

PUBLIC NOTICE
AMENDMENT TO THE 2025-29 5-Year Consolidated Plan and
2025-26 ANNUAL ACTION PLAN

Monroe County Department of Planning and Development
Community Development Division
50 West Main Street, 1150 City Place, Rochester, NY 14614
www.monroecounty.gov

In accordance with the federal regulations at 24 CFR § 91.320, and Monroe County Planning and Development, Community Development's Citizen Participation Plan, the County is amending its 2025-2029 Consolidated Plan and its 2025-26 Annual Action Plan that guides its use of funds from the U.S. Department of Housing and Urban Development (HUD) Community Development and Planning Program. Monroe County is proposing a program change to use value limits determined by median area purchase price for suburban Monroe County in lieu of limits provided by HUD. The Consolidated Planning process is a requirement under certain HUD formula grant programs including the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships (HOME) programs, and the Emergency Solutions Grants (ESG) program.

Original:

Monroe County uses the HOME Homeownership Value Limits for the **Rochester, NY HUD Metro FMR Area**, provided by HUD annually as part of its value limits for existing single family housing related activities, including the Home Improvement Program (HIP) funded through CDBG and HOME, Acquisition Rehabilitation, and Resale, and First Time Homebuyer program. HUD sets this limit annually by calculating 95 percent of the median purchase price for the area based on Federal FHA single family mortgage program data for existing housing. The current value limit in effect as of December 1, 2025 is at \$238,000. Single family residential properties with a tax assessment above this amount would not be eligible to participate in the HUD funded County programs.

Proposed Amendment:

Per HUD Guidance, a PJ may determine 95 percent of the median area purchase price for single family housing in the jurisdiction annually in accordance with procedures established at § 92.254(a)(2)(iii).

With that, Monroe County is proposing to use 95 percent calculation using data from the Monroe County Consortium service area, which does not include the City of Rochester. Using this calculation would give the County an updated value limit of \$282,000 for the current year. This would result in an increase to the number of low to moderate-income suburban homeowners who may benefit from HUD funded programs administered by Monroe County, including those receiving critical repairs to their home. All future calculations will be completed annually and included in Annual Action Plans submitted to HUD and effective at the beginning of each Program Year, which is August 1.

Amendment Rationale:

The value, and ultimately, the sale price of the homes within Suburban Monroe County is markedly higher than in the City of Rochester. The County has determined that a program cap that was created using sales data that includes the City of Rochester - which is not an area covered by the Monroe County Consortium service area - only serves to limit the County's ability to help the low to moderate income homeowners who live in the service area. This amendment may also contribute towards the goals and outcomes outlined in Monroe County Community Development's 5-year Consolidated Plan to repair and conserve existing housing stock in Suburban Monroe County.

Solicitation of Public Input:

The County is encouraging members of the public to provide input in response to the proposed amendment. In particular, the County is interested in receiving input from low-to-moderate income individuals, as they are meant to be the primary beneficiaries of HUD's formula grant programs. The County is providing the opportunity to provide feedback in writing. The Substantial Amendment can be found: <https://www.monroecounty.gov/planning-community>.

30-Day Public Display and Comment Period:

Written comments will be accepted by the County during the public comment period from January 29, 2026 – March 2, 2026. Any comments received will be considered in preparing the amended Annual Action Plan.

Written comments can be submitted via: • Email: CDGrants@monroecounty.gov or • US Mail: Monroe County Department of Planning and Development, Community Development Division, 50 West Main Street, 1150 City Place, Rochester, NY 14614.