much more.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This is not applicable. RHA or FURA has never been designated as a troubled Public Housing Authority (PHA)

Discussion

(con't from Actions planned) PHP is a partnership among HCR, HUD, Federal Public Housing Authorities (PHAs) outside New York City, collaborating with private for profit and non-profit developers to address the needs of these properties and assist RHA in completing their plans to ensure the long-term sustainability of existing public housing units. This is not applicable to Fairport Urban Renewal Agency as FURA does not administer public housing units.

RHA has developed a 20-year strategy to preserve public housing units, address their need for capital improvements, and ensure their continued affordability. RHA intends on using Capital Funds to further its mission of “Changing the Face of Public Housing” and make needed repairs to its Public Housing stock. RHA will continue to identify sites based on physical needs assessment and environmental testing reports, and prioritize the most strategic use of its funds to preserve its housing stock. RHA will participate in task forces and initiatives to address the housing quality, homelessness, and emergency housing needs in the community. When RHA completed a comprehensive physical needs assessment on all of its public housing properties, there was an emphasis on prioritizing single family units for homeownership. Work performed will include landscaping, paving, HVAC upgrades, and interior and exterior improvements. RHA will continue to reduce unit turnaround time for vacated housing units so that they can be filled with applicants from the waiting list. RHA will engage in energy saving projects such as lighting, water conservation, and more efficient HVAC systems that will improve the quality of life for residents. RHA Resident Services also works to partner with other agencies that can assist residents in self-sufficiency initiatives and goals. Homeownership, training, employment, life skills, and financial education continue to be a focus in the upcoming year. RHA has been awarded HUD Family Self-Sufficiency (FSS) and Resident Opportunity & Self Sufficiency (ROSS) grants and contributes additional funds to further its mission of assisting residents and participants in becoming self-sufficient.

FURA has begun to develop and implement its 2025 Five Year Plan. A public hearing will be held in July and the Plan will be presented and submitted to HUD following a comment period. The development of the Plan will run concurrently with the Office of Community and Economic Development’s planning process. PHAs who are projected to exceed their annual budget have been cautioned that “shortfall”

funds may be limited in 2025-2026 and to avoid participant terminations.

Although FURA has received several proposals from local developers requesting Project Based Vouchers, FURA is unable to move forward with approvals as HUD has determined FURA is in a shortfall. Once funding stabilizes, FURA may move forward with these projects.

FURA's waiting list closed in October 2023, ending with 1,215 applications. Currently, FURA's list has 537 eligible families still waiting for assistance. FURA has not been able to issue any new vouchers since June of 2024 due to Shortfall. Once released from Shortfall, FURA will begin new Section 8 vouchers.

FURA's landlord retention program continues, offering new landlords a \$500 incentive for participation. Financial incentives are also available to retain existing landlords who have a loss of rental income due to participation in the program to help mitigate reluctance.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Monroe County will continue to work with the Continuum of Care to coordinate services to the homeless and to provide outreach and other services, emergency shelter, transitional housing and permanent supportive housing to persons experiencing homelessness and/or with special needs. Coordinated Entry (CE) and the Housing First model are the primary tools that will end chronic homelessness. Through CE, the Chronically Homeless are prioritized for placement into permanent supportive housing. All CoC and ESG programs incorporate housing first principles into their programs to reduce barriers to accessing housing and to reduce terminations from programs.

The CoC, County, and City continue to partner with the Veterans Administration, Veterans Outreach Center, Eagle Star, Soldier On, and other organizations serving veterans to ensure current resources are maintained and support new housing units targeted to veterans. To end homelessness for families and dependent children, the primary strategies being utilized are rapid re-housing, and some rental assistance. Strategies to end homelessness for unaccompanied youth include outreach, transitional housing and rapid re- housing dedicated to young adults (ages 18 – 24). The CoC will continue to pursue additional resources for homeless youth through HUD’s Youth Homelessness Demonstration Grants. Transitional housing, rapid re-housing, and permanent supportive housing programs serving the re-entry population are proving to be successful in assisting this population with accessing and remaining stable in permanent housing. The Coordinated Entry system fully implemented a new vulnerability assessment tool to ensure that those with the highest needs are prioritized and are referred to the programs that will best meet their needs. Consistent with the Homelessness Resolution Strategy, Rochester will: Continue to implement diversion as a response to a housing crisis; Emphasize a rapid rehousing/housing first approach for the entire system; maintain Rapid Rehousing and Permanent Supportive Housing (PSH) resources; Use Progressive Engagement in Providing Services; improve practice and capacity in PSH programs by targeting PSH to people with the highest needs based on the vulnerability assessment tool, building PSH provider capacity, integrating employment services into PSH programs, and implementing a “Moving On Strategy” from PSH interventions; Implementing data-driven decision-making and evaluation; and ensuring leadership and accountability.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Person Centered Housing Options (PCHO) and the Rapid Engagement Demonstration (RED) Team and a new outreach project, the Safe Operations Support (SOS) team will continue to identify and engage the unsheltered homeless. PCHO, RED, SOS, MC Collaborative, and the Veteran Administration regularly visit soup kitchens, libraries, and public places that unsheltered homeless adults frequent. Youth street outreach workers will continue to regularly engage homeless and at-risk youth on the street,

recreational centers, and other locations that youth frequent. The objective is to engage with the unsheltered homeless and link them with housing, services, and mainstream benefits. Additional outreach is conducted during the Code Blue season, when temperatures fall below 32 degrees. Any person requesting emergency shelter when the temperature is below 32 degrees must be placed in shelter or if there are no shelter beds available, in local hotels. Youth service providers will continue to utilize street outreach workers who use a mobile unit to conduct ongoing, regular outreach efforts with homeless and at-risk youth, including LGBTQIAA+ youth. Services include medical screenings (including HIV testing), condom distribution, and linking youth to community-based services and income streams. Homeless youth who agree to placement are transported to emergency shelters. Veterans outreach workers visit shelters, soup kitchens, and other locations in an effort to identify homeless veterans and link them to the VA and community-based services. Street outreach is conducted to engage the unsheltered homeless in the locations where they are known to congregate (e.g., encampments, parks, etc.). Specialized Office of Mental Health (OMH) outreach workers connect with homeless persons experiencing serious mental and/or substance abuse issues. Outreach workers who speak Spanish and other languages participate in these efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

Monroe County works with the CoC and its partners to carry out outreach and services to homeless persons and to provide emergency shelter for all homeless populations; homeless youth, veterans, survivors of domestic violence, persons with chemical dependency and/or mental health issues and other homeless individuals and families. Transitional housing (TH) is provided for homeless youth, veterans, and re-entry populations many of whom have chemical dependency and/or mental health issues. By the end of, 2024 most shelters were back at their optimum capacity compared to pre-COVID numbers and shelter occupancy is exceeding pre-COVID numbers based on 2024 Point In Time Count numbers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

To end homelessness among households with dependent children, the CoC is utilizing Rapid Rehousing (RRH) programs. RRH provides short term rental assistance and case management services to move families from shelter to permanent housing quickly and ensure housing stability. The CoC plans to increase the number of homeless households with children assisted through RRH projects by working with TH projects serving families to help them restructure using a RRH model and by soliciting housing organizations without such programs to create new RRH projects. A rent supplement program, Project Anchor, funded by NYS OTDA continues to provide rental assistance to homeless and at risk of

homelessness households with a priority on families. This program expects to serve about 300 households experiencing housing instability, half of which will be referred through Coordinated Entry (CE). The rent supplement will pay up to 100% of FMR which does not provide any ongoing case management (CM) or support services (SS). ESG funding supports Coordinated Care Services, Inc.'s RRH program that responds quickly to households referred through CE, secures appropriate Permanent Housing (PH), and uses an array of mainstream benefits and supports to maximize resources, increase housing stability and reduce repeat episodes of homelessness. RRH projects have sought and been awarded funding from other sources (e.g., NYS OTDA, and HUD CoC Funding), and this effort will continue. The needs of domestic violence (DV) survivors, including their families, will continue to be broadly addressed. The Rochester/Monroe County Domestic Violence Consortium, with 50-member organizations from human services and the legal system, promotes a coordinated community response to DV. In addition, staff of housing providers who serve DV survivors are trained in trauma-informed care and safety planning. Willow DVC serves people who are survivors of DV (or at risk) along with their children, offering counseling, education, and a secure shelter, whose location is not publicly identified. A 24-hour hotline provides information on housing and services for DV survivors. Willow DVC has stringent policies to ensure the safety and privacy of its clients, names, and other identifying data are not entered into HMIS. YWCA, LAWNY and Willow operate a RRH project for households experiencing DV. For the past several years, there has been a DV Bonus Project opportunity as part of the annual HUD CoC funding competition. A RRH project was submitted but not selected for an award. The Center for Youth (CFY) Services Center House provided emergency housing and services for unaccompanied homeless youth, ages 12-17. CoC will continue to offer a range of outreach, emergency, and transitional housing and support services available through CoC and other funding resources. The Center for Youth operates a RRH program for Transition Age Youth (ages 18 – 24) in our community. Youth providers have a common intake form, work together closely, and meet on a monthly basis to ensure that homeless youth have access to safe housing and services. In all cases, before a youth leaves a program, the youth is linked to a family member or other responsible, supportive adult. Youth providers will continue to work with Monroe County Office of Mental Health (OMH) to ensure access to mental health services and ease transition from the youth to the adult mental health system. Youth ages 16-17 and 18-24 will be targeted separately and offered age-appropriate services, while youth as young as 12 will also be served. Homeless youth who are 18-20 are able to access the adult shelters. The primary strategy to address the needs of the chronically housing population is permanent, supportive housing (PSH).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Youth being discharged from foster care/other institutional settings typically return to family of origin or another responsible family member/adult. When no such adult can be located, the youth is placed in a

community program specifically designed to prepare youth for independent living. CoC continues to educate providers about the importance of ensuring that youth are not discharged into homelessness. Shelters are instructed to immediately contact MCDHS to report the failed discharge plan if a youth is attempting to access homeless services. Youth is then connected to a caseworker who attempts to reunite the youth with his/her family or other responsible adult and link him/her to appropriate services. If such a re-uniting is not possible, the youth is referred again to a community program that prepares youth to transition to independent living.

Hospitals have been encouraged to not discharge people with no available housing after hours/weekends so that they can go to MCDHS for assessment and placement into a shelter. When this is not possible or patient leaves against medical advice, hospital social work staff are provided with information on local emergency shelters so a referral is made to the shelter. Three emergency shelters (30 beds) have beds dedicated for persons who are being discharged from hospitals, due to health or mental health who are homeless which provide support through the use of peers and Health Home Care Managers to transition to and stabilize in PH. Inpatient facilities licensed or operated by NYSOMH and NYSOASAS are encouraged to refer individuals to housing consistent with the level of care required by the patient and not discharge patients until a comprehensive discharge plan is in place. Prior to discharge, individuals in need of supervised housing, and who agree to a referral are referred to the County Single Point of Access (SPOA). SPOA facilitates housing assistance for eligible individuals and connects persons to mental health care coordination services. Through HSN, CoC educate stakeholders about the primary providers of licensed mental health residential beds (DePaul Community Services, East House, Recovery Options Made Easy, Rochester Psychiatric Center), intensive CM programs (Strong Memorial Hospital, Rochester General Health System, Unity Health System), and care coordination services (ACT Team, Project Link, MICA Net). The Housing and Behavioral Health Workgroup meet monthly with the goal of increasing collaboration between the hospitals and housing providers and improving the processes for referring persons discharged from hospitals and EDs to emergency shelters to ensure there will be successful transition to permanent housing with appropriate supports. Ex-offenders are most frequently discharged to families or to independent living under the supervision of parole. NYS Parole has contracts with agencies to place ex-offenders when no other housing can be located (e.g., Salvation Army Adult Rehab Center, and Grace House). PEH and Re-Entry Association of Western NY (RAWNY) work closely, utilizing common members, to assist ex-offenders to successfully transition back into the community. Linking ex-offenders to mainstream resources will reduce the number of ex-offenders from entering the homeless system. Delphi, the umbrella agency for MC Re-Entry Task Force operates a successful RRH program for persons who are released and have no permanent housing identified. The Reentry Association of Western New York (RAWNY) recently began operations of a Reentry One Stop Center to provide services, support, and to make connections to community resources for men and women returning home from incarceration from the Monroe County jail, state correctional facilities, and federal detention. Safe, affordable housing is the most requested

service by persons who are criminal justice involved and one of the primary reasons for homelessness.

Discussion

Con't from Helping homeless persons PSH provides a deep rent subsidy (participant pays 30% of income for rent) and on-going case management and support services to participants who have a long-term disability and who have been homeless for more than one year, or have had four or more episodes of homelessness totaling at least one year in the past three years. There is no limit on the length of stay in PSH. Housing First principles have been adopted by all of the PSH programs in the CoC to reduce barriers to accessing housing. Chronically homeless persons are prioritized for entry into all PSH programs when openings occur. The CoC Strategic Plan includes a goal of increasing affordable, supportive housing programs for homeless populations using non-CoC funding. Four ESSHI projects have opened in the past couple of years that are targeted for the homeless.

The Veterans Administration (VA) and the Veterans Outreach Center (VOC) will continue to exclusively serve homeless veterans in the CoC geography. Both the VA and VOC provide emergency and transitional housing options for veterans. Both also partner with the Rochester Housing Authority (RHA) to provide PSH options for Veterans. Referral to the PSH programs come directly from the VA and/or through Coordinated Entry. VOC and Eagle Star (who have recently merged with DePaul) have recently opened affordable, supportive housing for veterans that have been funded through the Empire State Supportive Housing Initiative (ESSHI).

Con't from Helping low-income individuals and families avoid becoming homeless

To reduce the time in Emergency Shelter (ES) or Temporary Housing (TH), the CoC has adopted a Housing First approach, which has resulted in eliminating many preconditions (e.g., sobriety, minimum income threshold) that can be barriers to accessing safe, affordable permanent housing. In addition, ESG funds have been used for rapid rehousing efforts, especially for families, to move them quickly to PH and reduce future episodes of homelessness. Data on the length of time that homeless individuals and families spend in CoC and ESG-funded ES, TH, and Supportive Housing (SH) programs are included in HMIS and will be used to track changes over time. Non-HUD funded projects are represented among the over 70 community agencies in the HSN, where members are educated on best practices and tools that can be used to reduce the length of time individuals stay homeless.

(con't from AP-65) To reduce the extent to which individuals and families leaving homelessness experience additional homeless episodes, the CoC will utilize prevention, diversion, and short-term rental assistance, and arrears payments. The Monroe County DHS Diversion Unit will continue to assist those at risk of homelessness with payments for such costs as back taxes, mortgage payments, auto repairs, and tools/uniforms for jobs. Returns to homelessness are also decreased as the result of less stringent compliance demands for participants, automatic renewals of leases, and ensuring that discharges are in accordance with fair housing requirements. Data in HMIS is used to determine if and when individuals and families leaving TH, RRH, and PSH experience another episode of homelessness in

those cases where either they exit to homelessness or they exit to permanent housing, but subsequently re-enter the homeless system in the CoC geography. To improve the housing stability of persons in permanent supportive housing, the CoC will utilize the local Coordinated Entry System to ensure that households are directed to the housing and services that will best meet the needs of that household. Special attention is given to increasing access to mainstream supportive services and enhancing case/care management options to ensure effective integration of homeless housing & community-based services and supports.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Monroe County works to actively identify and address barriers to affordable housing for all residents in Suburban Monroe County. The County works to expand access to and knowledge of County administered community development services such as the Home Improvement Program, first-time homebuyer programs, lead abatement programs, and HOME funded affordable rental housing units by conducting enhanced outreach activities, and easily accessible information.

Monroe County's Community Development department actively collaborates with other County Departments and service providers to engage with community members and explore strategies to activate housing units that are currently offline.

Strategies include providing incentive programs for landlords, tenant education workshops, the housing fair, which allows residents to engage with numerous service providers and gain valuable information all in one place, and more.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Monroe County itself does not provide land use regulations such as zoning ordinances. These are determined by individual Towns and Villages in the County.

Monroe County continues to actively monitor housing trends and emergent barriers to affordable housing. The Analysis of Impediments to Fair Housing Choice, conducted in 2020, has indicated that affordability in housing is a growing concern, particularly impacting senior populations. Additionally, Monroe County has observed a severe lack of larger public housing units, and accessible housing units available. Monroe County will continue to work with municipal, private, and community-based partners through outreach and engagement to promote the County's efforts to improve access to affordable housing.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Underserved community members often do not know where to look for services provided by entities like Monroe County and its partners. In order to help alleviate this problem, Monroe County's Community Development Department will continue its efforts to engage with underserved communities by providing ample engagement opportunities throughout the year. These include hosting housing fairs, where community members can gain information about housing options and services available to them. These housing fairs are typically offered twice per year, and are typically attended by more than 100 individuals. Events of this nature help connect underserved community members with services and service providers.

The needs assessment and market analysis sections of this five year plan clearly identify housing affordability as one of the primary concerns among Monroe County residents. Specific actions Monroe County will take to address this include the following:

- Foster growth in the number of affordable housing options by supporting the development of new housing units.
- Conduct the Home Improvement Program to assist low to moderate income homeowners maintain their homes and pay for necessary repairs.
- Fund the acquisition rehab resale program to increase housing stock and market availability of housing for first-time homebuyers in Suburban Monroe County.

Monroe County intends to update its analysis of impediments to fair housing choice, which will help inform additional specific actions it should take to reduce obstacles to meet underserved needs.

Actions planned to foster and maintain affordable housing

Monroe County will create, maintain, and rehabilitate affordable housing stock; prioritize projects in communities where there is currently limited affordable housing; and continue to fund public works/infrastructure improvement projects in low- and moderate- census areas. Monroe County, in conjunction with its community partners, has worked to expand the acquisition rehab program in suburban Monroe County Towns and Villages. This program has, and will continue to increase affordable housing inventory and make available more single family units for homeowners interested in purchasing their first home in suburban towns and villages throughout Monroe County where housing stock is low

and competitive for First-time homebuyers.

Actions planned to reduce lead-based paint hazards

Monroe County will continue to enforce actions specific to its housing programs in lead-based paint hazard identification, disclosure, and reduction. These activities are expected to make up half of the repairs undertaken with the Home Improvement Program administered by Monroe County Community Development. Federal requirements for lead-safe work practices and contractor certifications have substantially increased the cost of home repairs, making it more difficult to accomplish steps necessary to ensure health and safety related deficiencies are corrected. Proway Management, a NYS Certified Minority/Women Owned Business, a Rochester based lead-paint testing firm provides risk assessment, lead-based paint inspections, and clearance inspection services for Home Improvement program participants. All properties purchased through the First-Time Homebuyer Program must have inspections for lead-based paint hazards prior to final approval of applications for assistance. Purchase subsidies are issued only after receipt of inspection reports indicating that no lead-based paint hazards are present at the time of purchase.

The Monroe County Department of Public Health's (MCDPH) Lead Poisoning Prevention Program is funded by the New York State Department of Health (NYSDOH). The current grant known as "Childhood Poisoning Prevention Program +" has been approved for a contract of 10/1/2021 - 9/30/2026 with a total of \$5,175,000. The Lead program conducts medical case management and environmental inspections for children with a known blood lead level $\geq 5\mu\text{g}/\text{dl}$. In 2024, the Lead program identified 282 children with elevated blood lead levels. Inspections of housing units associated with the children were conducted in 196 units and 104 units were identified with lead hazards. Refer to attached Monroe County maps, which shows number of children with confirmed Elevated Blood Lead Levels (EBLLs) above the current NYSDOH reference level of $5\mu\text{g}/\text{dl}$ blood lead level. The city of Rochester border is shown in purple. Local data show that children residing outside of the City continue to be at risk for lead poisoning and continue to have elevated blood lead levels above the reference value of $5\mu\text{g}/\text{dl}$. This data supports the continued effort to focus on lead hazard identification, remediation, and education when serving the residents of Monroe County. Lead Program Public Health Sanitarians conduct environmental inspections of properties to find lead hazards in homes where children with elevated lead levels reside or spend considerable time. Any hazards found must be remediated using Lead Safe Work practices and be conducted by a Certified Renovator. All properties must achieve lead dust clearance in accordance with current EPA standards. A Lead Program nurse ensures that children receive follow-up testing and care from their pediatric provider. Both sanitarians and nurses provide lead poisoning prevention education to parents and guardians. MCDPH is currently executing a Healthy Neighborhoods (HNP) Grant. The grant runs from April 1, 2022 to March 31, 2027. The focus of the grant is primarily prevention for Tobacco Control, Fire Safety, Injury Prevention, Lead Prevention, Indoor Air Quality, General Housing

Conditions, and Asthma Control. (Con't in Discussion below)</p>

Actions planned to reduce the number of poverty-level families

Monroe County has prioritized economic development as a means of lifting community members out of poverty, which focuses on job creation and economic empowerment. While this is a valuable tool for addressing poverty concerns across Monroe County, the County continues to take additional actions including the following:

Monroe County Department of Human Services and Rochester Rehabilitation are partnering in a

program "Paths to Empowerment." This program will support individuals who are making the transition from public assistance to self-sufficiency. The program will coordinate existing resources and make linkages to community resources to maximize success for persons working toward employment retention.

The CoC is focusing on increasing income for all participants in CoC funded homeless programs. While linking people to public benefits may not always lift a household out of poverty, ensuring that all households have a source of income, health insurance, and adequate food resources (SNAP, WIC, etc.) is essential.

Actions planned to develop institutional structure

Monroe County Community Development will continue to work collaboratively with the divisions in Planning and Development, other County departments, including the Department of Human Services, Office of Mental Health, Office of the Aging, area service providers, the City of Rochester, the Rochester Housing Authority, the Fairport Urban Renewal Agency, the local Continuum of Care, and local towns and villages to enhance services and develop a more effective system for service coordination.

Actions planned to enhance coordination between public and private housing and social service agencies

<p dir="ltr">Monroe County's Community Development staff work collaboratively with the Department of Human Services, the City of Rochester, local towns and villages, local and state public and private housing agencies, including the Rochester Housing Authority and the Fairport Urban Renewal Agency. This level of collaboration gives us valuable insights about the changing needs of community members across Monroe County. Coordination with public and private housing and social

services agencies are a priority to enhance services and maximize resources. </p>

Discussion:

(con't from Actions planned to reduce lead-based paint hazards)

Each year, Outreach workers will perform approximately five hundred (500) initial visits in zip codes 14605, 14606, 14608, 14611, and 14621, which have well documented public health and housing issues. A total of 125 follow-up visits are also anticipated. Topics covered will include lead poisoning prevention (deteriorated paint, dust, cleaning, and nutrition), fire safety issues, carbon monoxide, general sanitation issues, code violations, electrical problems, tobacco cessation, general home safety, and controlling asthma triggers. Referrals will be made to MCDPH programs and other agencies when problems are identified. During this grant round, the HNP grant manager intends to expand referrals made to outside agencies/programs that can provide additional assistance in home environmental issues, especially in relation to asthma and home repair/improvement.

In 2023, New York State adopted Section 1377 of the Public Health Law (PHL) that requires a state rental registry and proactive inspections to identify lead hazards. The New York State Department of Public Health is drafting new regulations to address the new PHL. In 2024, MCDPH accepted two new grant programs to administer the new regulation and provide direct lead abatement remediation cost to owners of eligible multi-family dwelling where lead hazards are cited. The first grant to implement the rental registry and inspection program is the New York State Rental Registry & Proactive Inspection Program (\$1,507,900 annual, \$7,539,500 total). A second grant is the Leading in Lead Prevention Pilot Program (LEAD) (\$2,997, 595) and is a pilot program to manage and provide direct funding for lead abatement costs on eligible units. Both grant programs have been approved. The LEAD grant is procuring a Construction Manager and will begin activities in May of 2025. The Rental Registry Regulation is anticipated for adoption by NYSDOH in 2025 with an implantation date of November 2025. The Rental Registry program will largely be executed by the City of Rochester Code Enforcement program through an Intermunicipal Agreement with the Monroe County Department of Public Health.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text]
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6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	Sheltered and Unsheltered Point In Time Count
	List the name of the organization or individual who originated the data set.
	Rochester / Monroe County Homeless Continuum of Care
	Provide a brief summary of the data set.
	The data provided by the Continuum of Care provides an insight into the number of sheltered and unsheltered individuals within Monroe County experiencing some form of homelessness. These individuals are broken into the following groups: Households with at least one Adult and one Child, Gender (adults and children), Ethnicity (adults and children), Race (adults and children), Youth households only, veteran households only, and homeless subpopulations.
	What was the purpose for developing this data set?
The purpose of developing this data set was to examine the number of individuals who are experiencing homelessness in some form within Monroe County. The knowledge gained from conducting the survey will help Monroe County combat homelessness.	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	
In 2020, demographics were collected and entered into HMIS for the first time regarding unsheltered populations. And the count was expanded to include all areas of NY-500 rather than a count primarily focused on the City of Rochester.	
What time period (provide the year, and optionally month, or month and day) is covered by this data set?	
January, 2020.	
What is the status of the data set (complete, in progress, or planned)?	
The data set is complete.	