GENESEE COUNTY HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

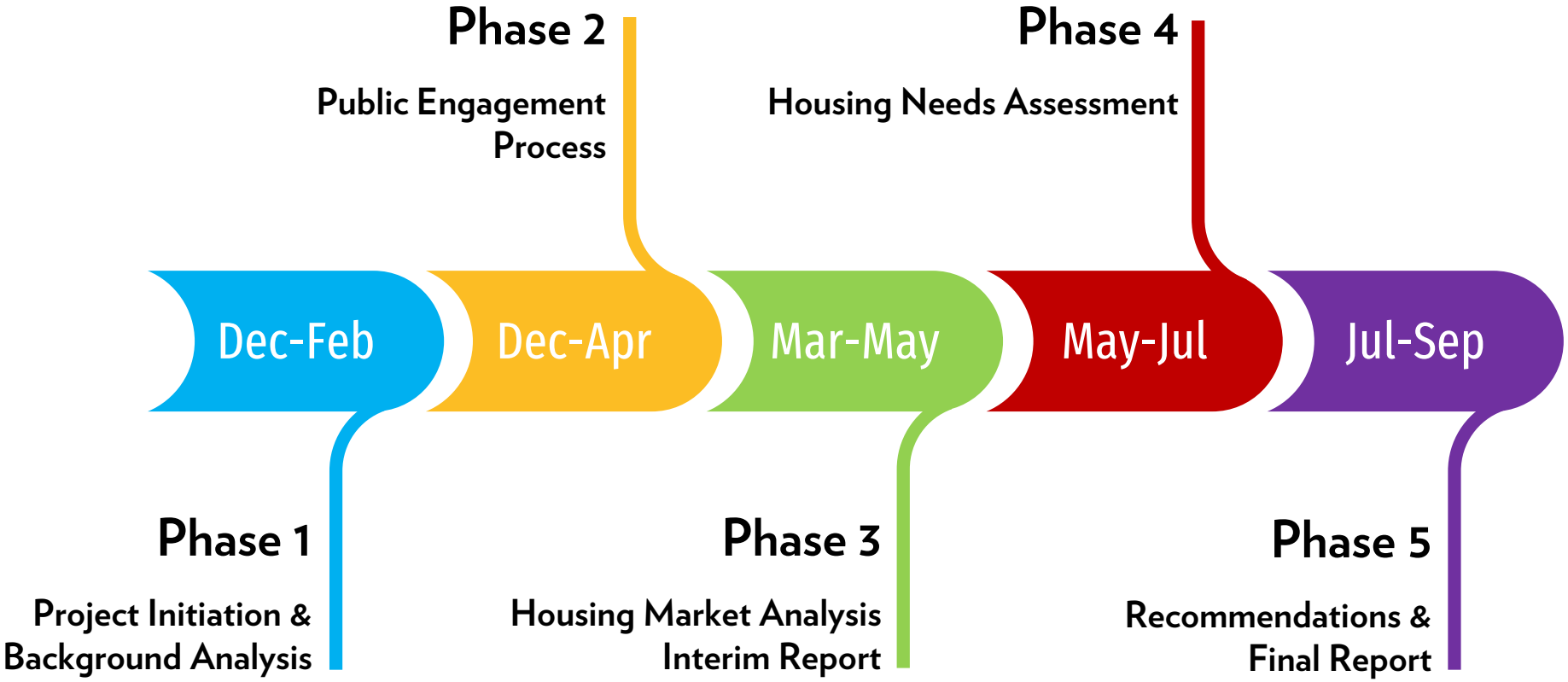
INTERIM REPORT & SURVEY RESULTS PRESENTATION

MAY 21, 2024

URBAN PARTNERS
Community & Economic Development
Philadelphia, PA • Charleston, SC

HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

PROJECT SCHEDULE


Phase 2
Public Engagement Process
Phase 4
Housing Needs Assessment
Dec-Feb
Dec-Apr
Mar-May
May-Jul
Jul-Sep
Phase 1
Project Initiation & Background Analysis
Phase 3
Housing Market Analysis Interim Report
Phase 5
Recommendations & Final Report

HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

INTERIM REPORT

HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

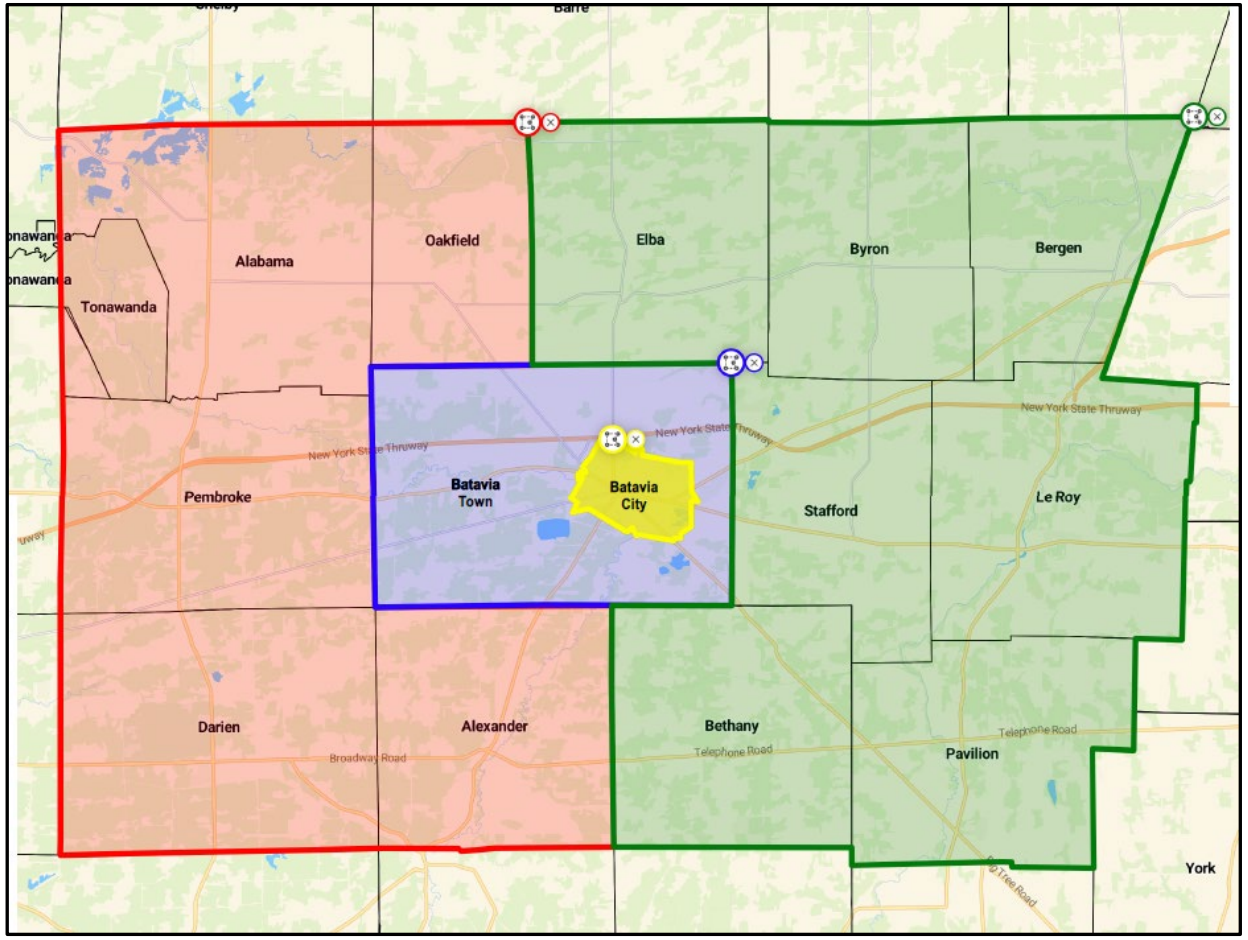
INTERIM REPORT

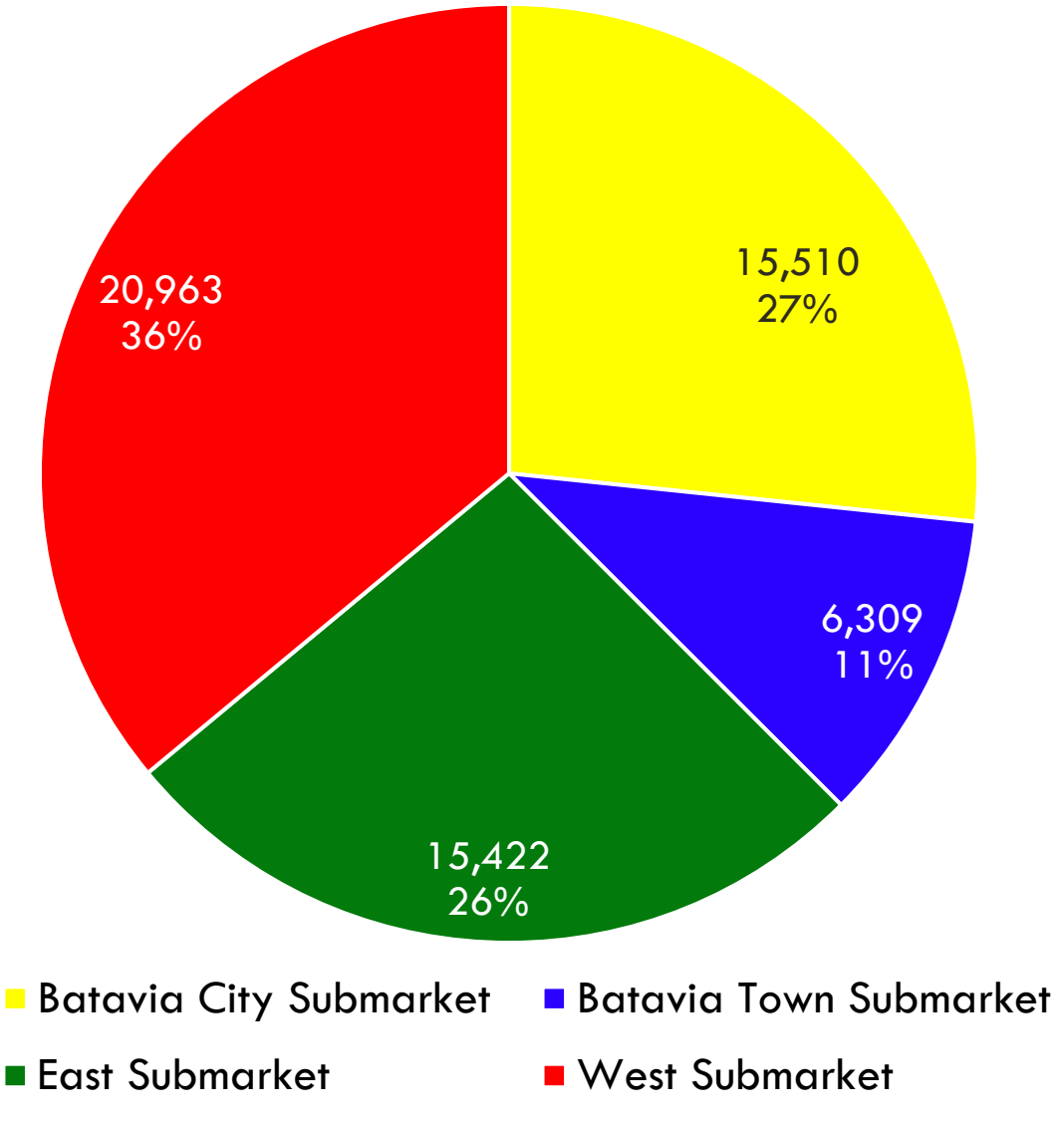
- Demographic Trends
- Employment Trends
- Housing Cost Burden/ Affordability
- Housing Supply Analysis
- For-Sale Market Analysis
- Rental Market Analysis

HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

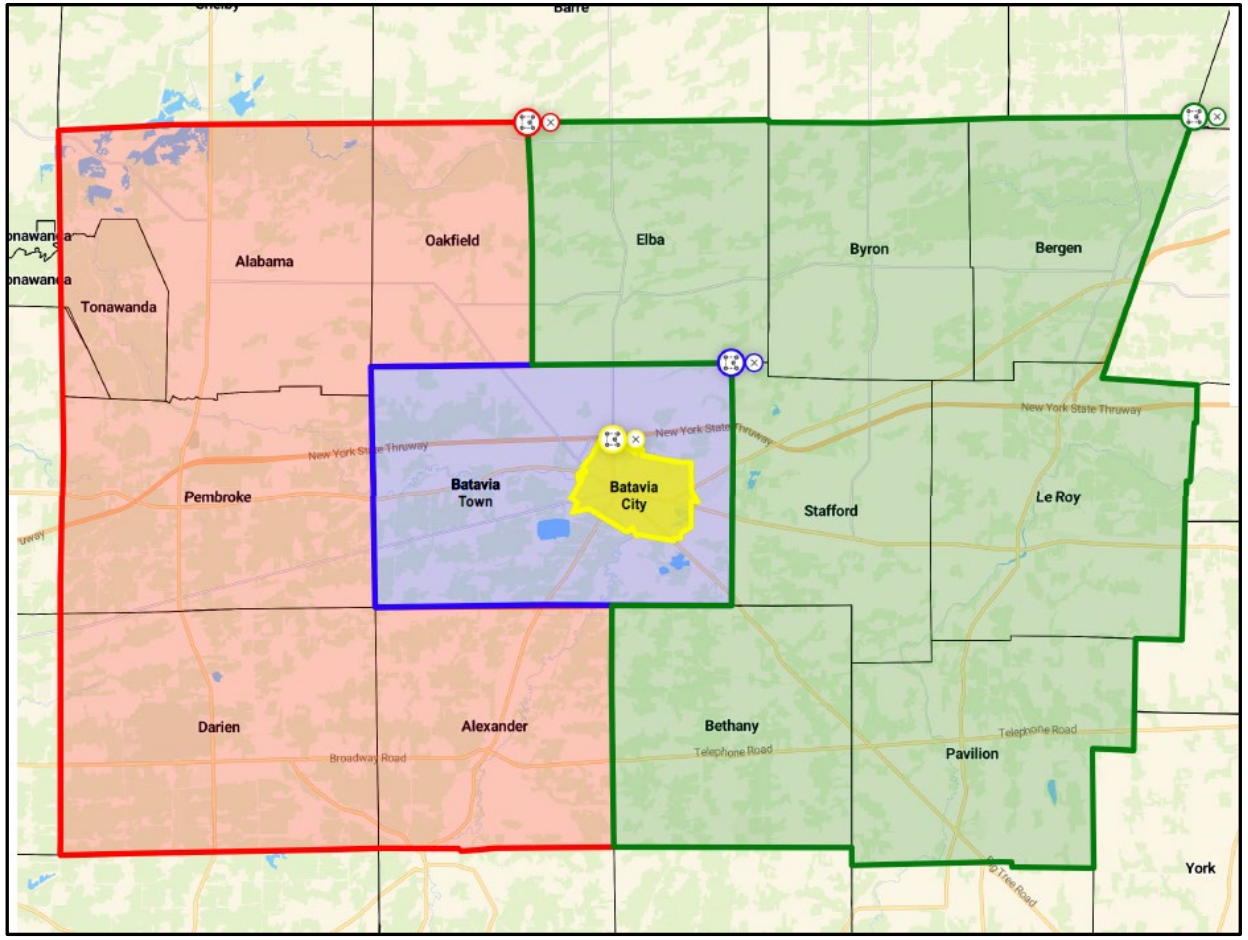
DEMOGRAPHIC TRENDS

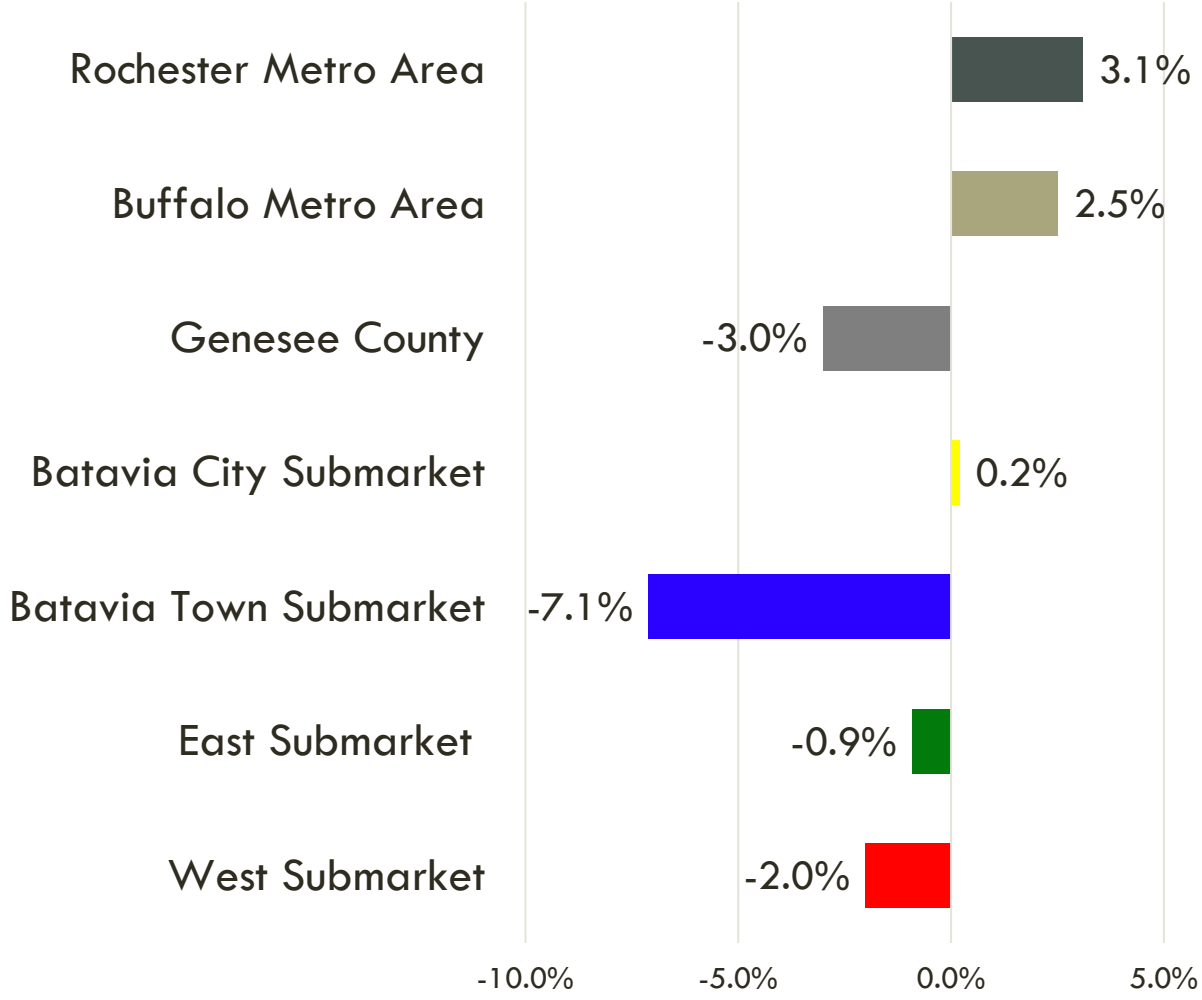
Total Population 2022



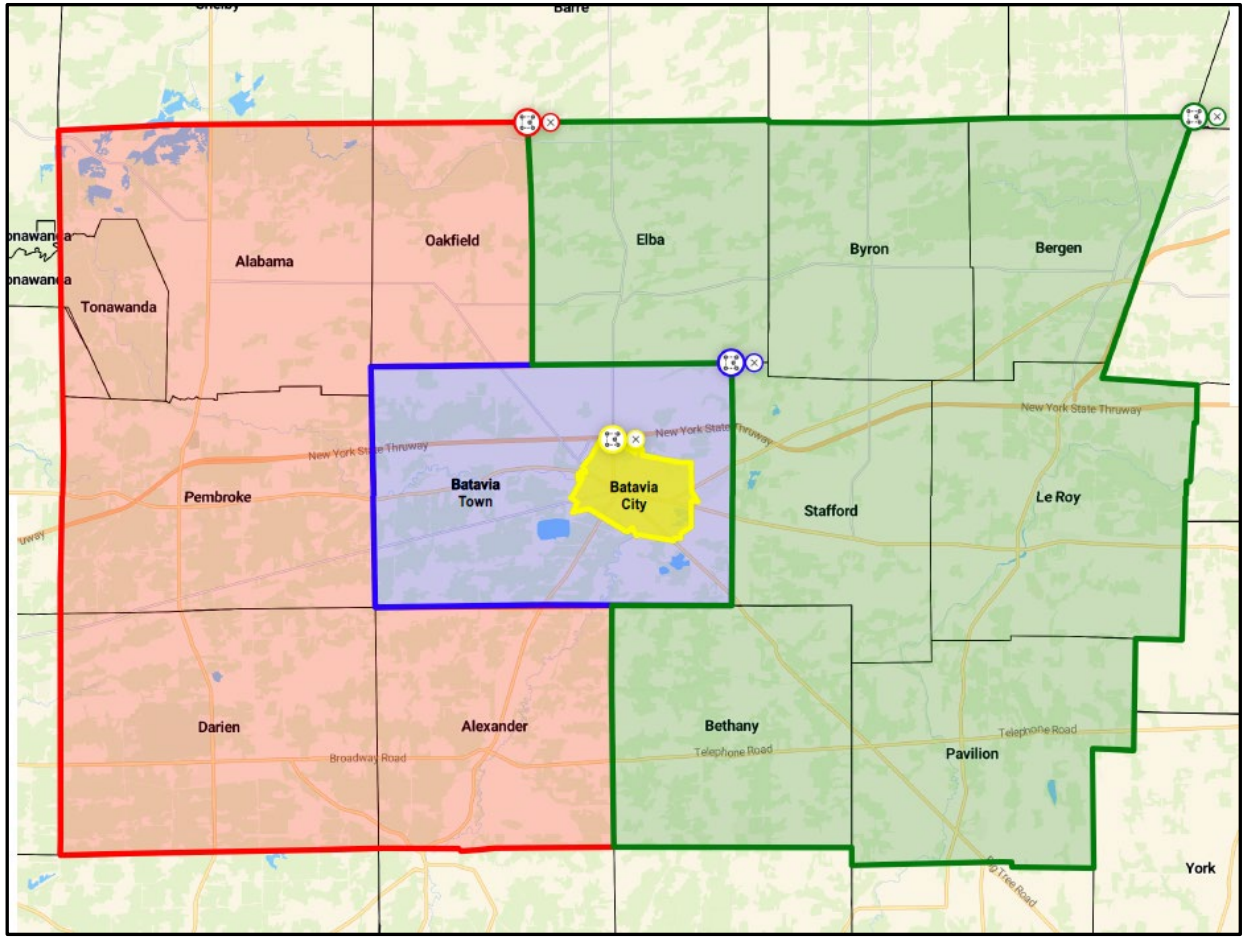


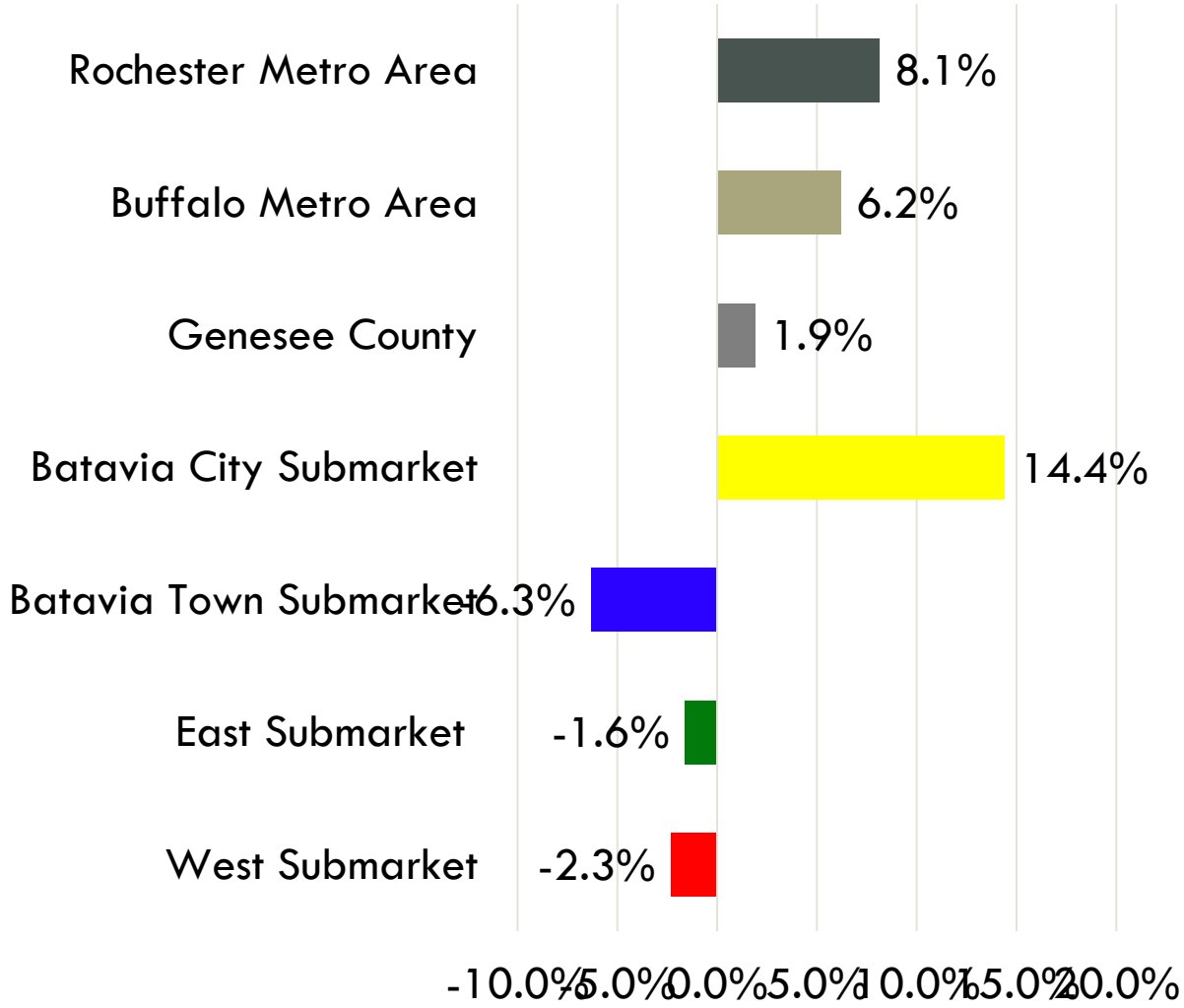
% Population Change 2012-2022



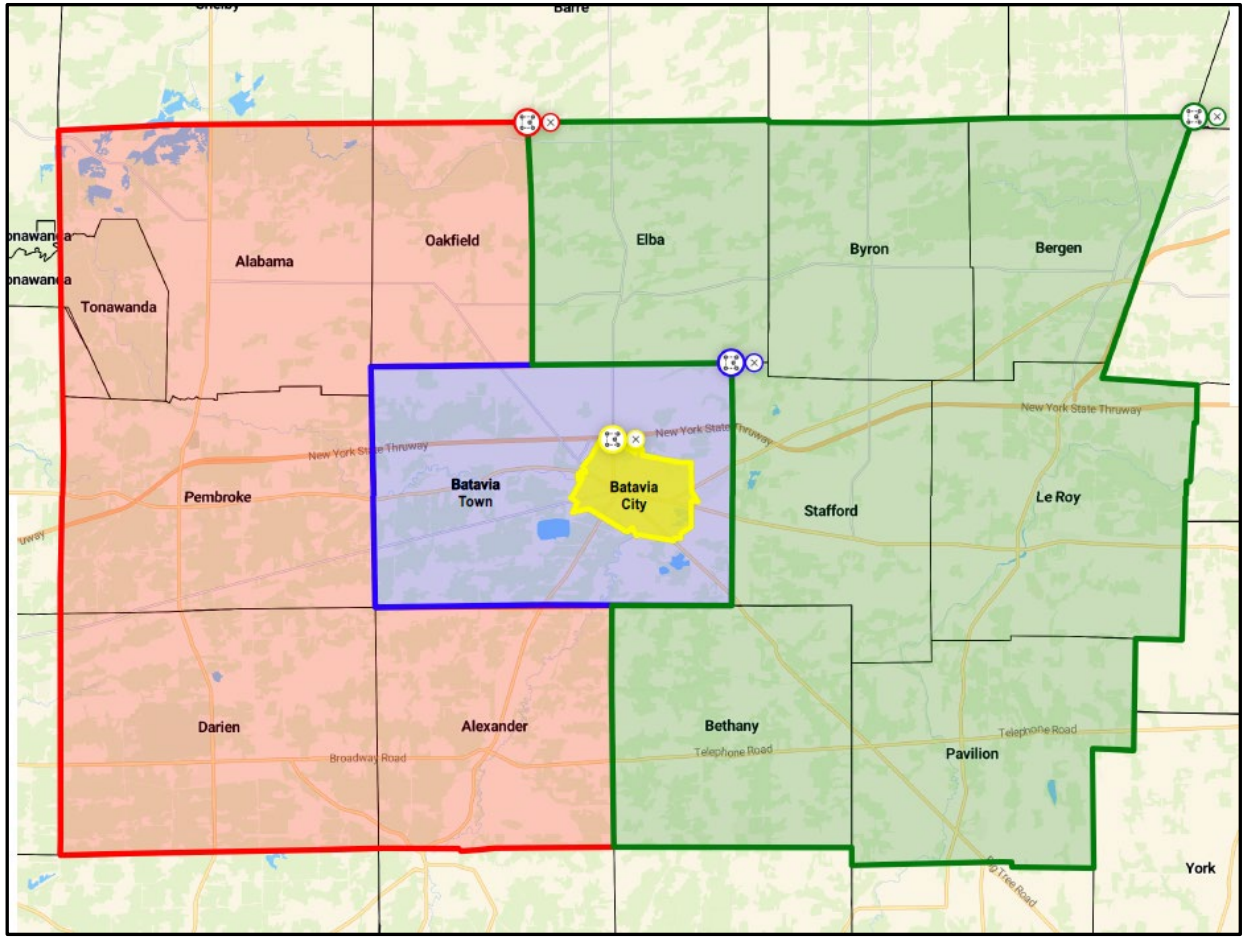


% Household Change 2012-2022



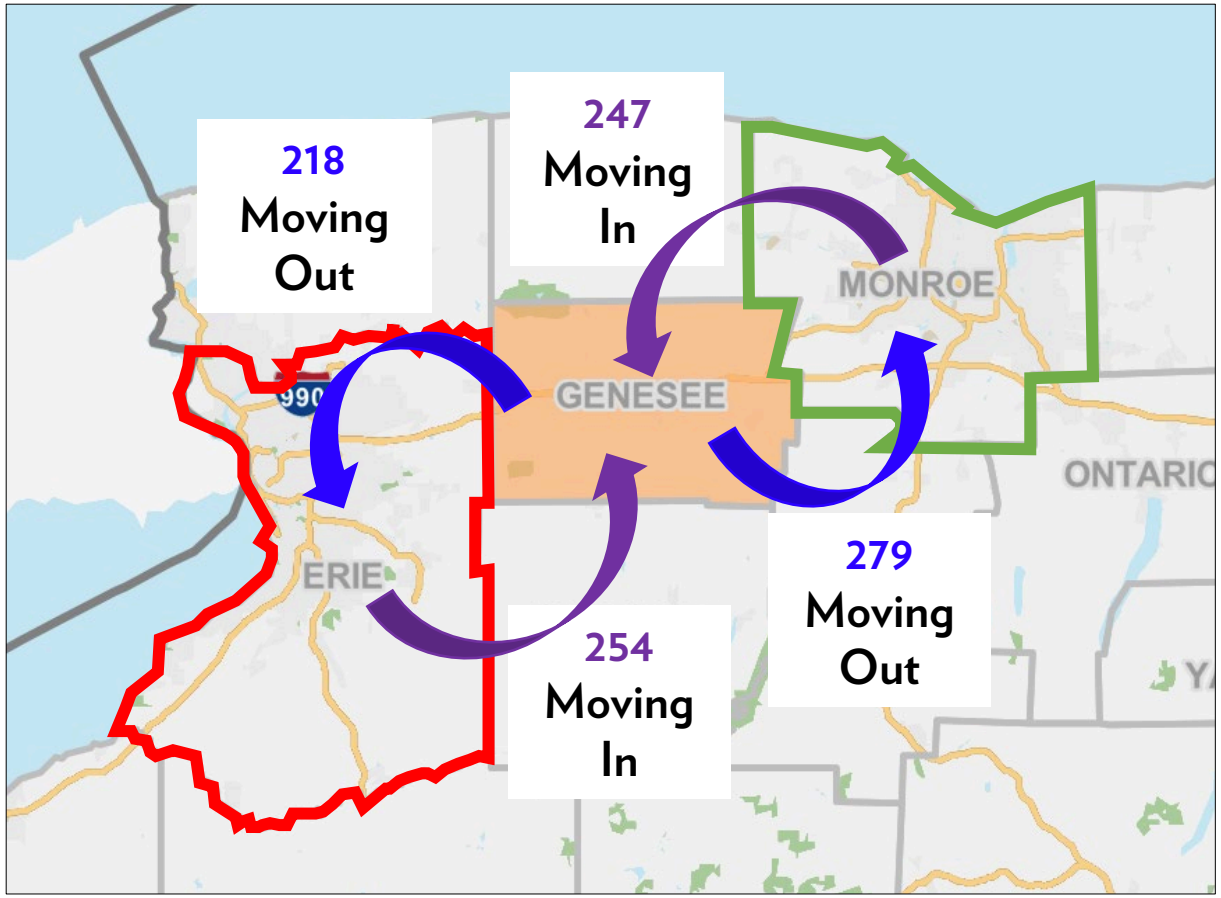


Growing Jurisdictions 2012-2022



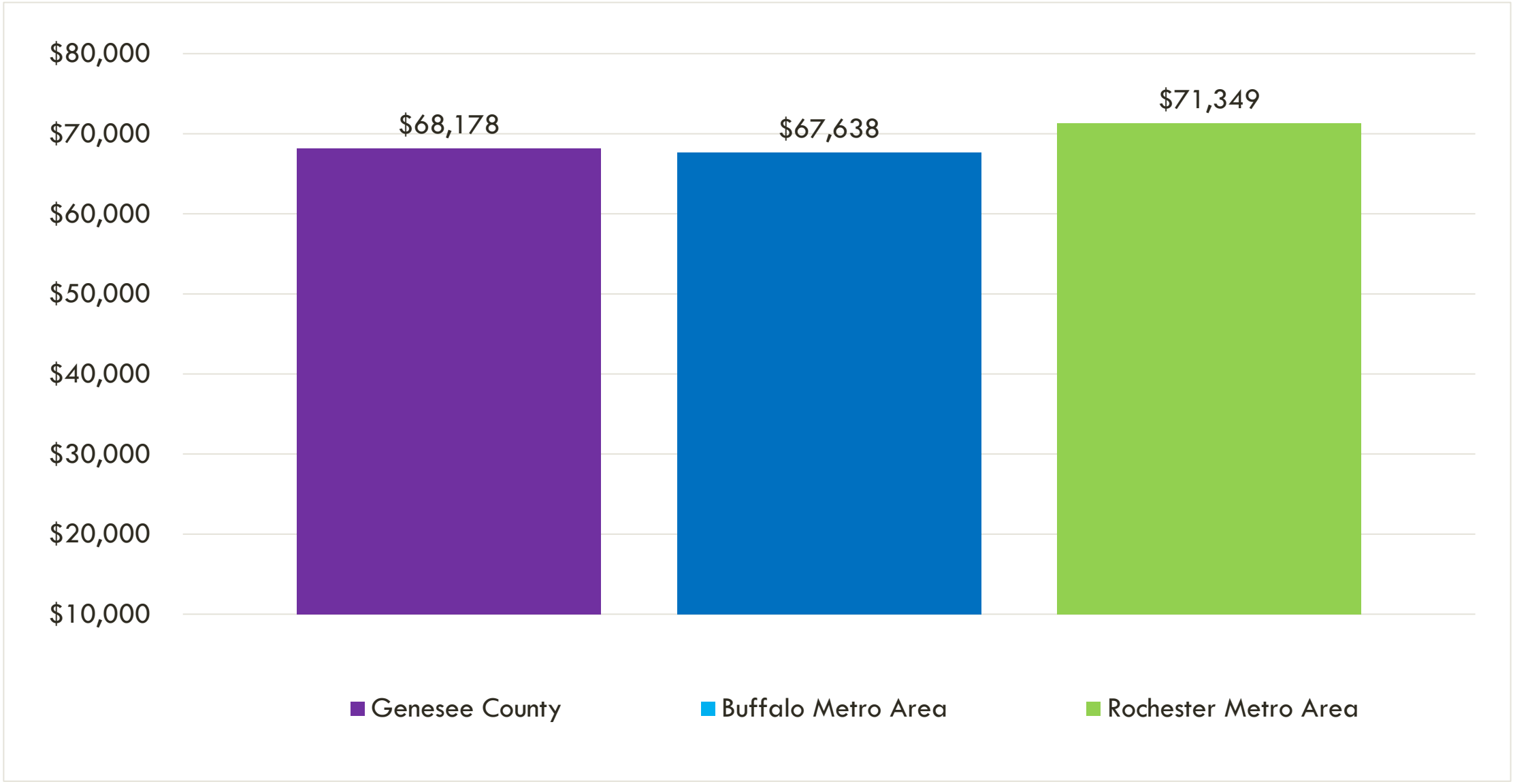
- Oakfield Town: 237 (19.4%)
- Alabama Town: 230 (12.7%)
- Alexander Town: 218 (11.7%)
- Bergen Town: 158 (8.6%)
- Batavia City: 38 (0.2%)
- Attica Village: 27 (51.9%)
- Le Roy Town: 26 (0.8%)
- Corfu Village: 5 (0.6%)

Who's Moving to Genesee County?



- Most households moving in from:
  - Erie County (254 per year, 21.6% of all new households in 2021)
  - Monroe County (247 per year, 20.6% of all new households in 2021)
- Most household leaving to:
  - Monroe County (279 per year, 20.3% of all new households in 2021)
  - Erie County (218 per year, 16.1% of all departing households in 2021)

Median Household Income 2022



HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

HOUSING COST BURDEN/ AFFORDABILITY

HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

HOUSING COST BURDEN/ AFFORDABILITY

*Housing is considered "**affordable**" when rent/mortgage plus utilities is no more than **30%** of a household's gross income.*

> 30% is considered ***Cost Burdened***

HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

HOUSING COST BURDEN/ AFFORDABILITY

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

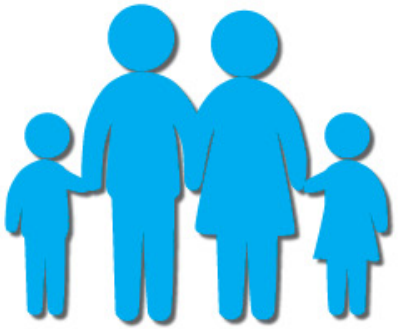
- ***16.2% of homeowners****
- ***38.6% of renters****

* Erie County:15.9% owners and 44.1% renters
* Monroe County: 17.7% owners and 47.4% renters

Housing Cost Burden

In 2020, **nearly half** of all households earning less than 80% of the Area Median Income in Genesee County were cost-burdened.

24,175
All Genesee County Households



10,660
Households Earning Less Than 80%* of Area Median Income

46.8%

4,985
Cost-Burdened Households Earning Less Than 80% AMI

(*$58,950 for a 4-person household)

ALICE - Household Survival Budget, 2021

	Survival Income Annual	Survival Income Hourly
Single Adult	**$25,020**	**$12.5**
Two Adults	**$39,144**	**$19.57**
Two Adults, Two School Children	**$53,460**	**$26.73**
Two Adults, Two Preschool Children	**$67,152**	**$33.58**
Single Senior	**$28,500**	**$14.25**
Two Seniors	**$47.172**	**$23.59**

- 24% of Genesee County households earn less than the Survival Budget line (approximately 5,800 households)

Source: United Way ALICE

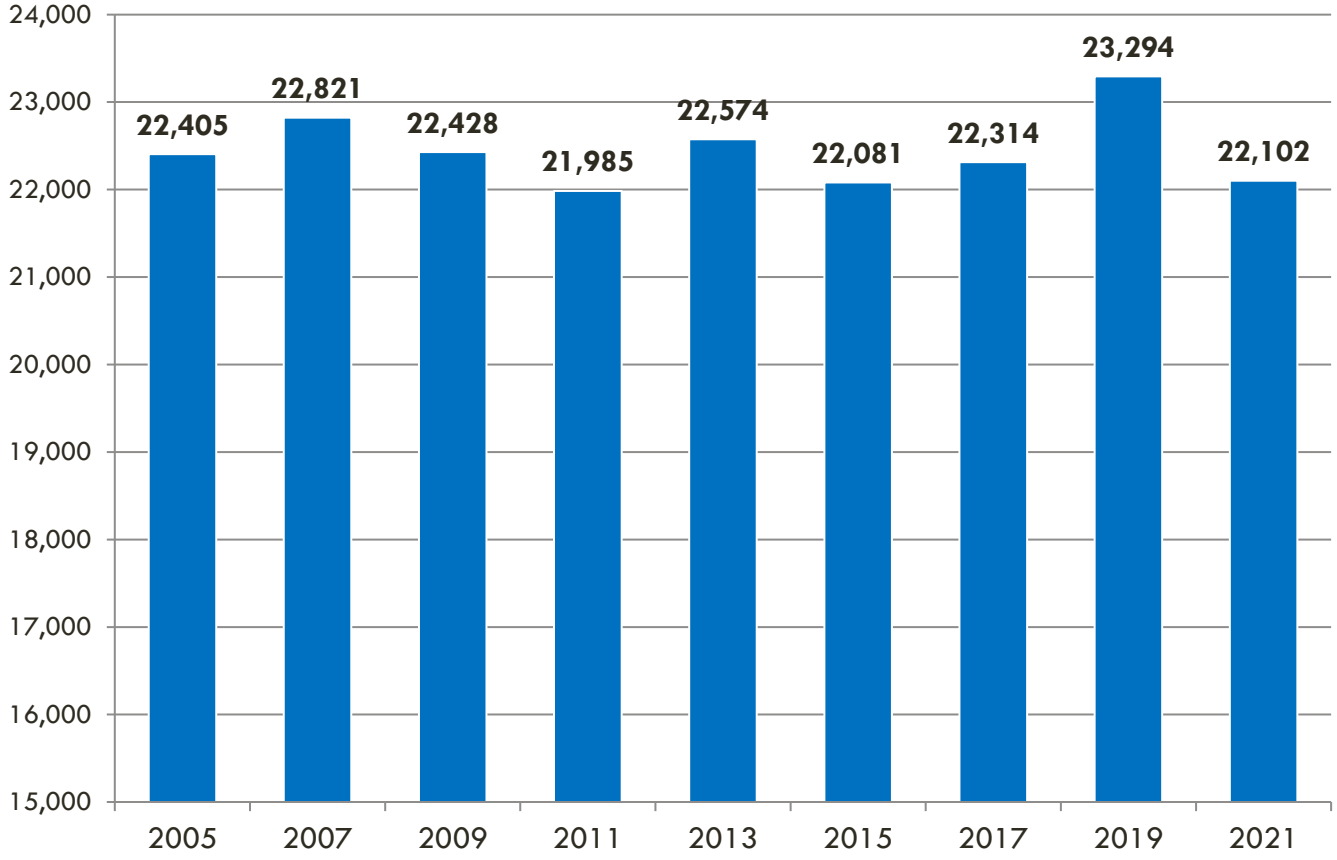
HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

EMPLOYMENT TRENDS

HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

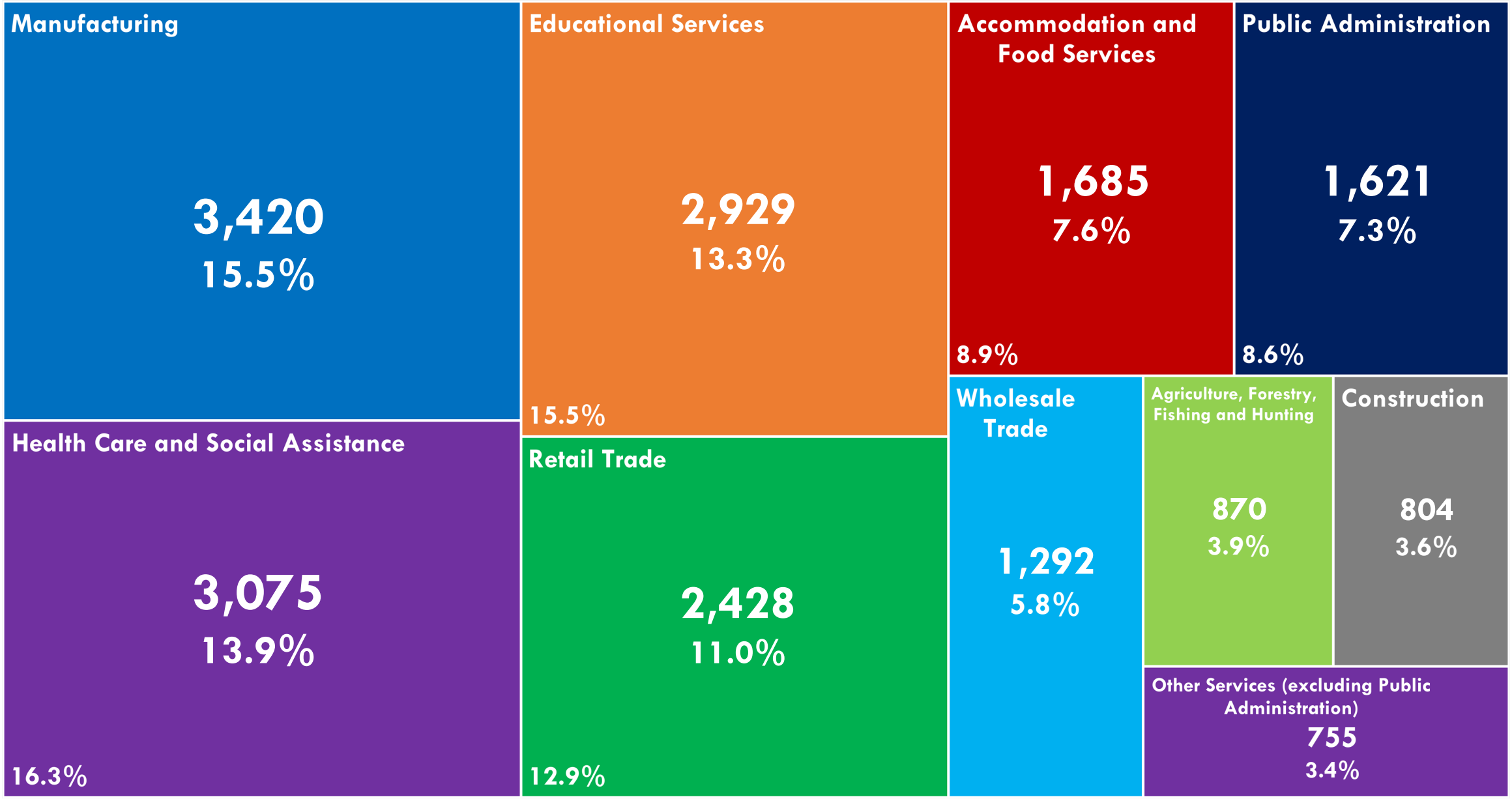
EMPLOYMENT TRENDS

Jobs Located in Genesee County 2005-2021



- Manufacturing: +361 jobs (15.5%) ⬆
- Health Care and Social Assistance: +331 jobs (13.9%) ⬆
- Educational Services: -513 jobs (13.3%) ⬇

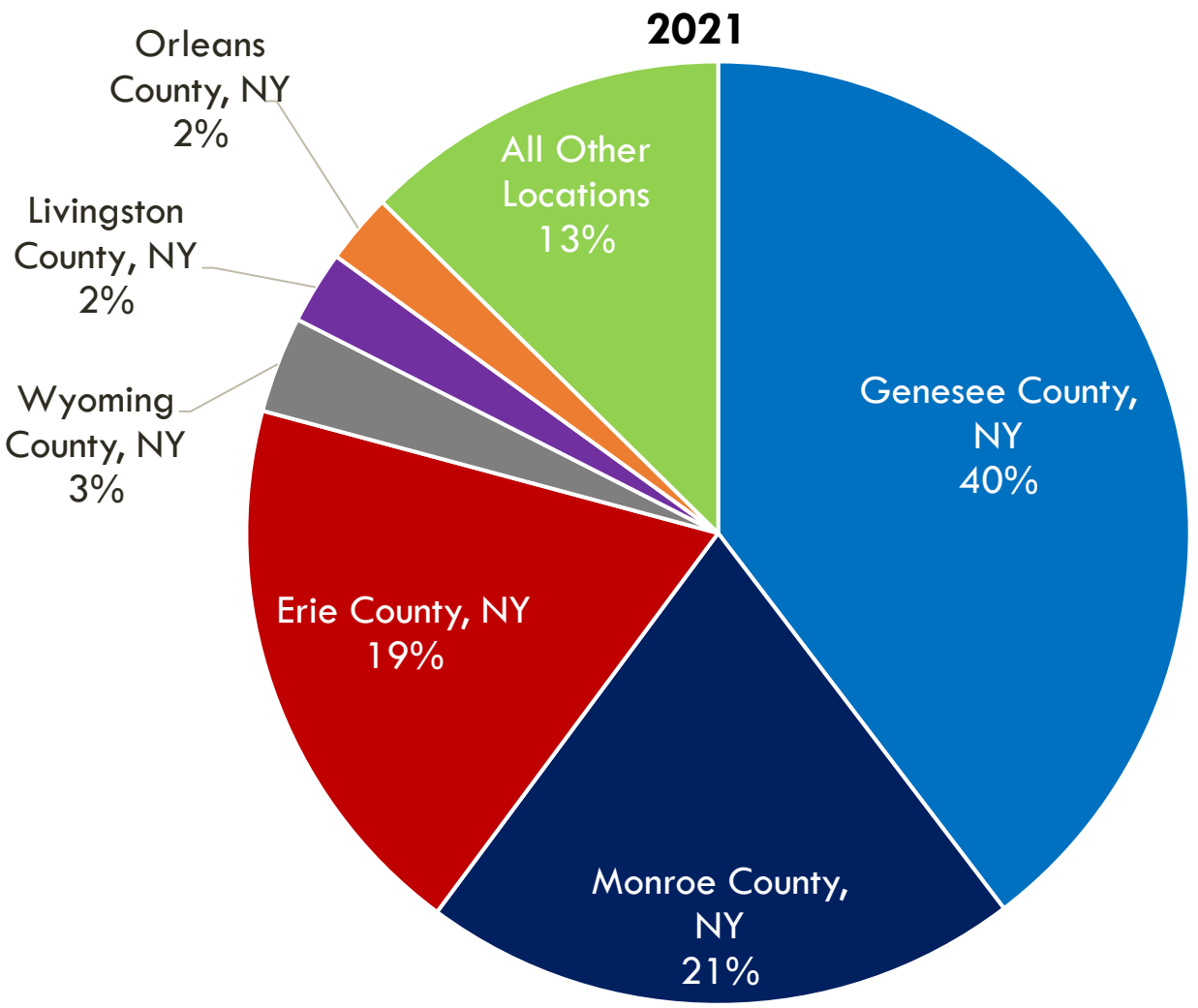
Top 10 Genesee County Industry Sectors, 2022 (Total – 22,102 Jobs)



HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

EMPLOYMENT TRENDS

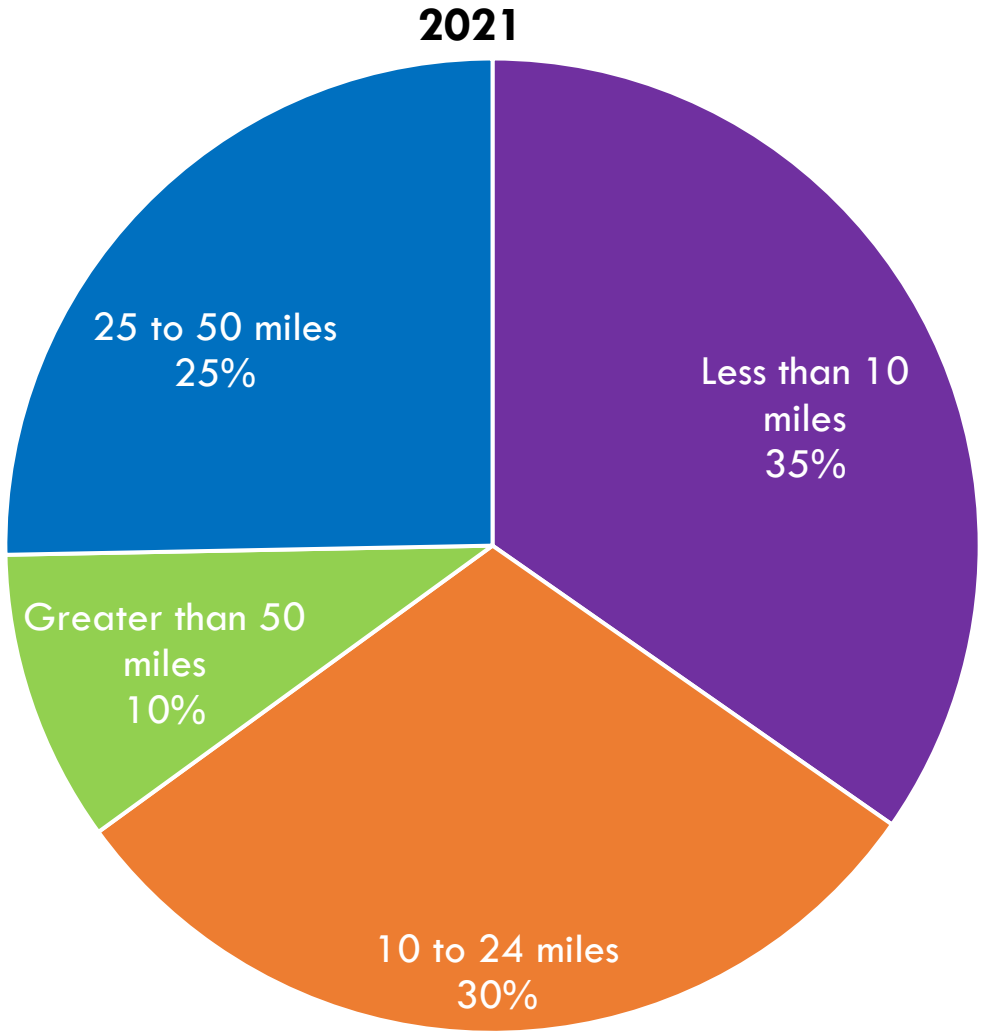
Where Do Genesee County Residents Work?



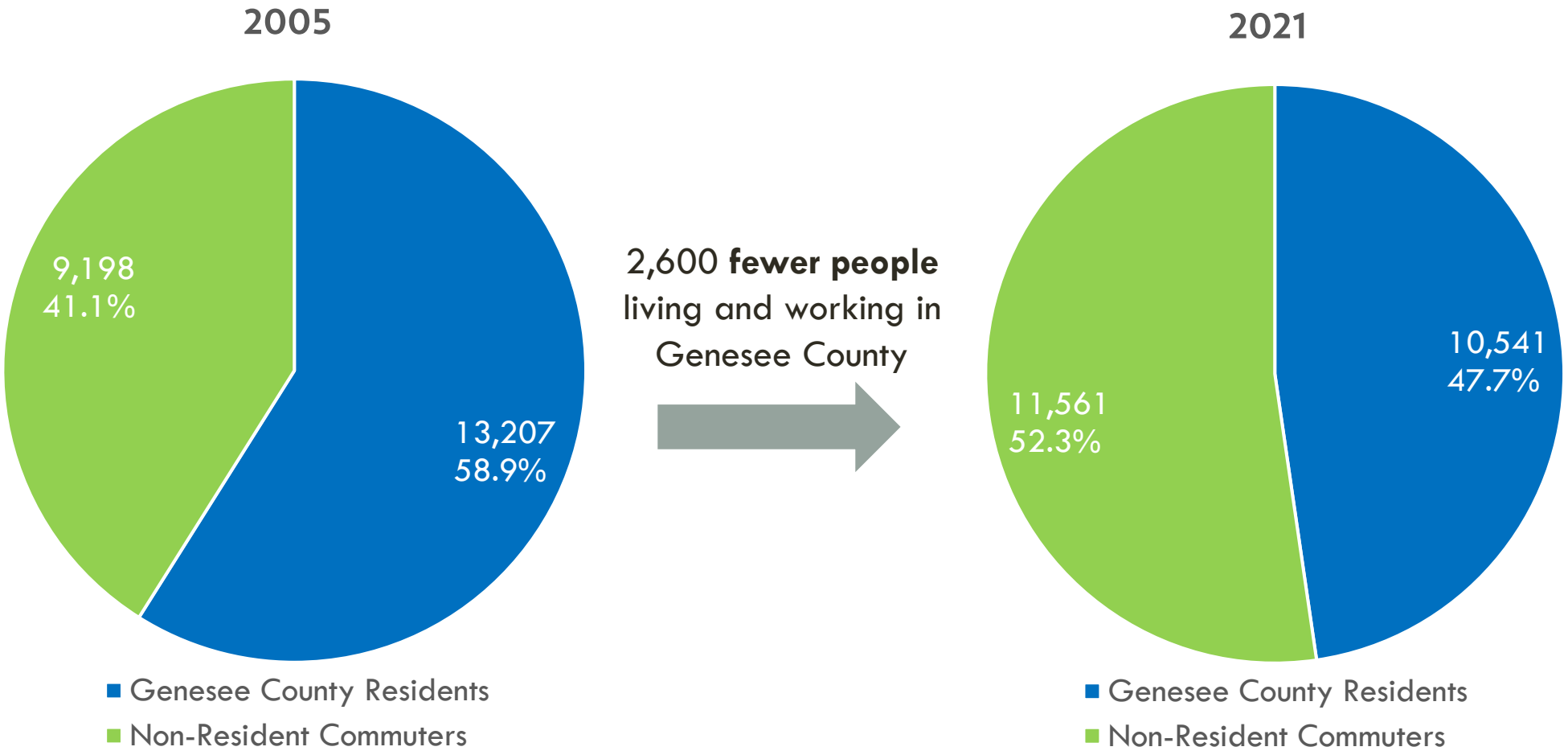
HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

EMPLOYMENT TRENDS

Commuting Distances of Residents

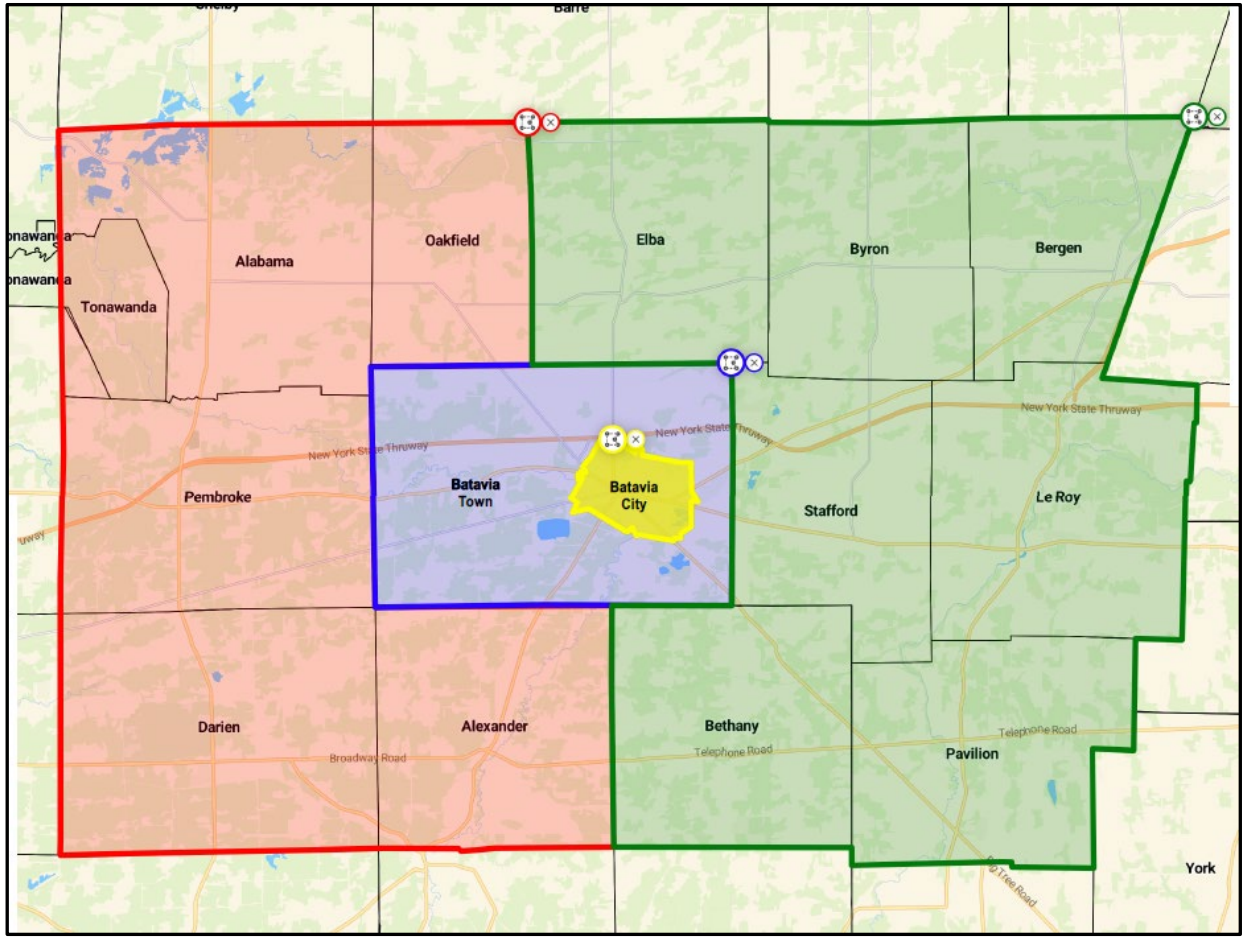


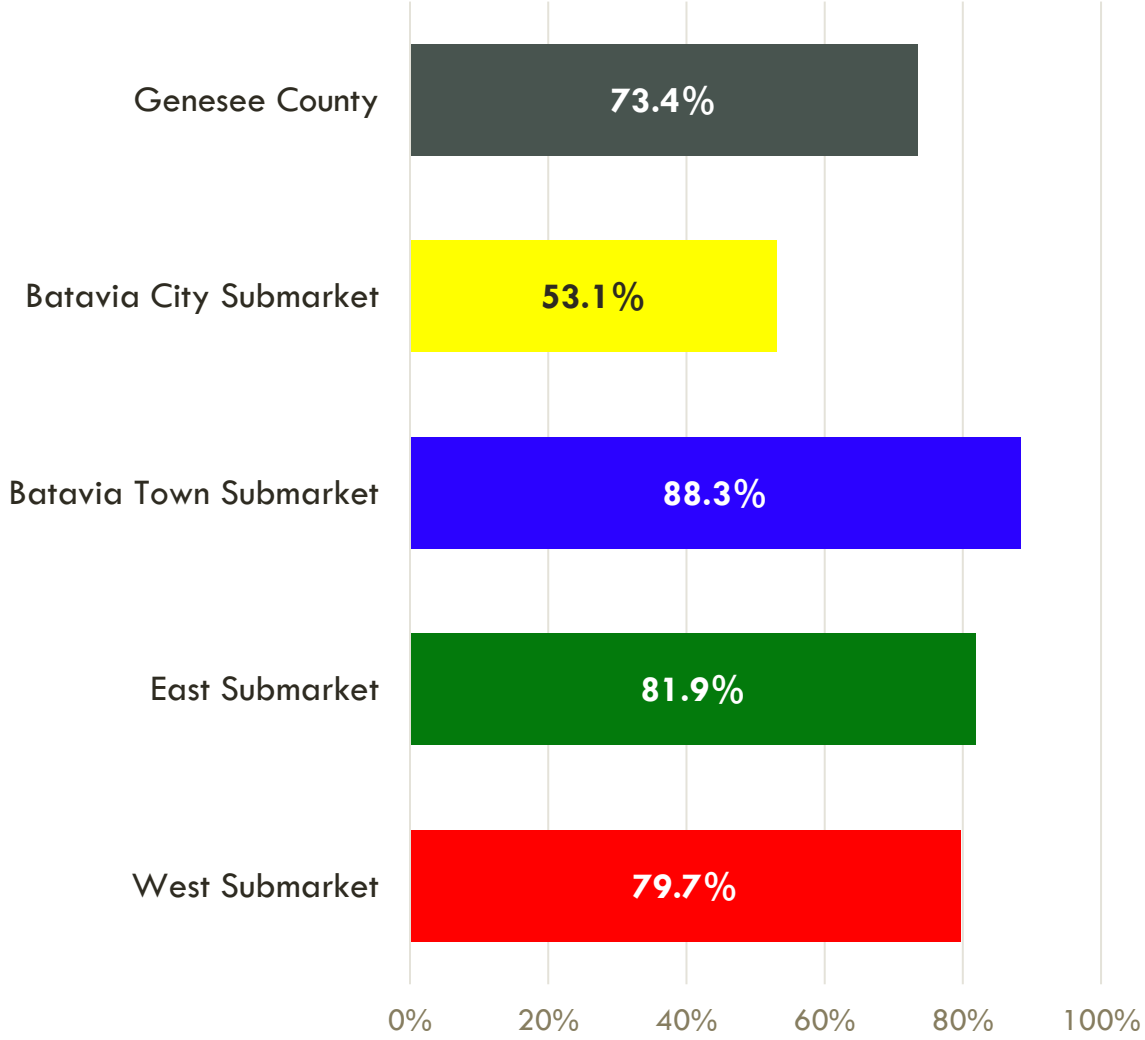
Breakdown of Workers by Commuting Origin



HOUSING SUPPLY ANALYSIS

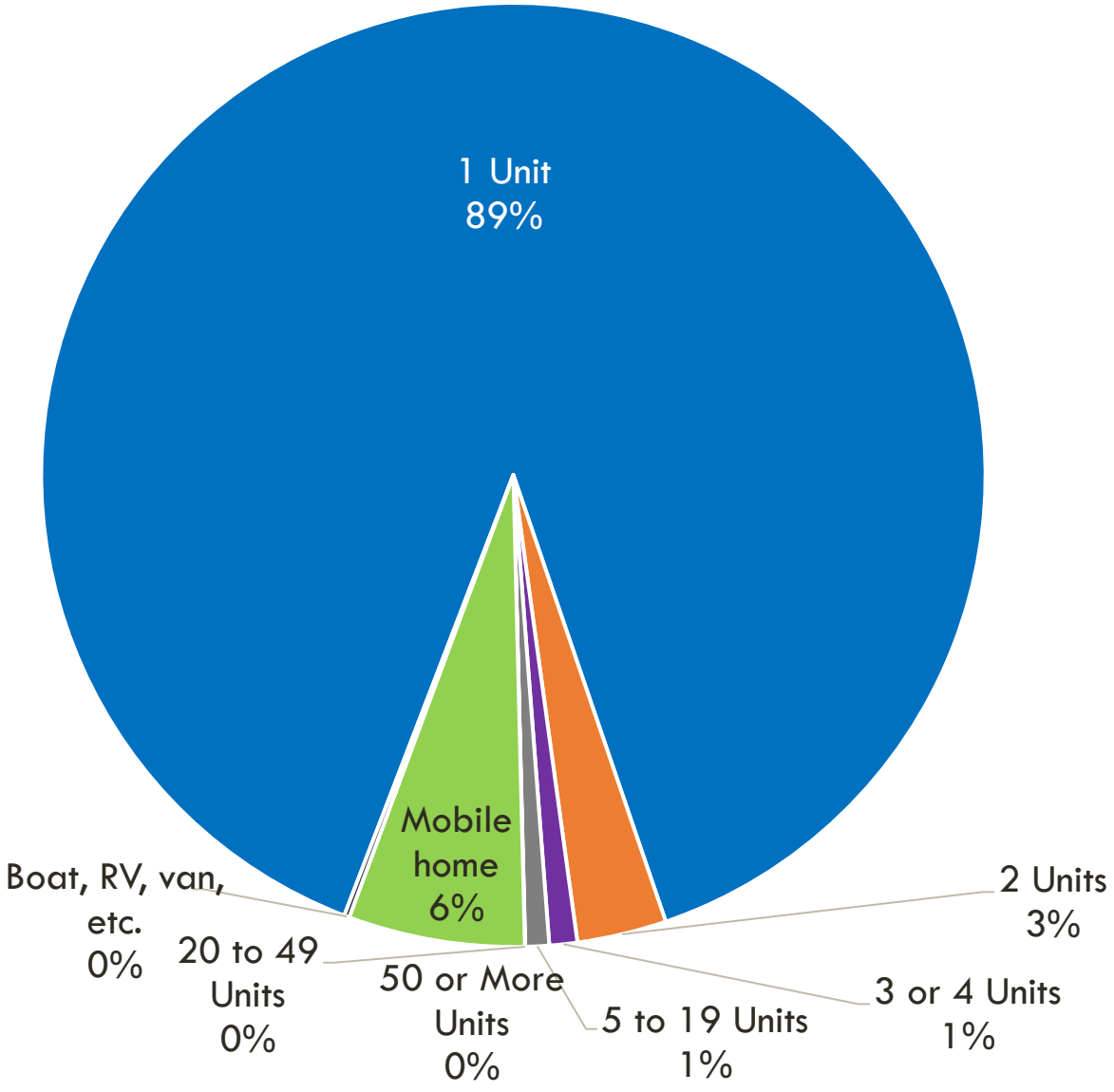
Homeownership Rate 2022



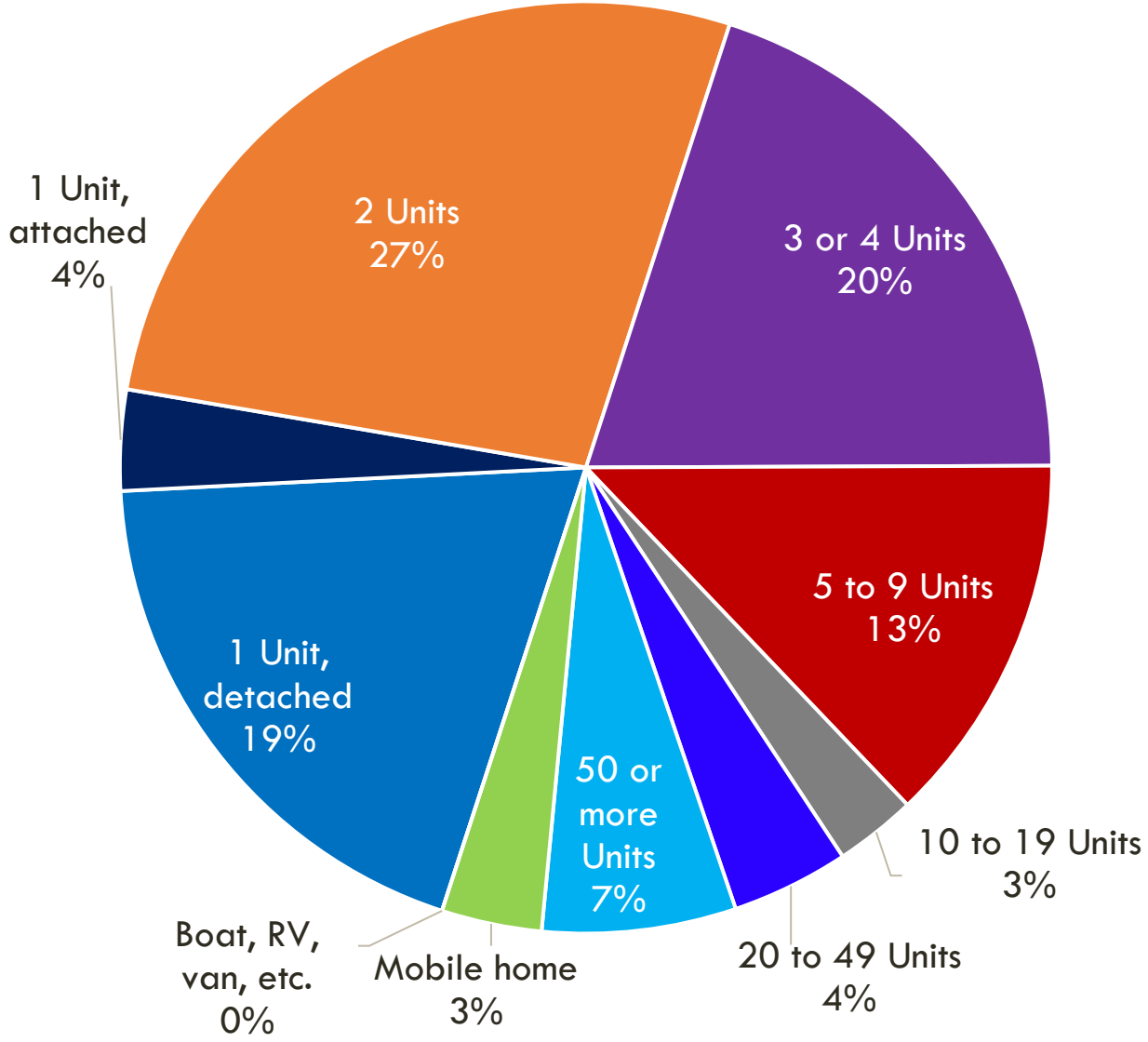


Type of Units in Occupied Structures, 2022

Owner-Occupied Housing

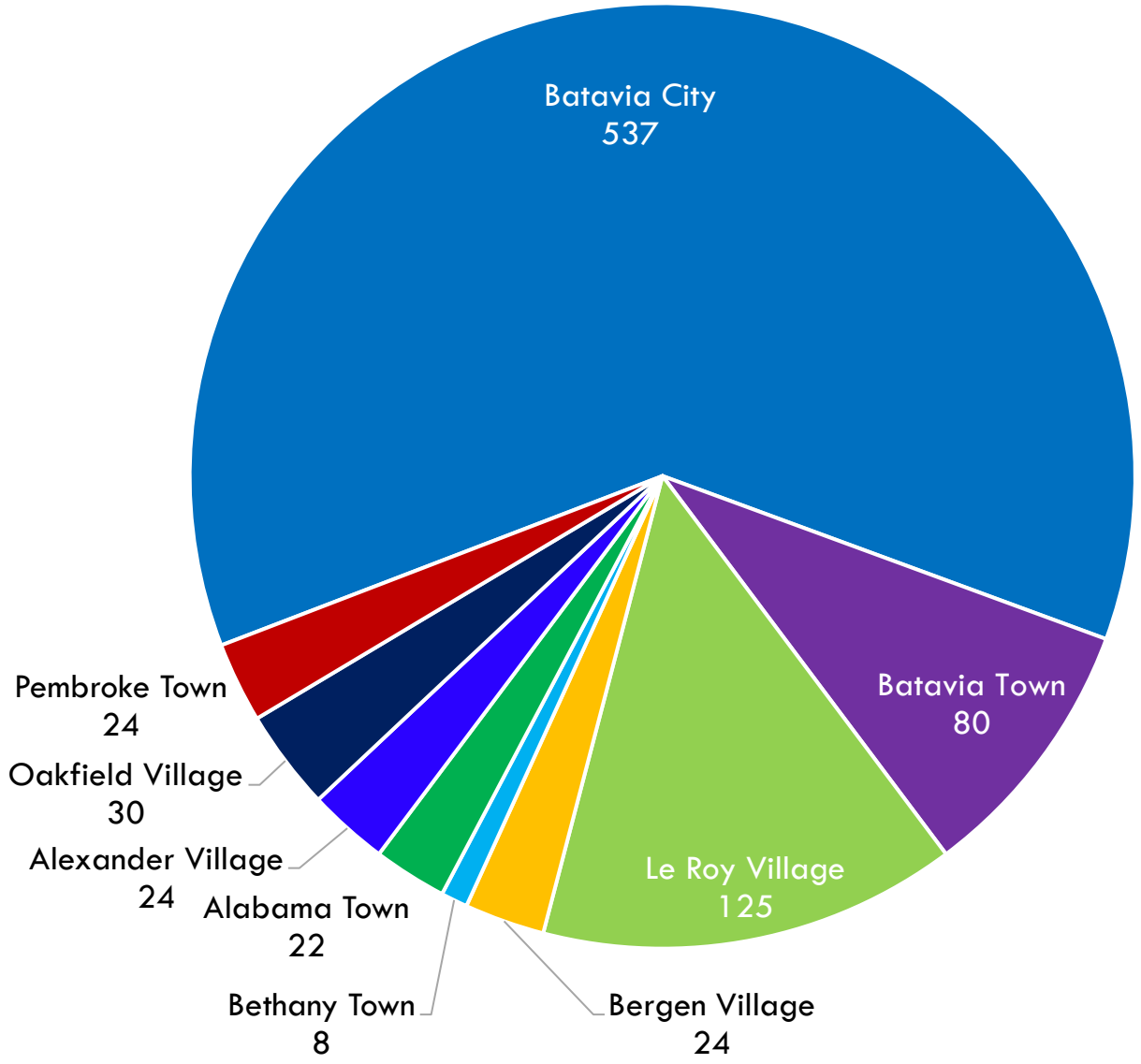


Renter-Occupied Housing

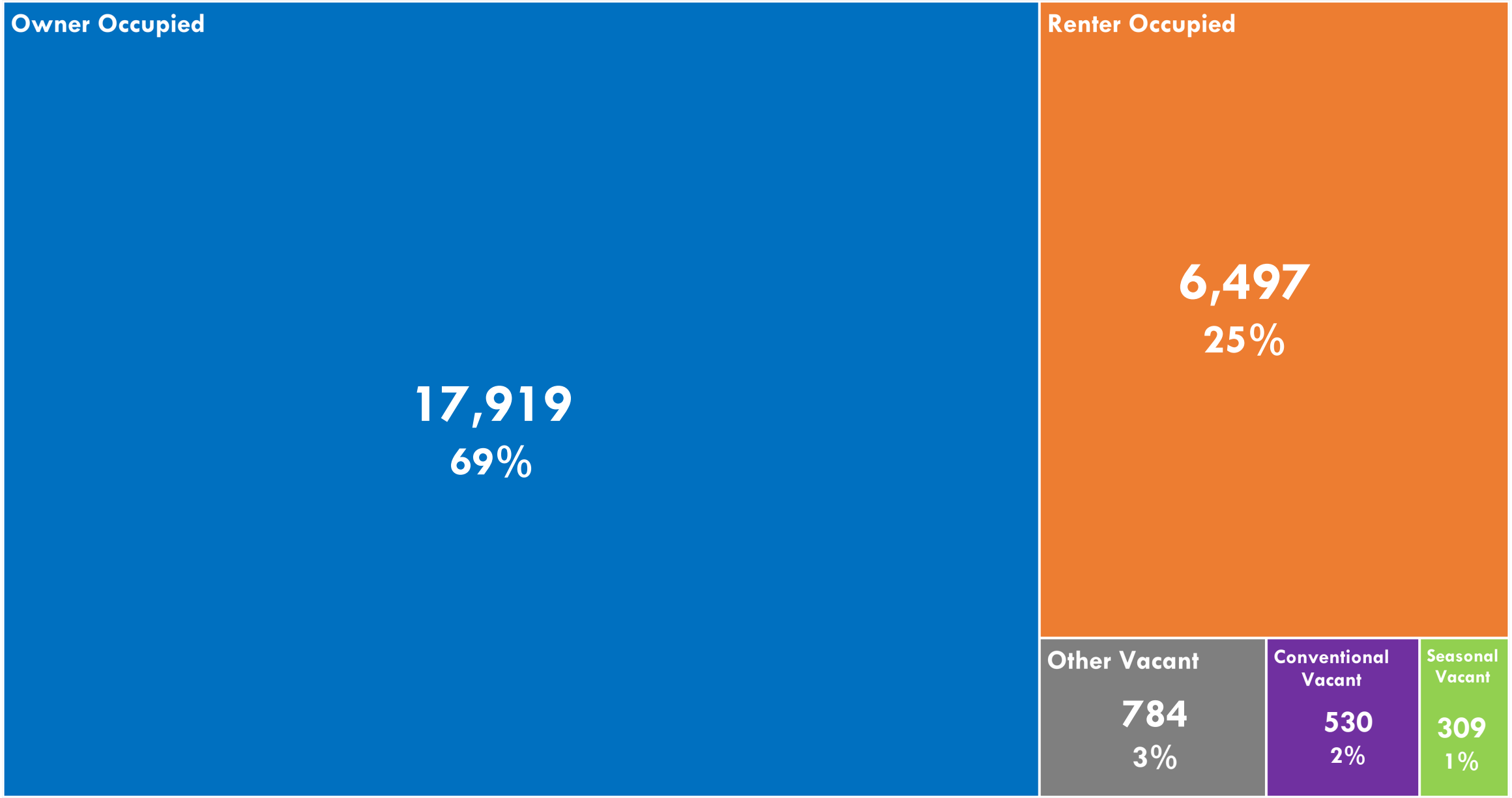


Income Restricted Housing

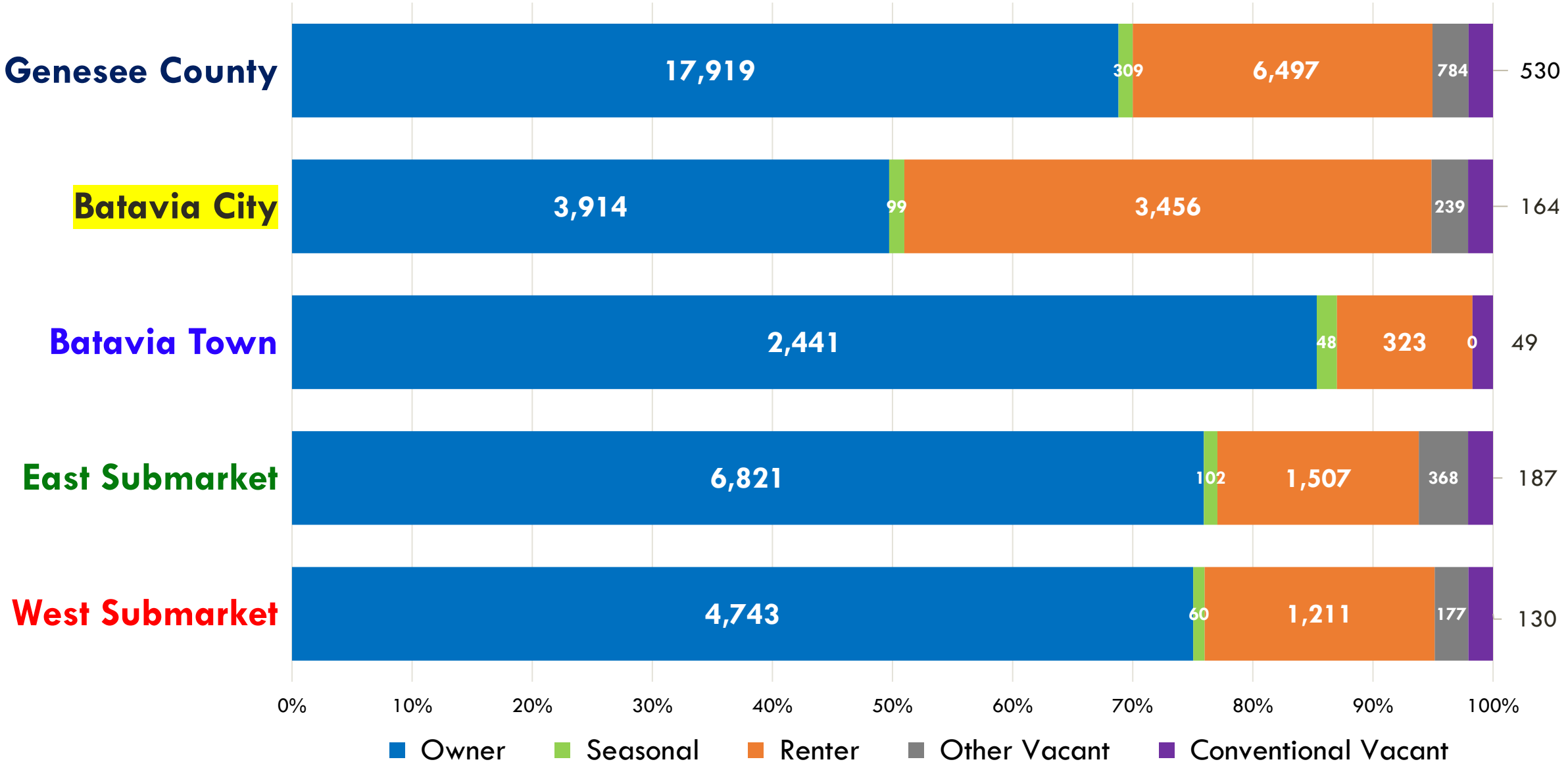
- There are 23 income-restricted communities located in Genesee County that total **874 units**.
- These units currently represent approximately 13% of the total rental market.



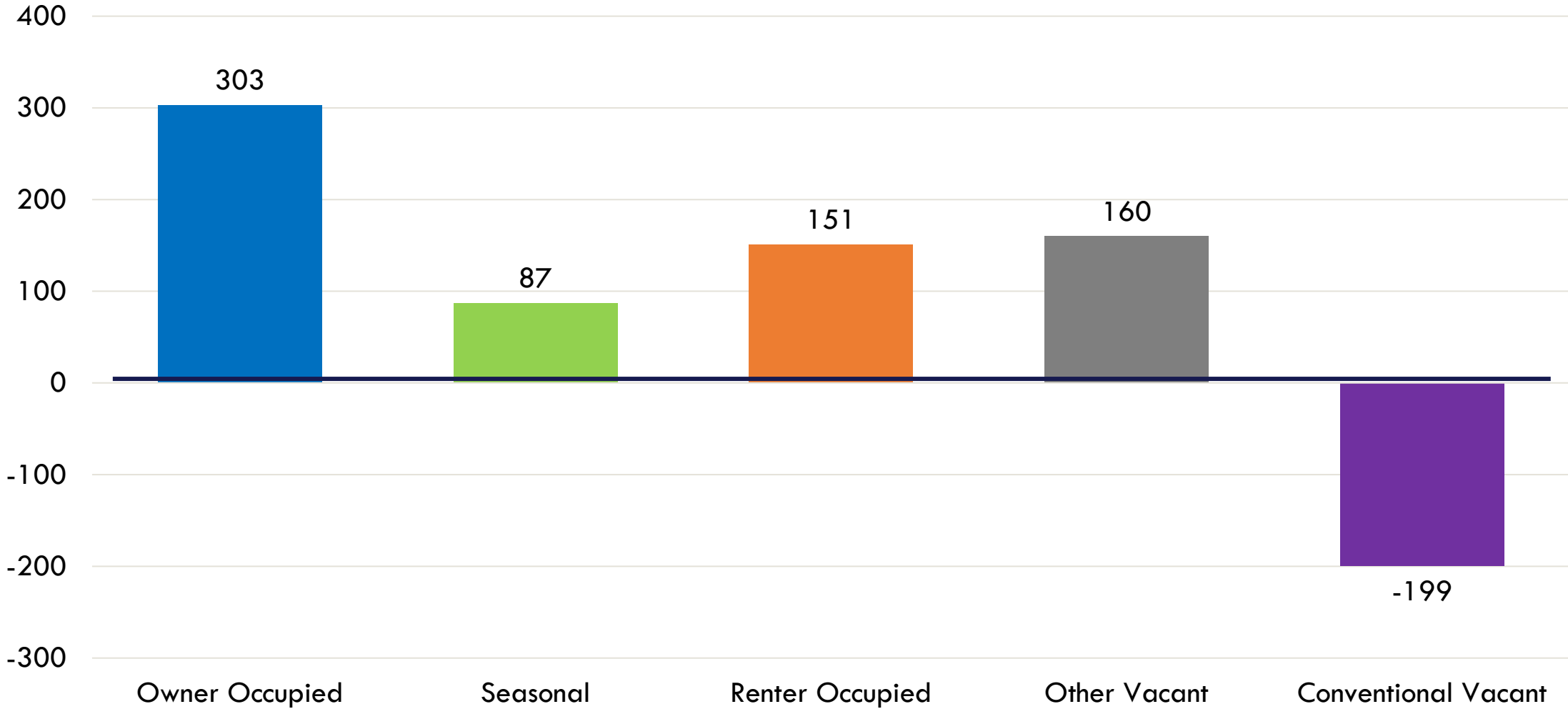
Genesee County Housing Supply, 2022 (Total – 26,039 Units)



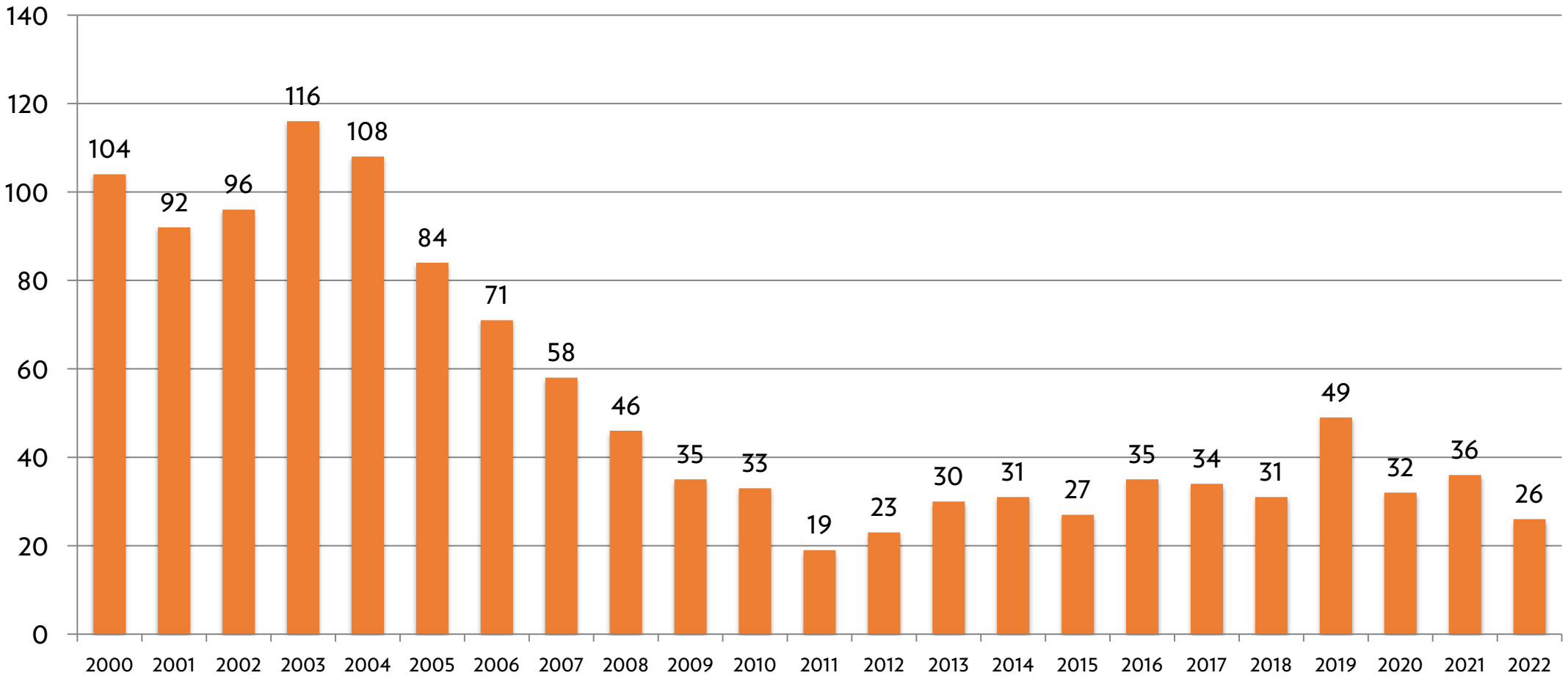
Housing Supply by Submarkets



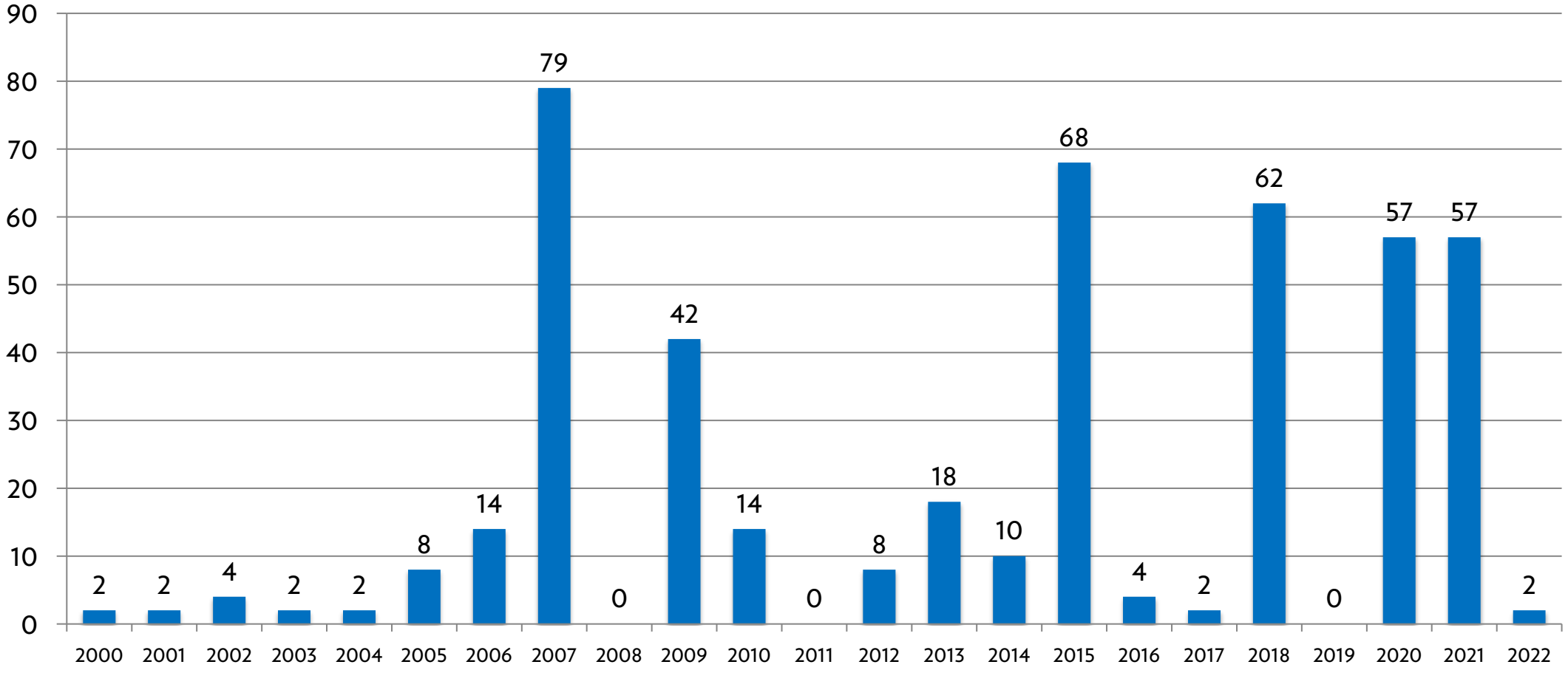
Changes in Housing Supply (2012-2022)



of Single-Family Units Permitted



of Multi-Family Units Permitted

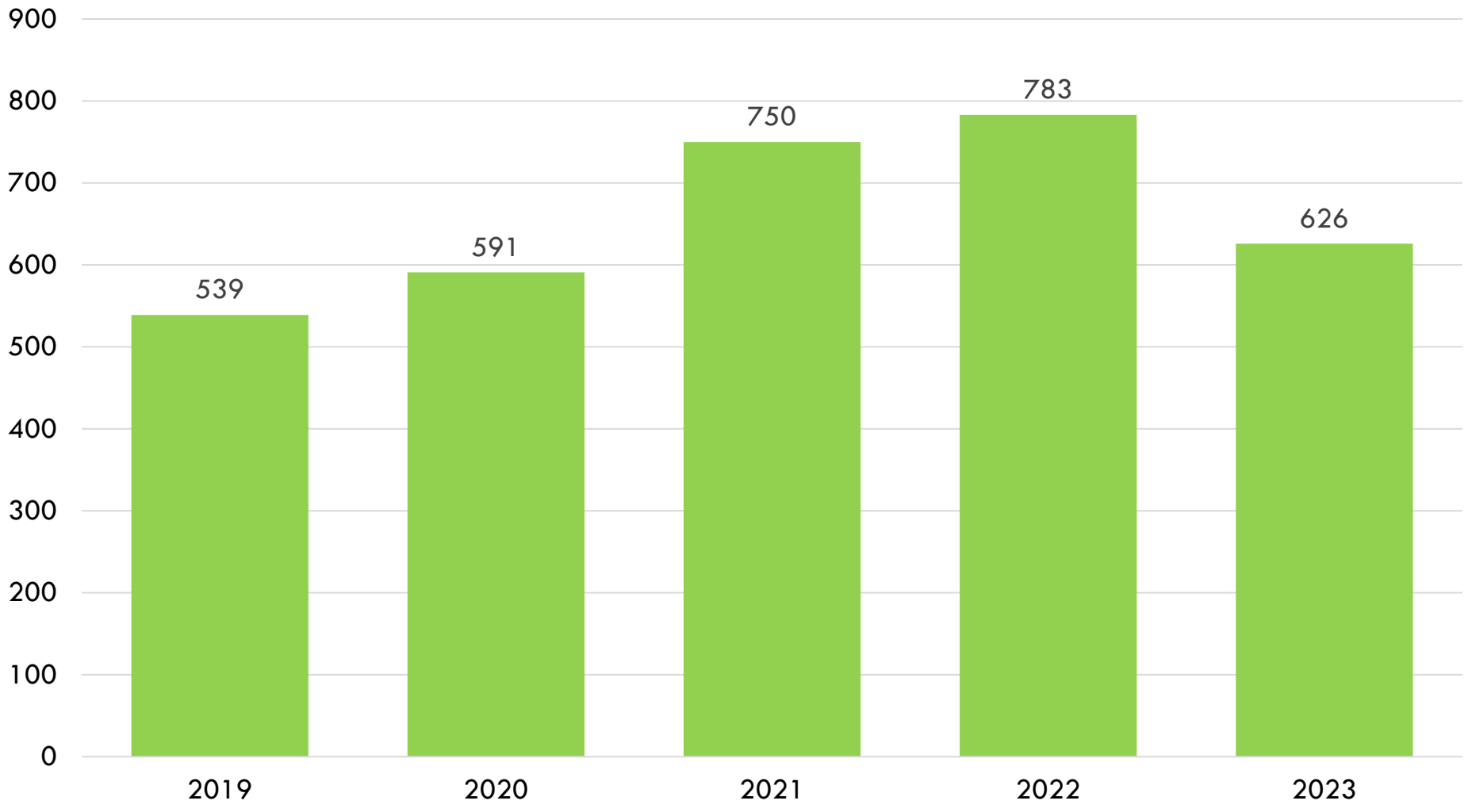


HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

MARKET ANALYSIS

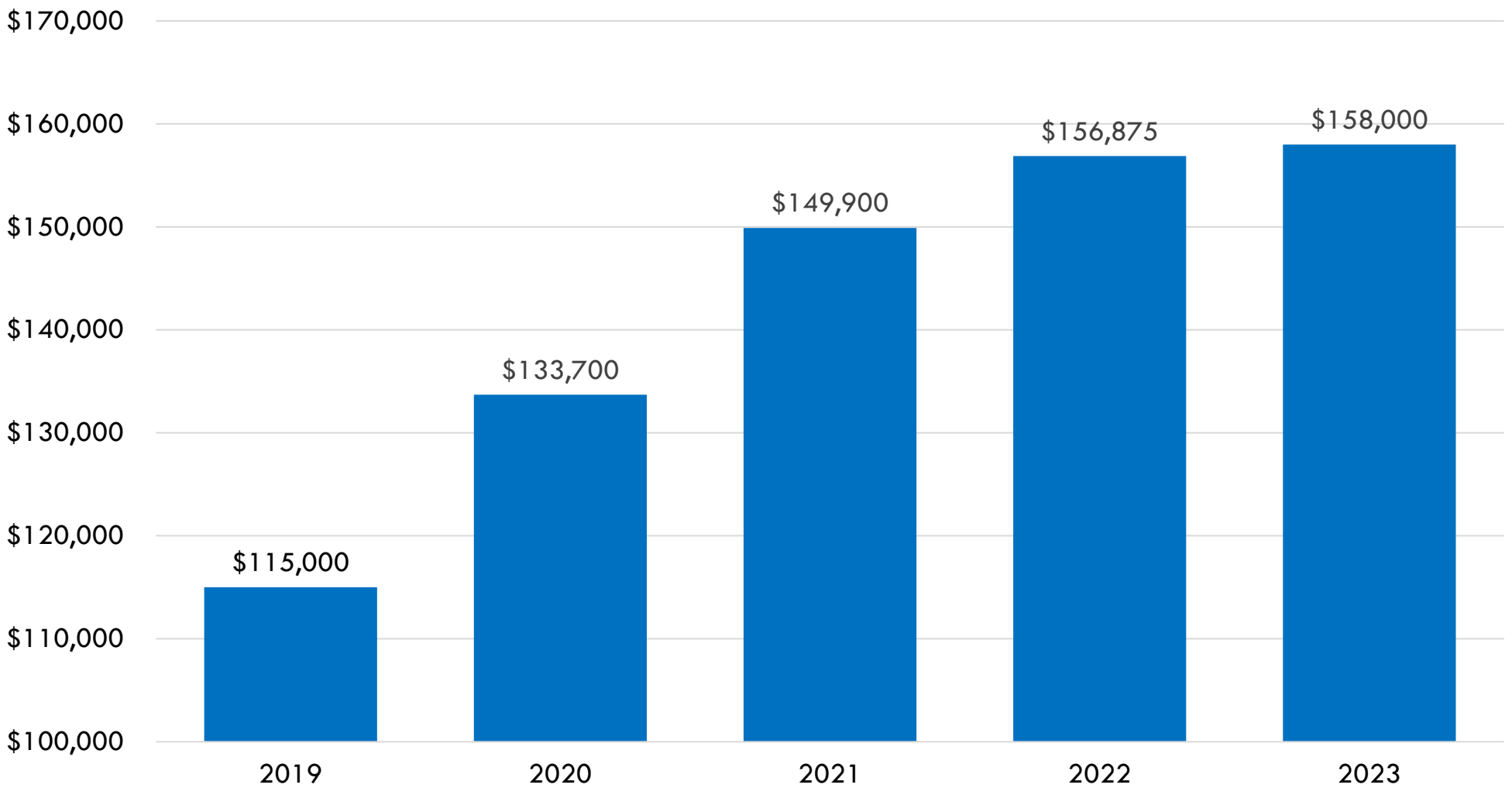
SALES HOUSING

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



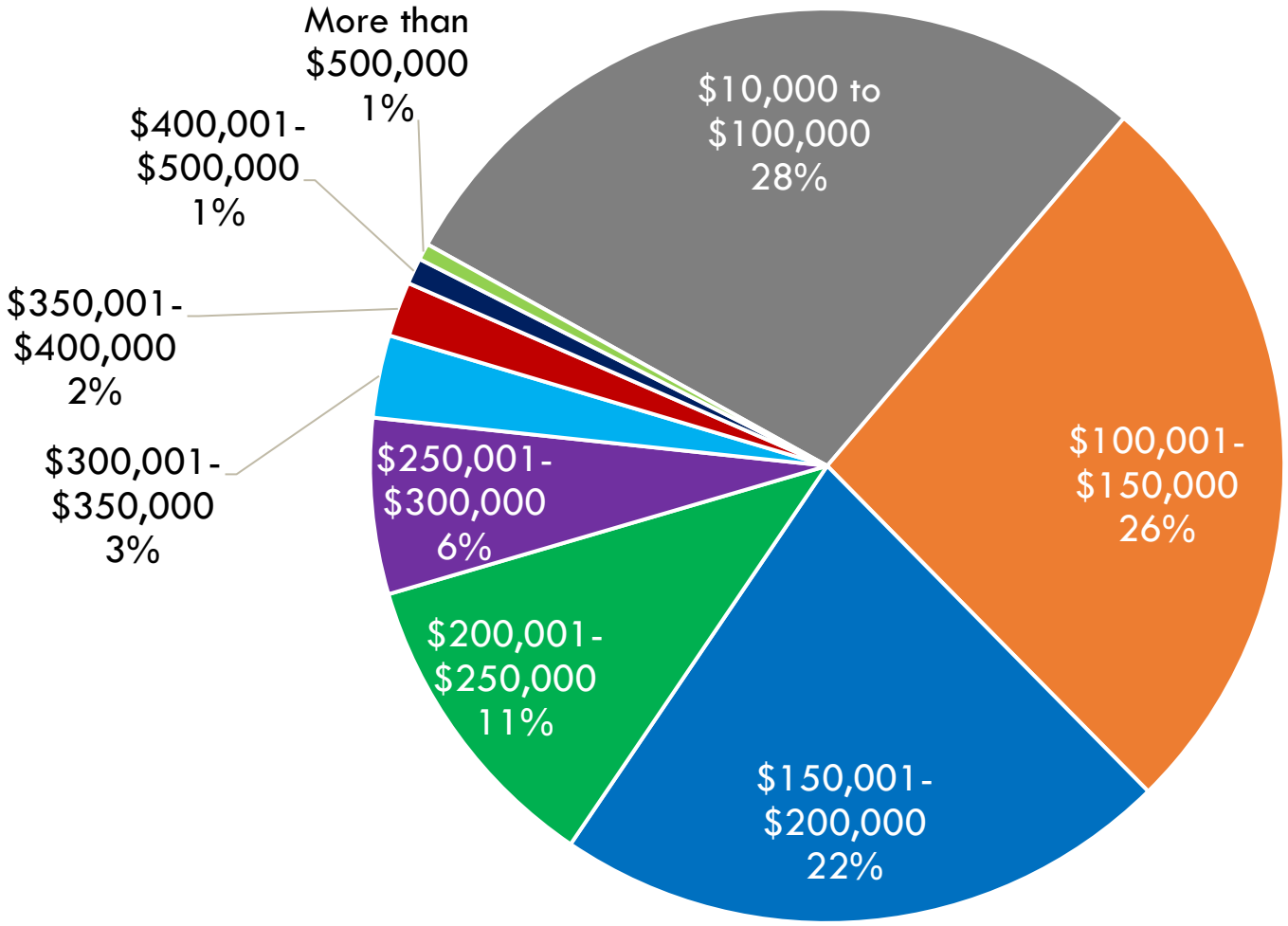
Sales volume peaked in 2022 before tapering down in 2023. Sales in 2023 are 16% higher than in 2019.

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

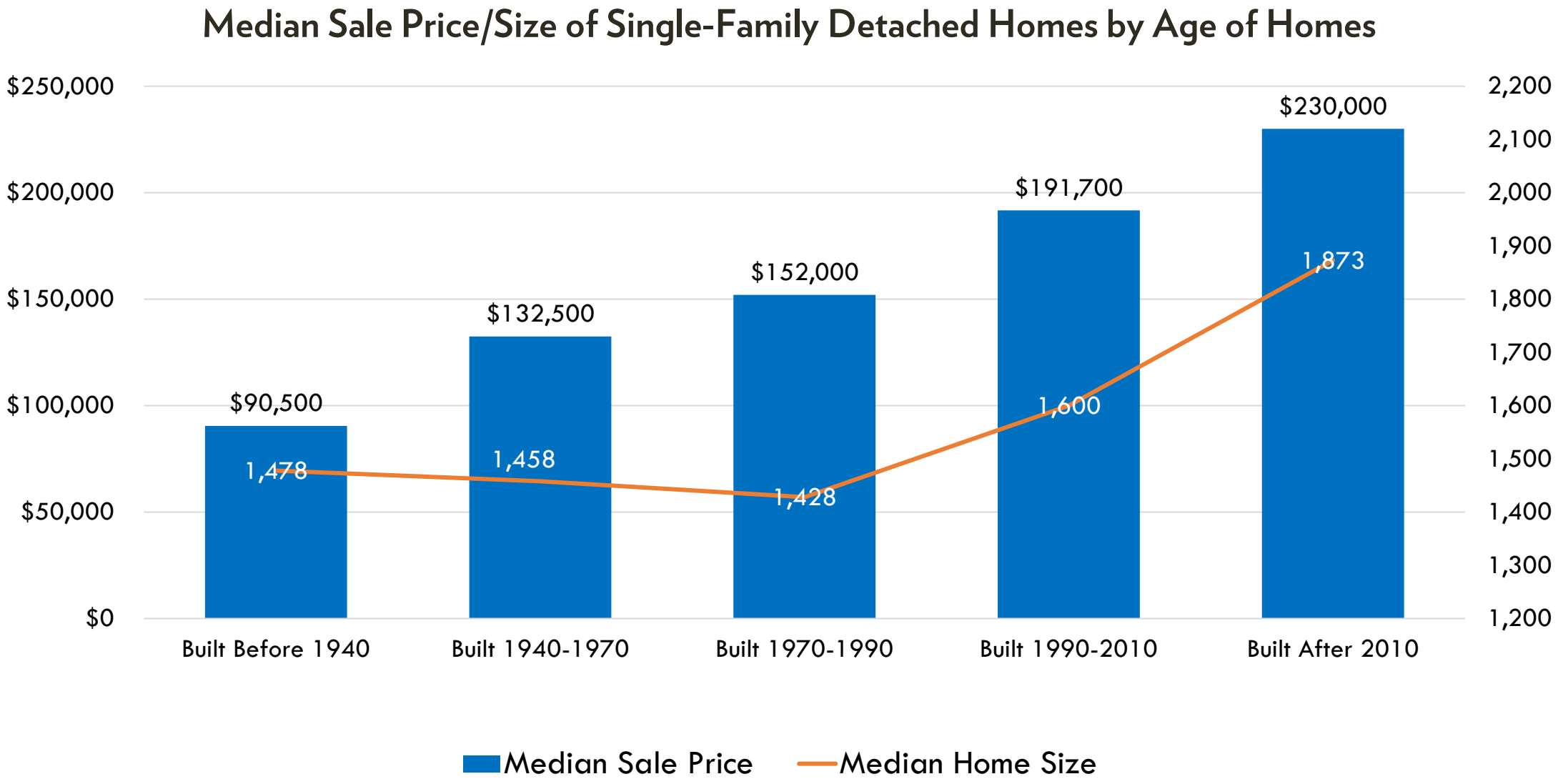


Genesee County's home prices have been steadily increasing from 2019 to 2023 — a **37.4%** increase at annualized rate of 8.3%.

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

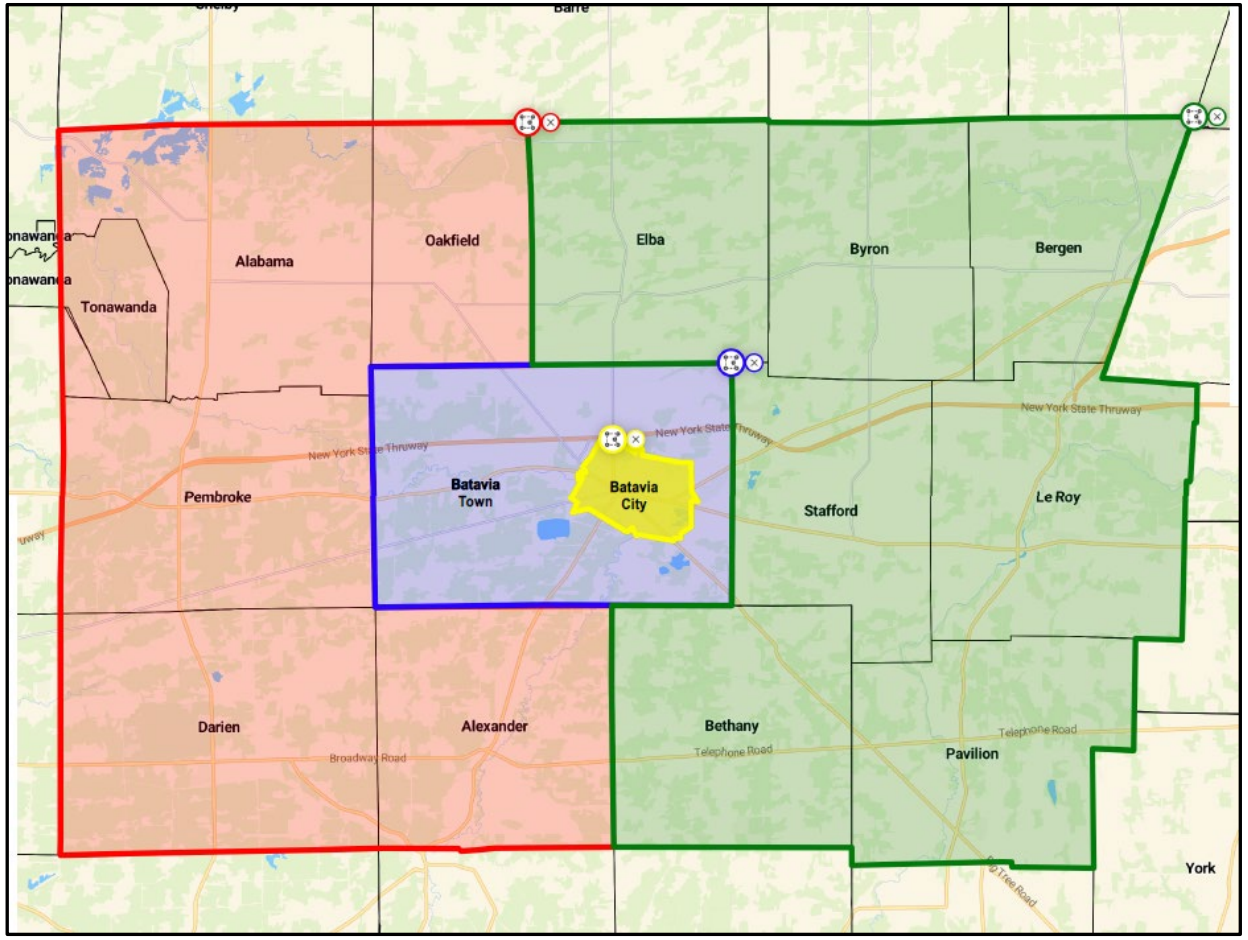


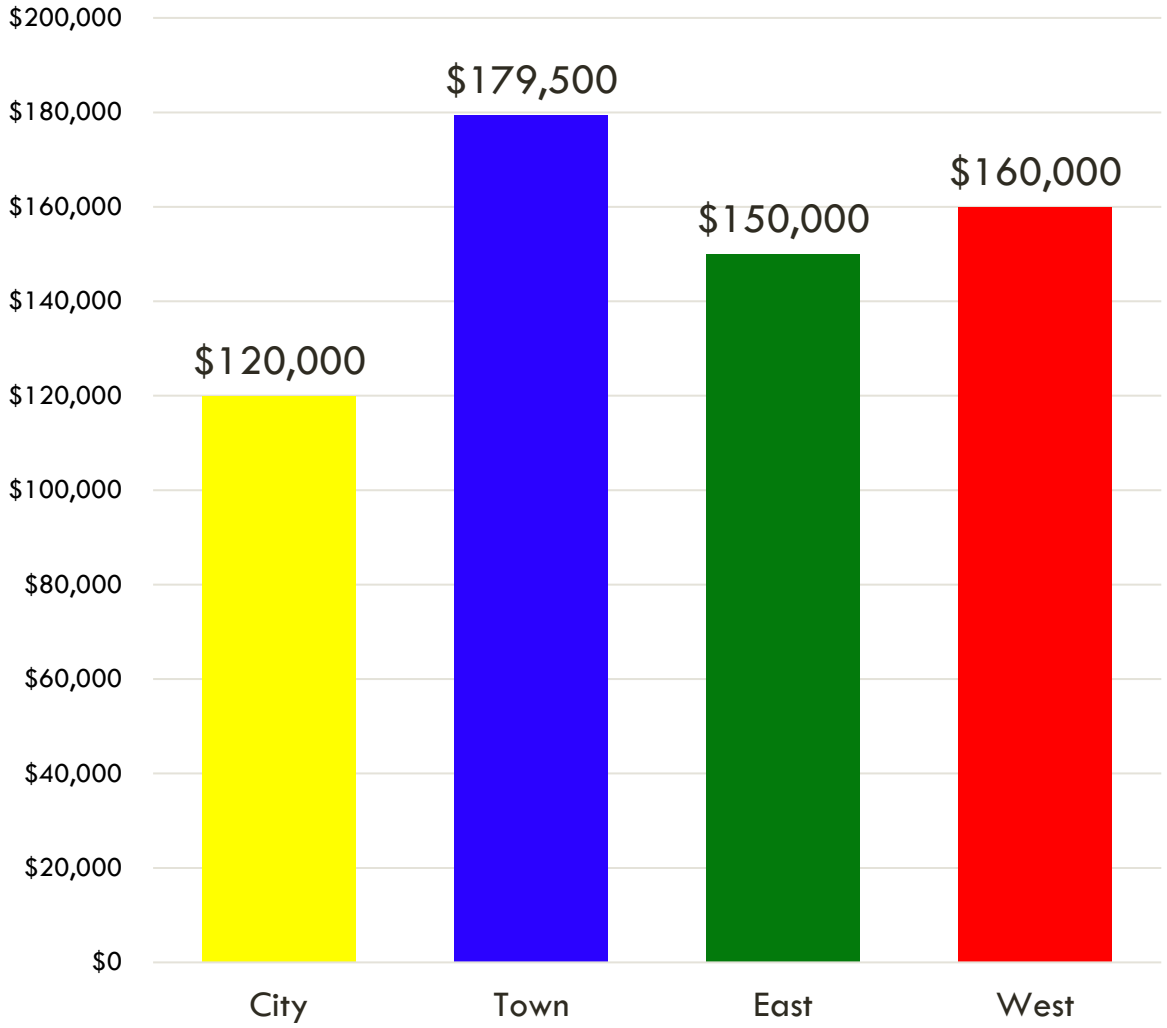
One of the primary reasons for price escalation: homes are getting bigger



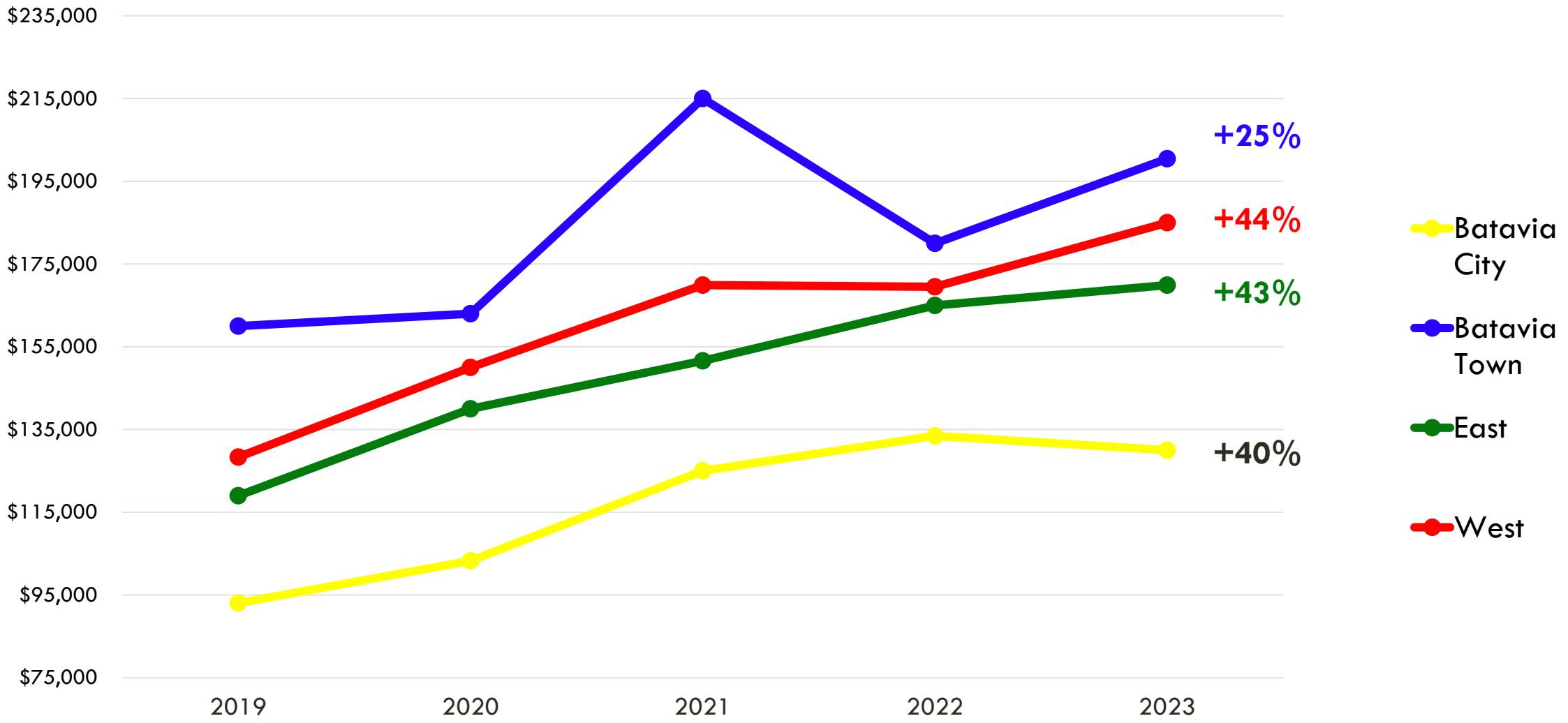
Median Sale Price (2019-2023)

County Total:
3,250 sales





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



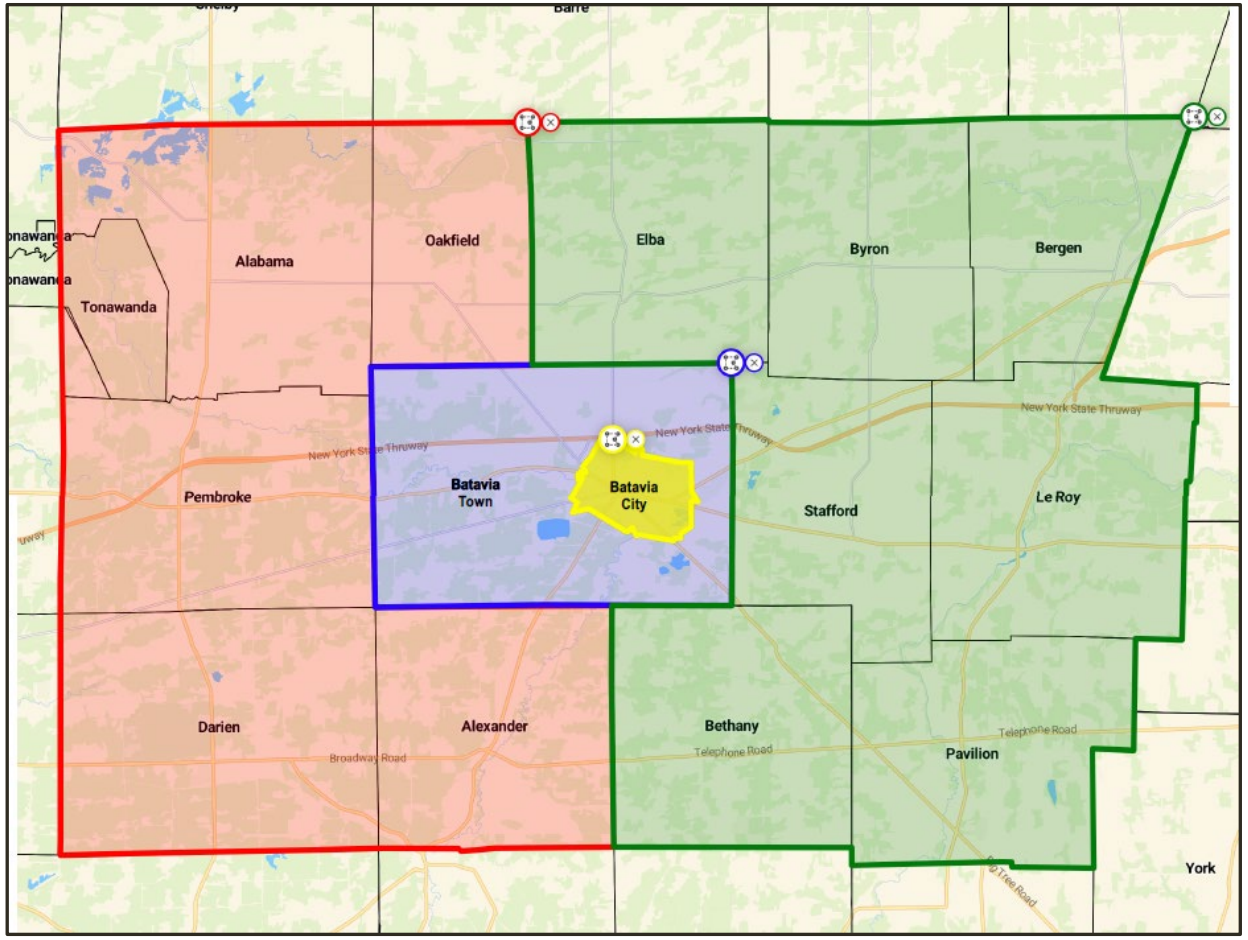
HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

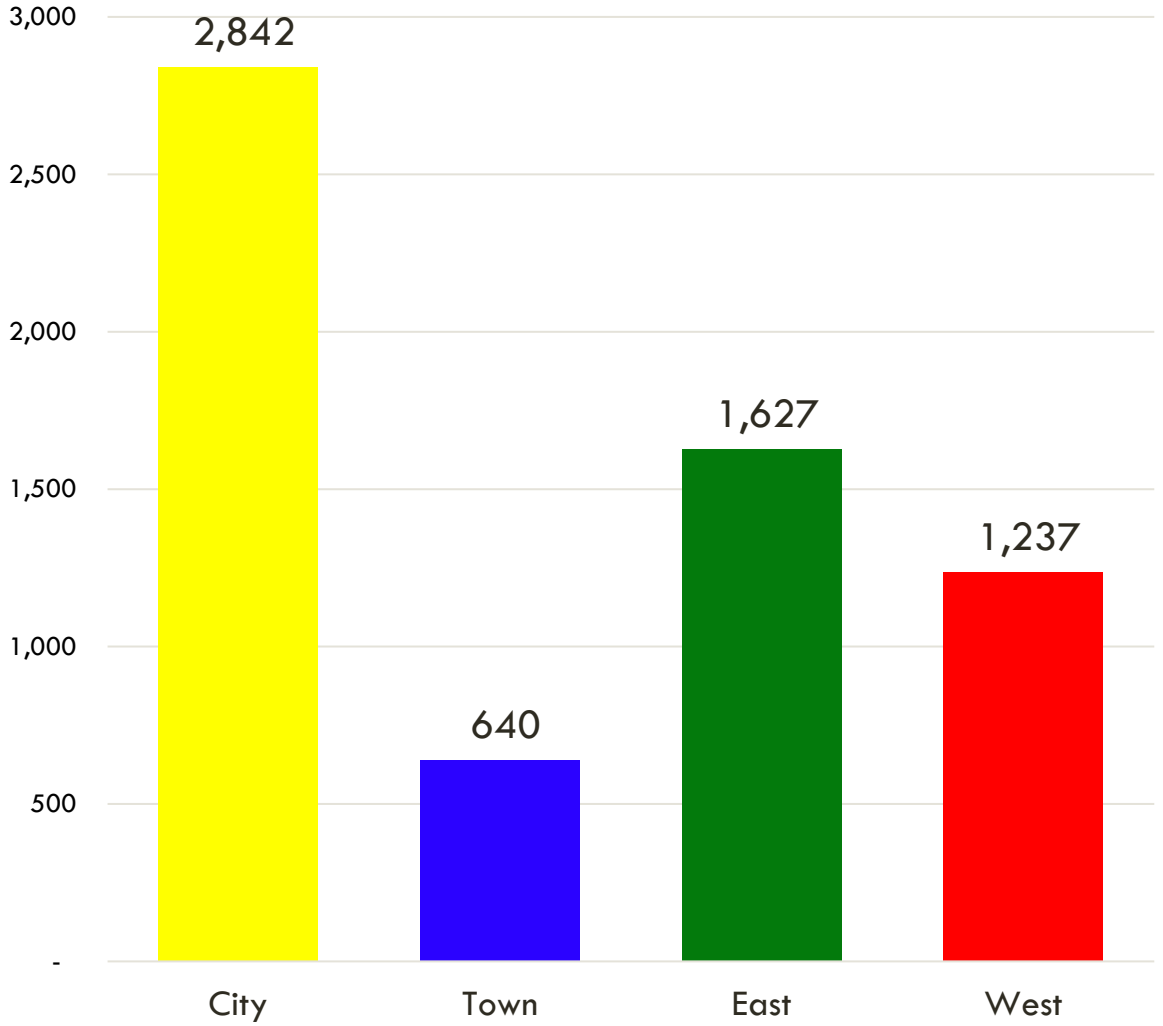
MARKET ANALYSIS

RENTAL HOUSING

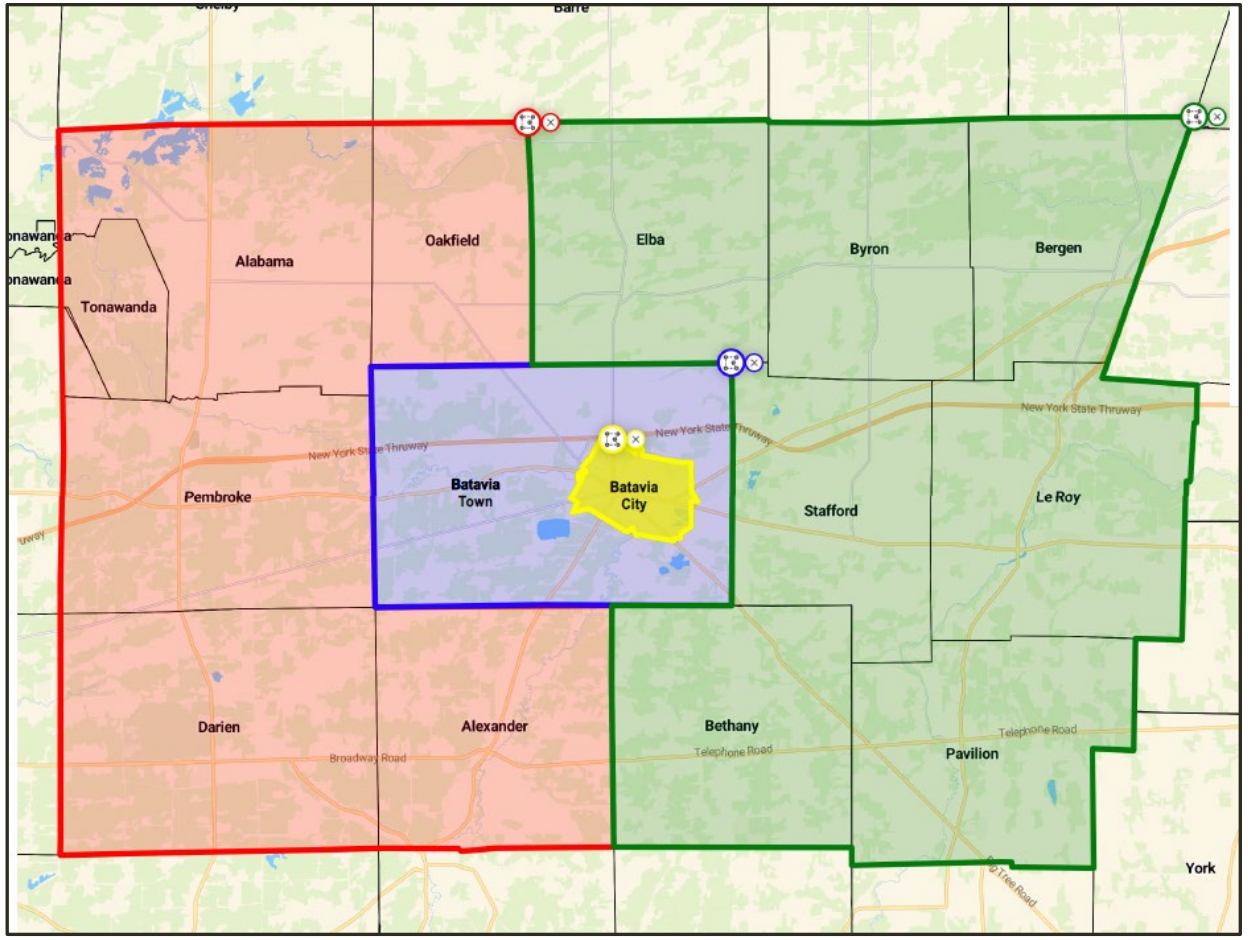
Total Number of Occupied Rental Units 2022

County Total:
6,346 units

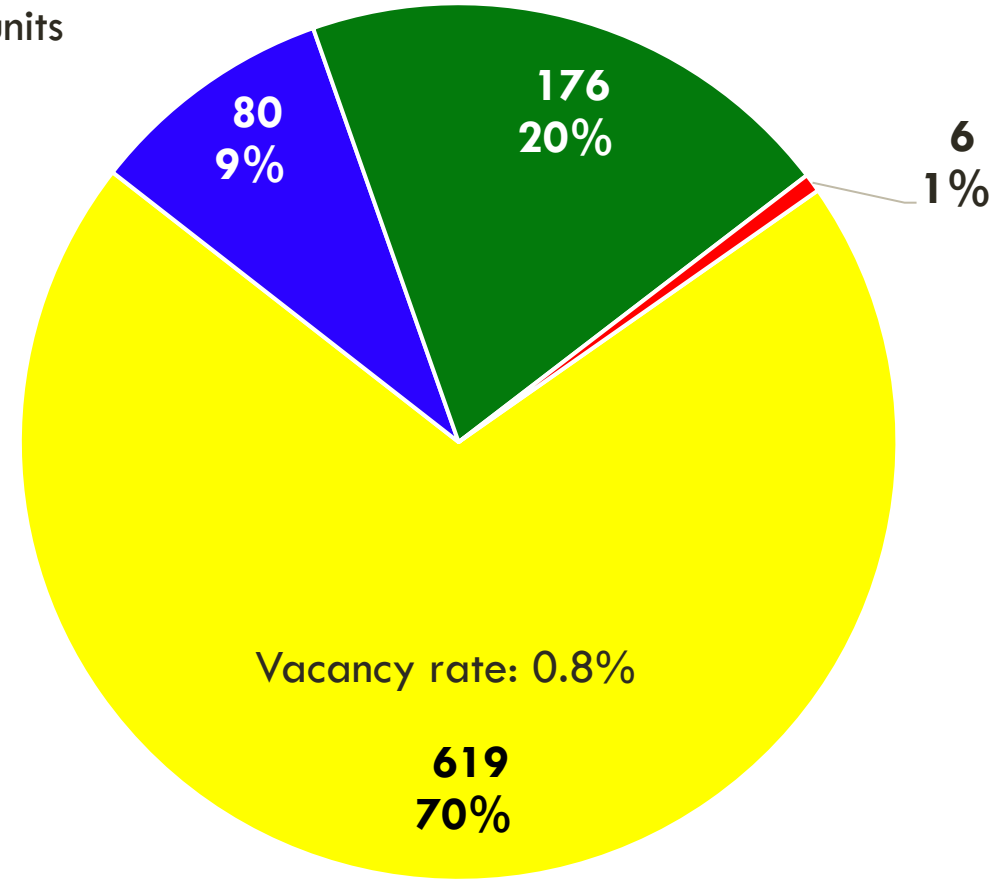




Rental Units in Multifamily Complexes

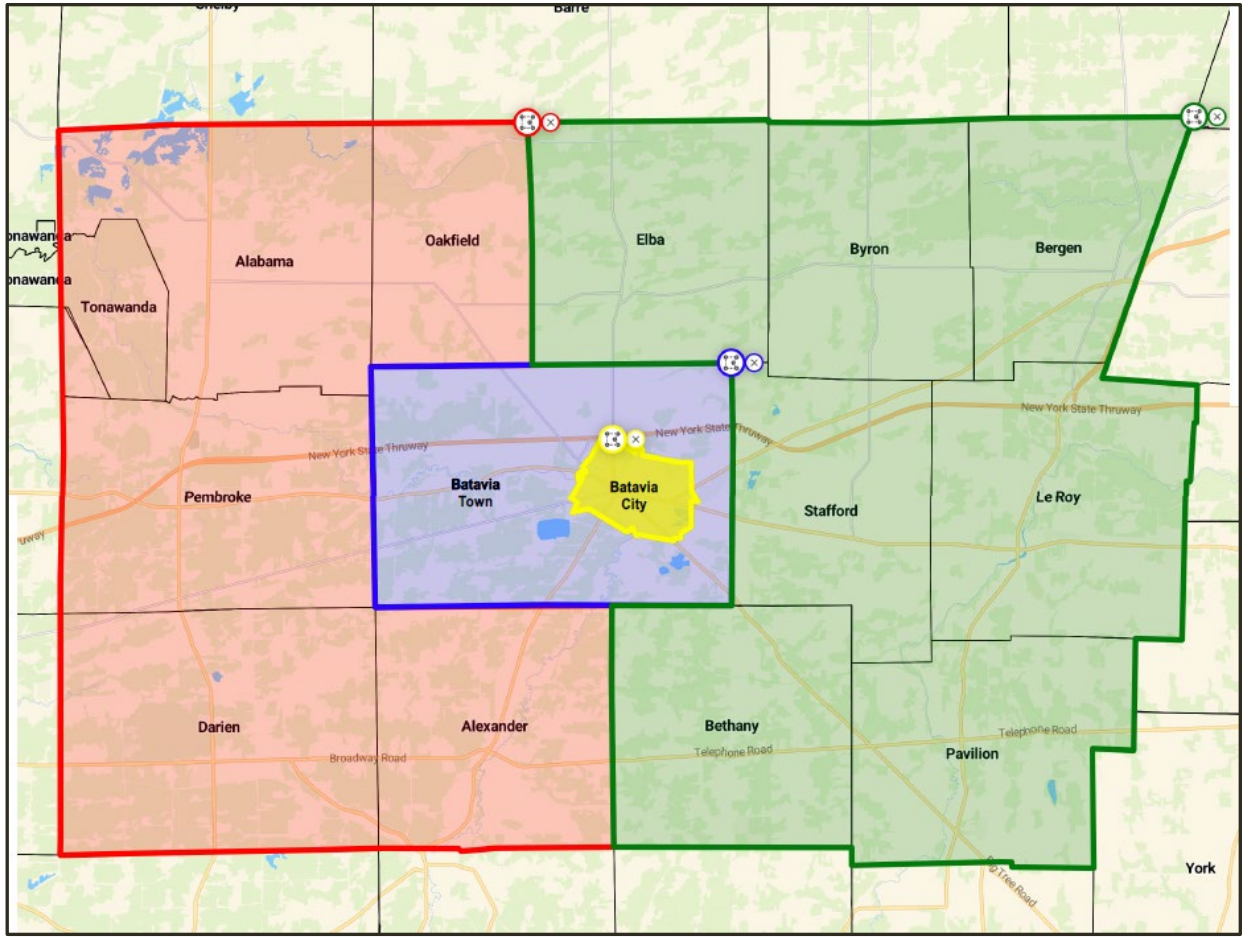


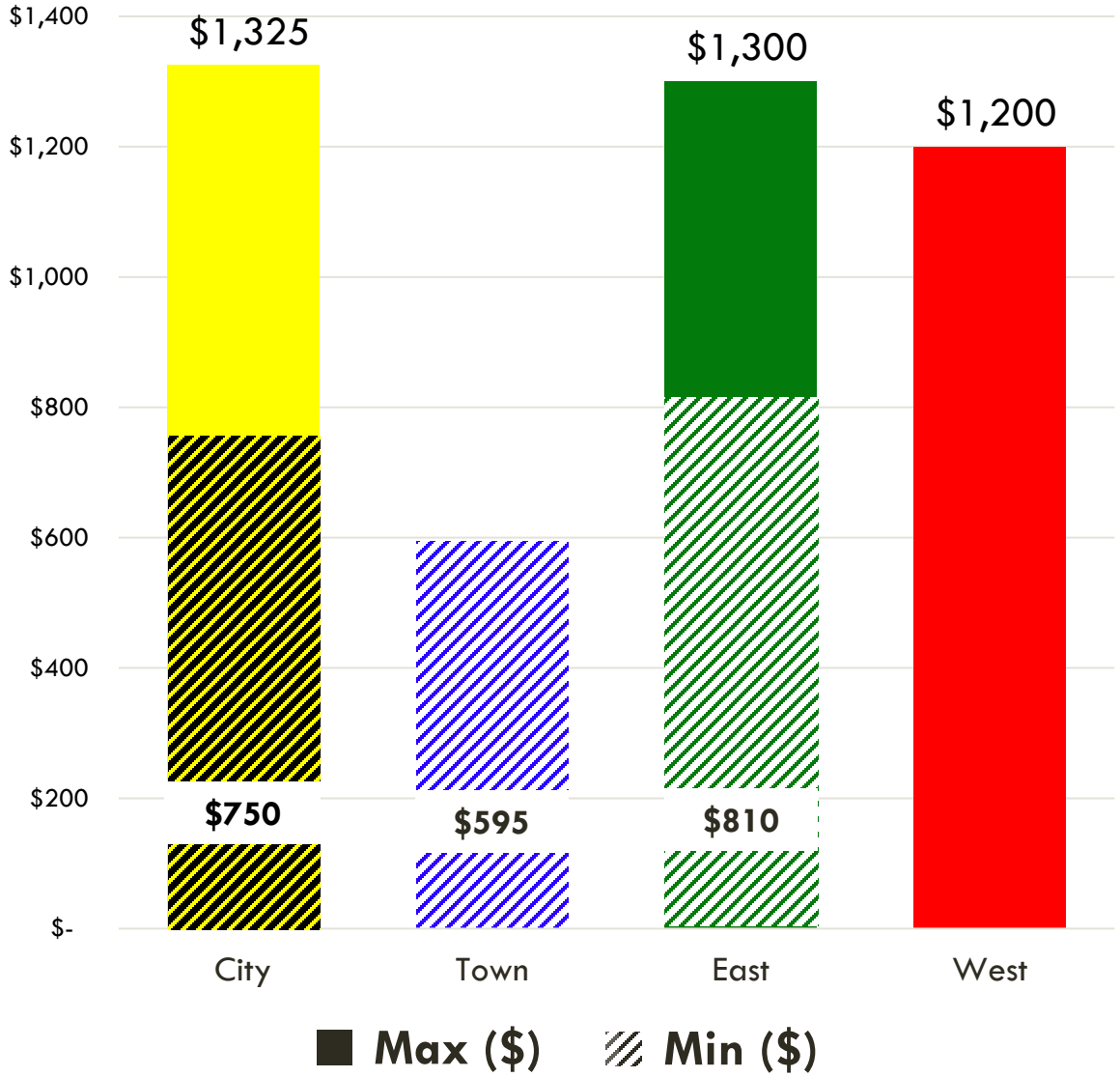
County Total:
881 units



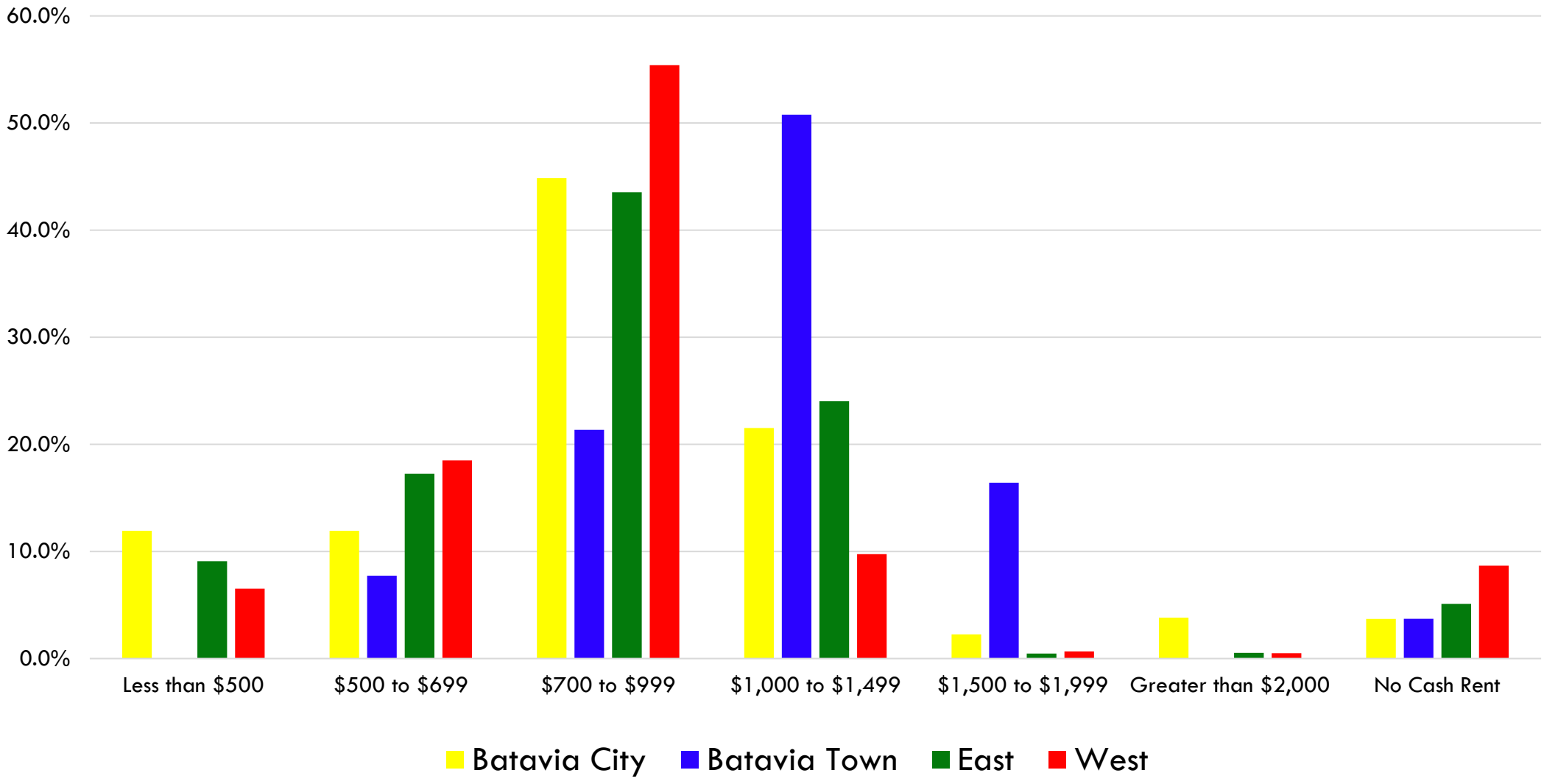
- Batavia City Submarket
- Batavia Town Submarket
- East Submarket
- West Submarket

Price Ranges for 1 BR Apartments





Distribution of Rent (2022)



HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

KEY TAKEAWAYS FROM TECHNICAL ANALYSIS

- Genesee County is declining in total population though some towns and villages are growing modestly.
- The senior population is increasing.
- Lower income households are struggling with housing cost burden, particularly renters.
- Overall, jobs in the county have declined but manufacturing and health care have grown.

HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

KEY TAKEAWAYS FROM TECHNICAL ANALYSIS

- Owner-occupancy has increased in the City and Town while renter-occupied units have fallen in the Town.
- Newer built homes have been getting bigger, exacerbating challenges of housing attainability.
- Median sales prices are significantly below the national median.
- Vacancy rates for rental housing are critically low.
- The newest units and highest rents are in the City.

HOUSING
NEEDS
ASSESSMENT &
MARKET ANALYSIS

STAKEHOLDER FEEDBACK

Stakeholder Interviews

- From December 2023 to April 2024, the consultant team completed almost 30 one-on-one interviews.

Themes from Stakeholder Interviews

01

Lack of Rental Housing

Severe shortage of rental units across all income levels, making it difficult to find apartments, even with rental assistance.

02

Housing Affordability Issues

High rental rates often exceed mortgage payments, affecting low and middle-income residents.

03

Homeownership Barriers

High home prices and lack of funds for down payments make homeownership unattainable for many first-time buyers.

04

Senior Housing Shortages

There's a lack of affordable downsizing options for middle-income seniors.

05

Rural Housing Challenges

Limited transportation options in rural areas restrict housing choices and access to essential services.

Themes from Stakeholder Interviews

06

Housing Maintenance Issues

Older housing stock throughout the county needs significant upgrades and modifications.

07

Regulatory/Community Barriers

Local permitting processes and community opposition create barriers to developing affordable housing.

08

Collaboration with Developers

Better communication with builders and developers is needed to encourage the construction of necessary housing types.

09

Economic/Employment Impact

Housing shortages affect local businesses and employment, with workers struggling to find affordable housing near their jobs.

10

Challenges for Vulnerable Residents

Insufficient transitional and supportive housing for disabled population or those exiting incarceration or rehabilitation.

GENESEE COUNTY HOUSING NEEDS ASSESSMENT & MARKET ANALYSIS

HOUSING SURVEY RESULTS SUMMARY

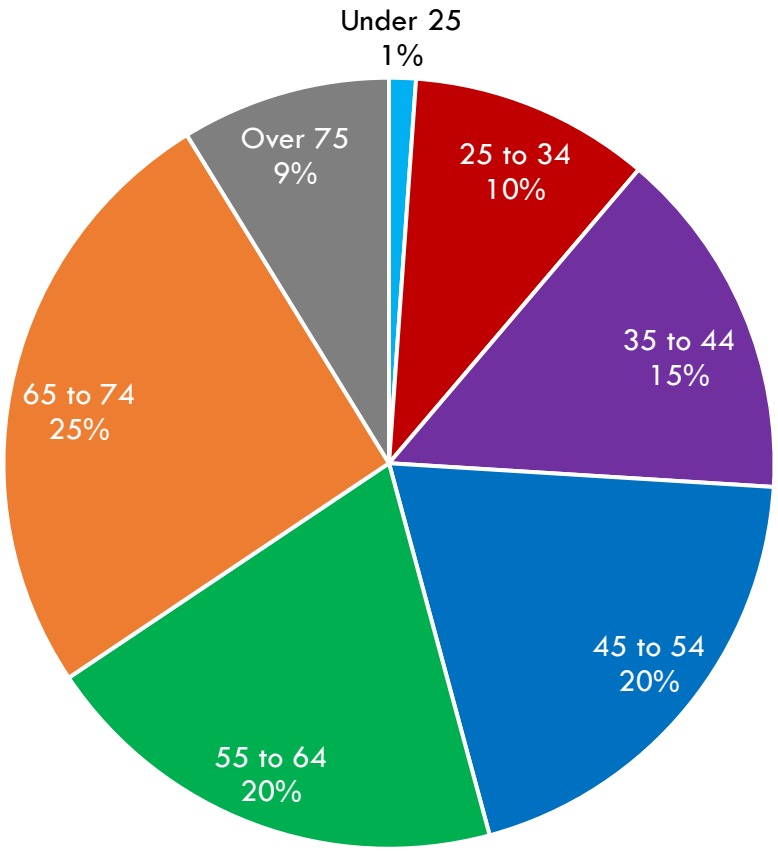
MAY 21, 2024

URBAN PARTNERS
Community & Economic Development
Philadelphia, PA • Charleston, SC

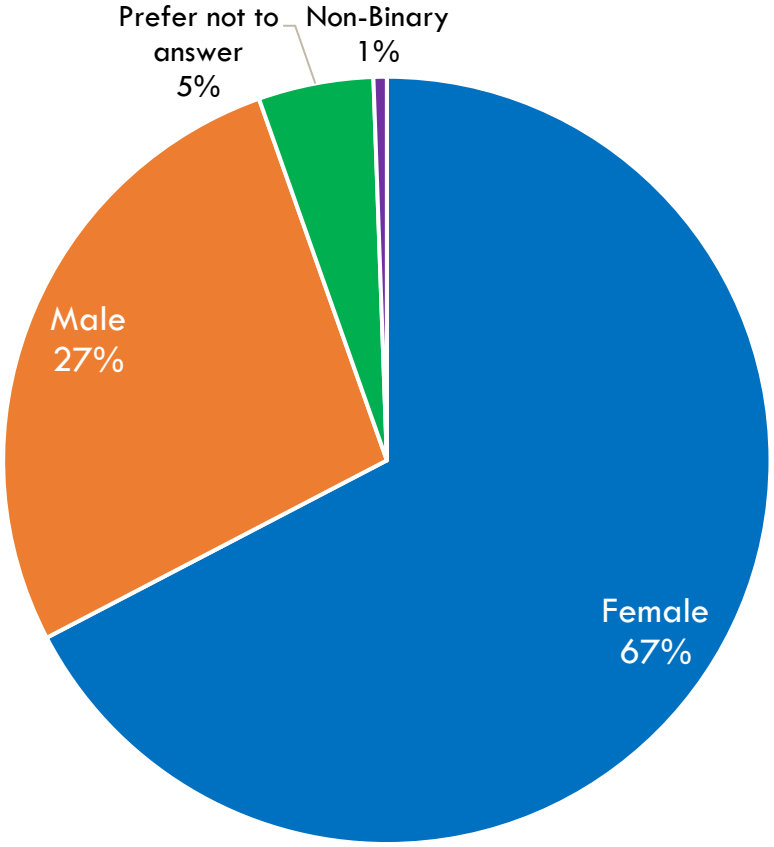
SURVEY RESPONDENTS

(540 RESPONDENTS, 95% GENESEE RESIDENTS)

Age



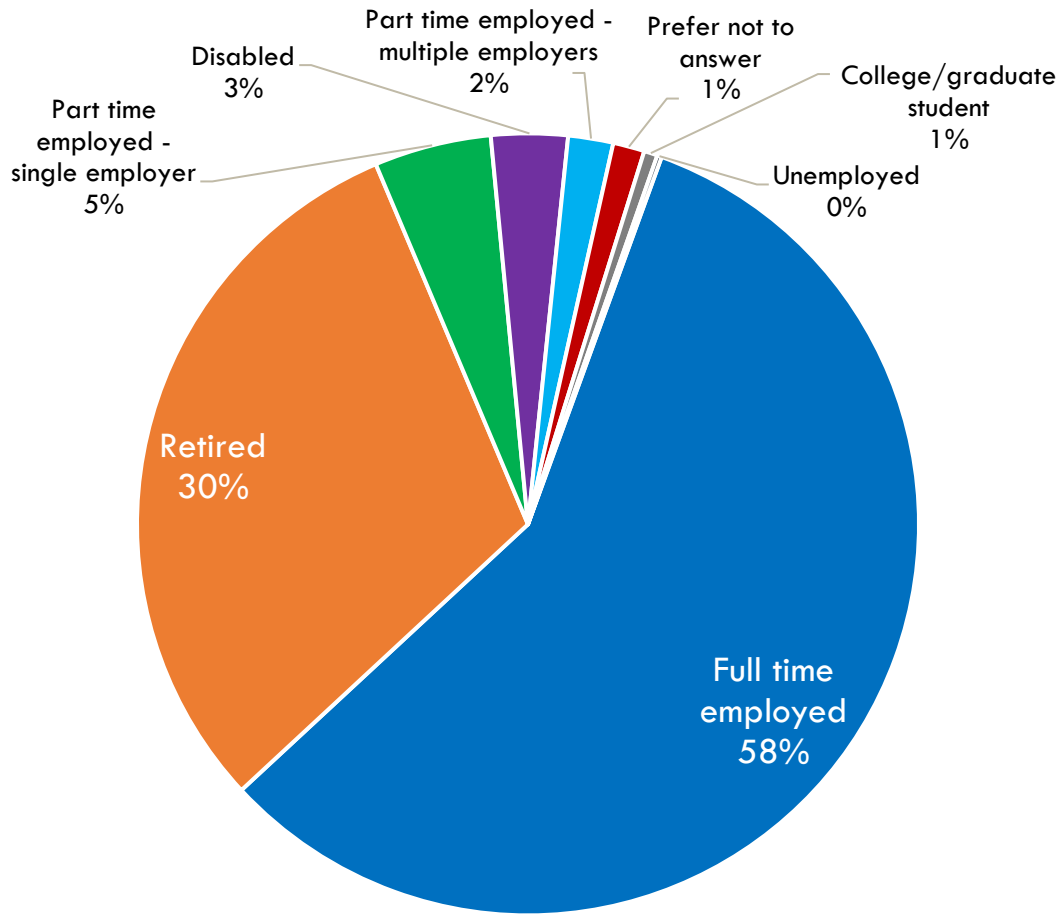
Gender



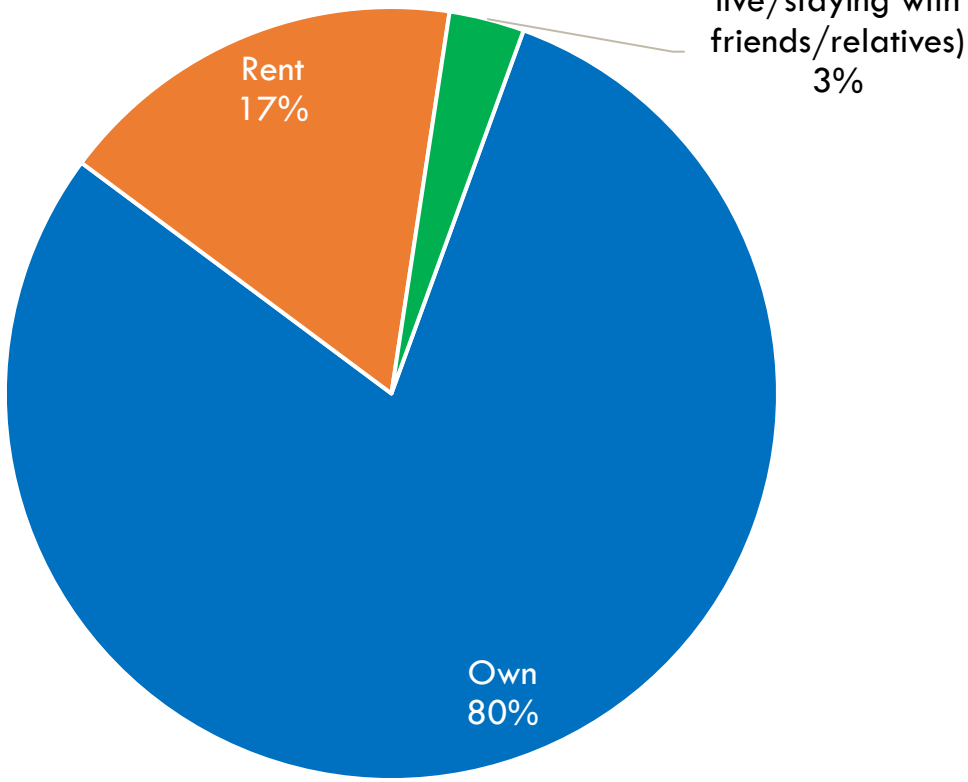
SURVEY RESPONDENTS

(540 RESPONDENTS, 95% GENESEE RESIDENTS)

Employment



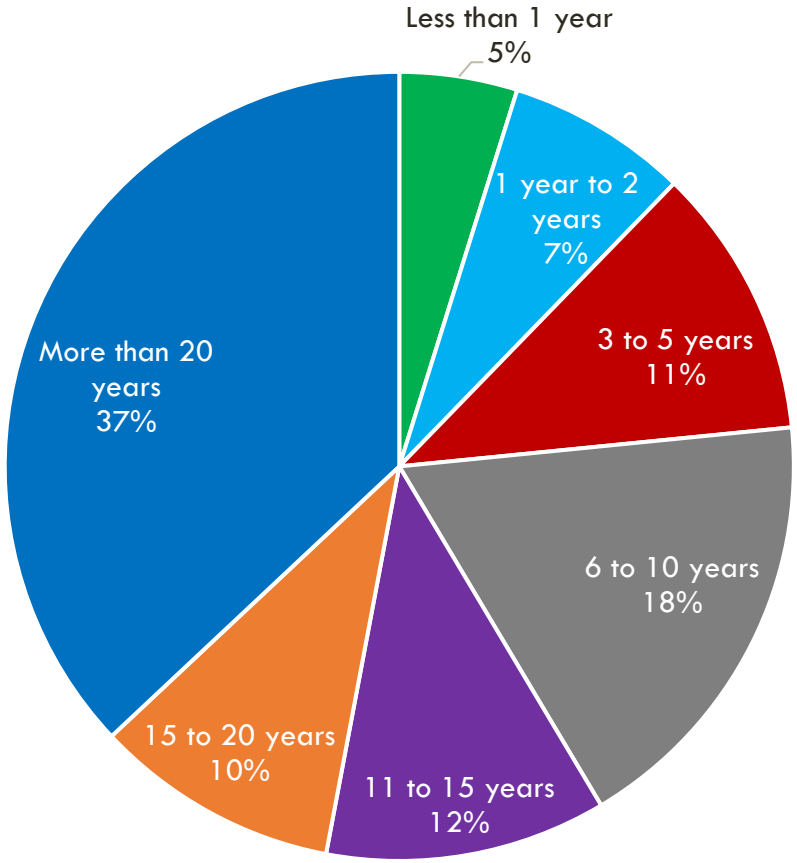
Tenure



SURVEY RESPONDENTS

(540 RESPONDENTS, 95% GENESEE RESIDENTS)

Length in Current Home



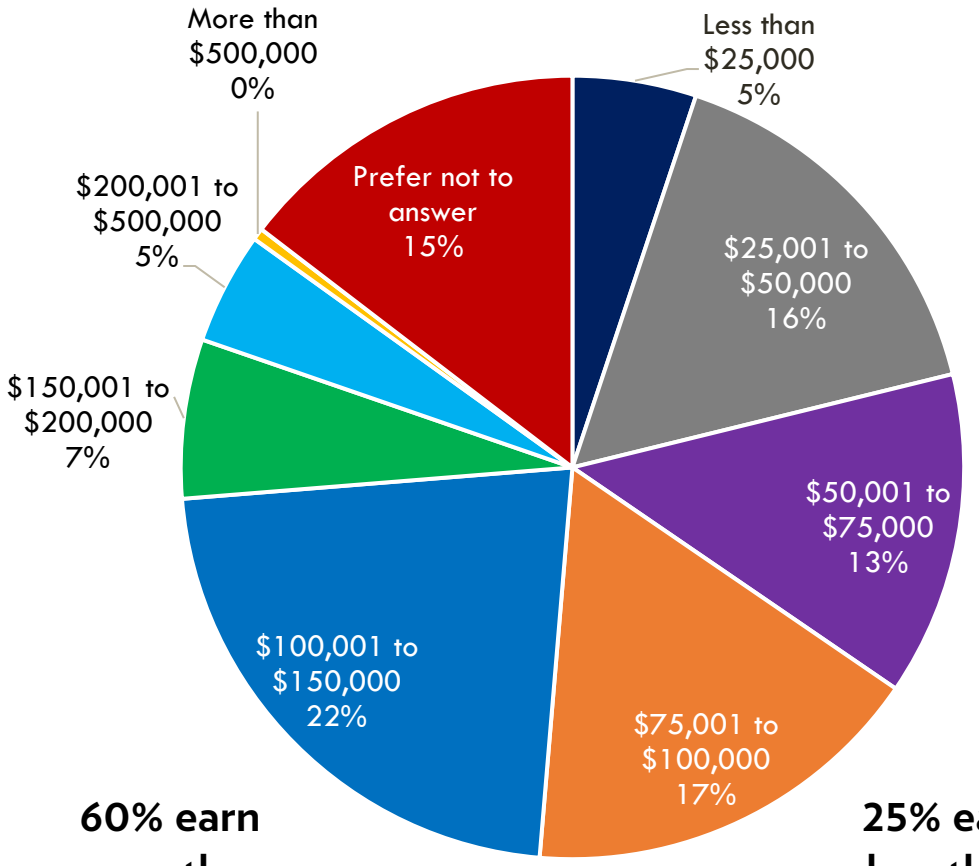
Top Reasons for Moving (in current home <5 years)

1. Change in employment
2. Transitioning from renting to owning a home
3. Looking to be closer to work
4. Seeking a better school district
5. Too expensive in previous location

SURVEY RESPONDENTS

(540 RESPONDENTS, 95% GENESEE RESIDENTS)

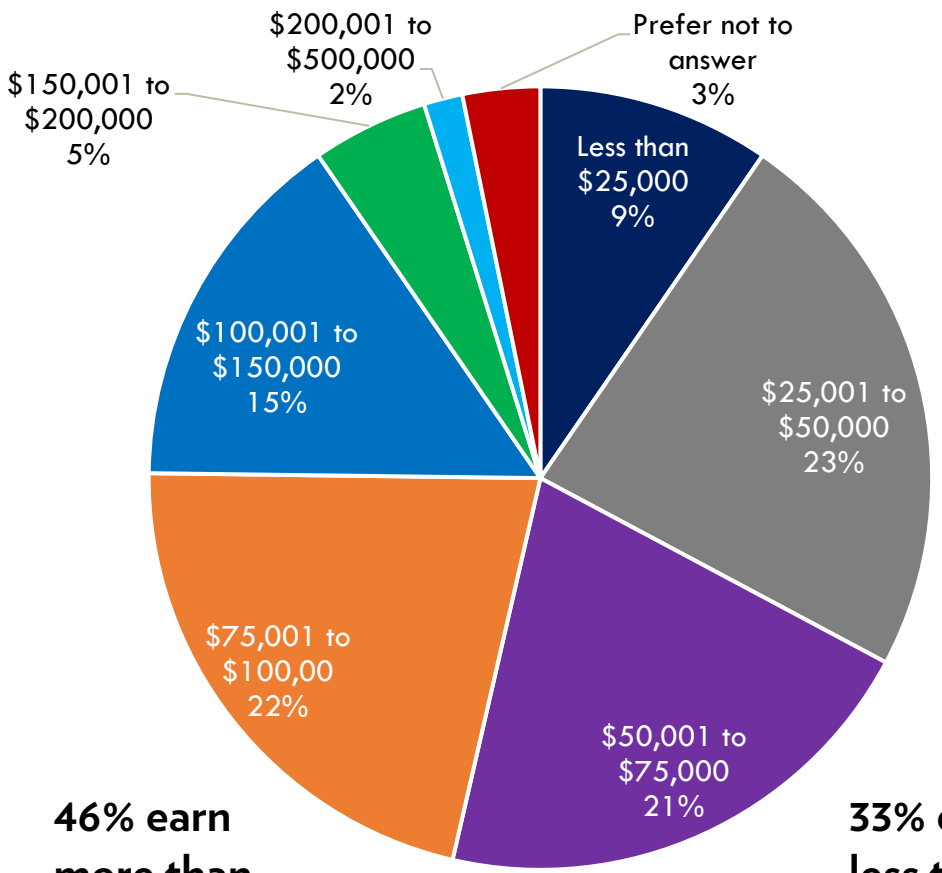
Annual Income: In Genesee Co. > 5 years



60% earn more than $75k

25% earn less than $50k

In Genesee Co. < 5 years



46% earn more than $75k

33% earn less than $50k

Genesee County HOMEOWNERS

- Represent 80% of the responses.*
- 95% live in Genesee County.

* 3% are staying with family or friends

Q: What type of housing do you live in now?

TYPE OF HOME	%
• Single-family detached	95%
• Mobile Home	2%
• Condominium	1%
• Independent senior living	1%
• Townhouse	1%

Genesee County HOMEOWNERS

- Represent 80% of the responses.*
- 95% live in Genesee County.

* 3% are staying with family or friends

Q: How long have you lived in your current home?

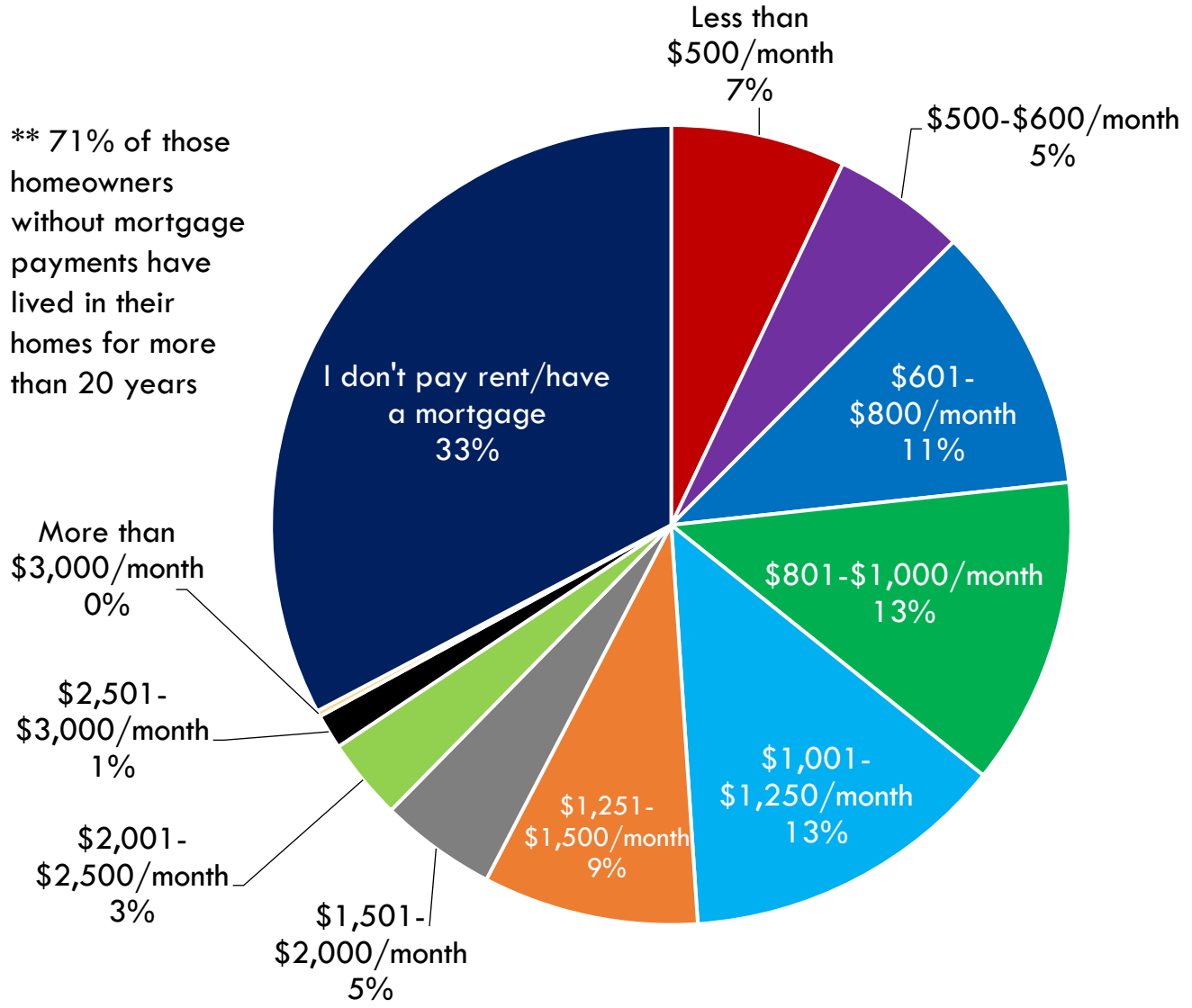
NUMBER OF YEARS	%
• Less than 1 year	2%
• 1 year to 2 years	5%
• 3 to 5 years	10%
• 6 to 10 years	16%
• 11 to 15 years	12%
• 16 to 20 years	11%
• More than 20 years	44%

Genesee County HOMEOWNERS

- Represent 80% of the responses.*
- 95% live in Genesee County.

* 3% are staying with family or friends

Q: What is your current monthly mortgage (including taxes and insurance)?



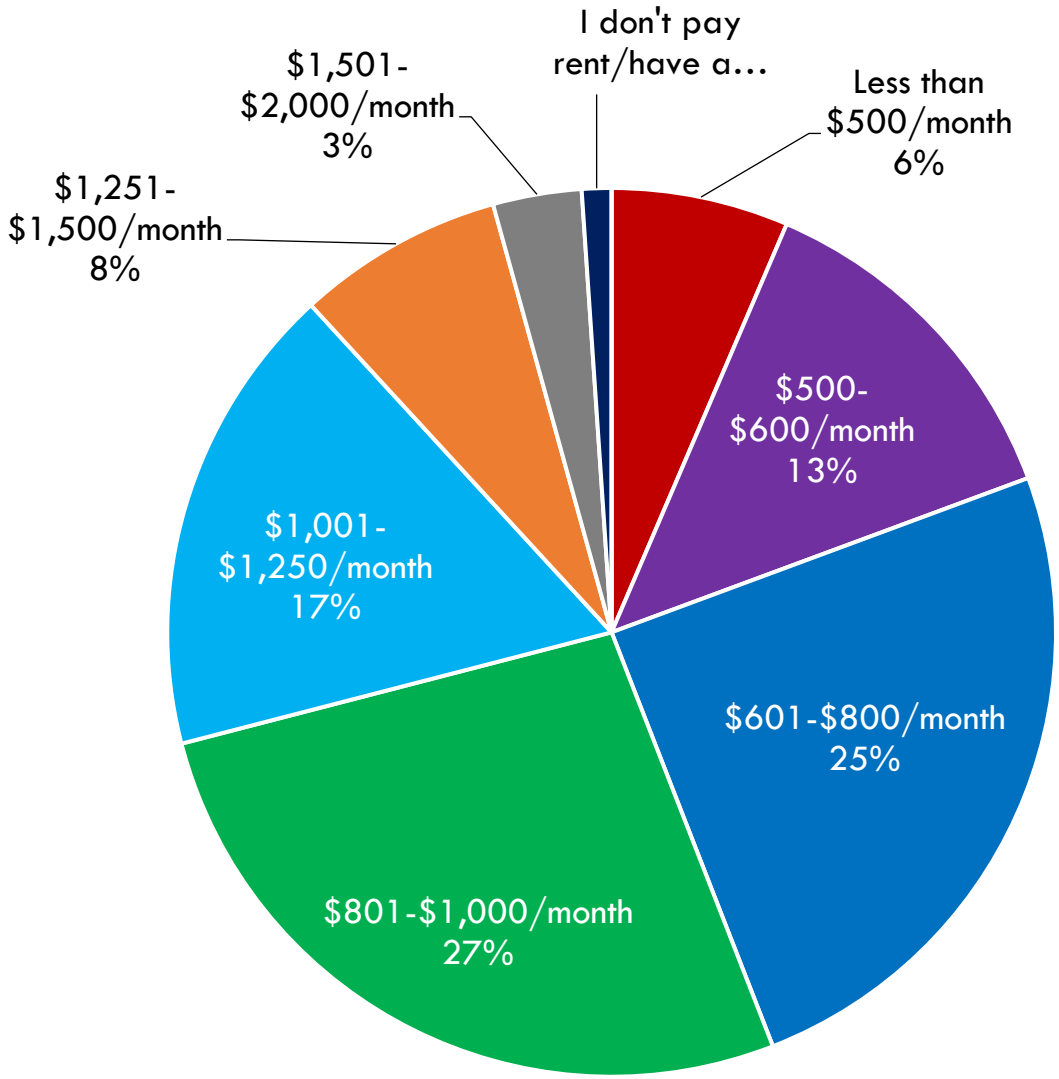
** 71% of those homeowners without mortgage payments have lived in their homes for more than 20 years

Genesee County RENTERS

- Represent 17% of the responses.*
- 95% live in Genesee County.

* 3% are staying with family or friends

Q: "What is your current monthly rent?

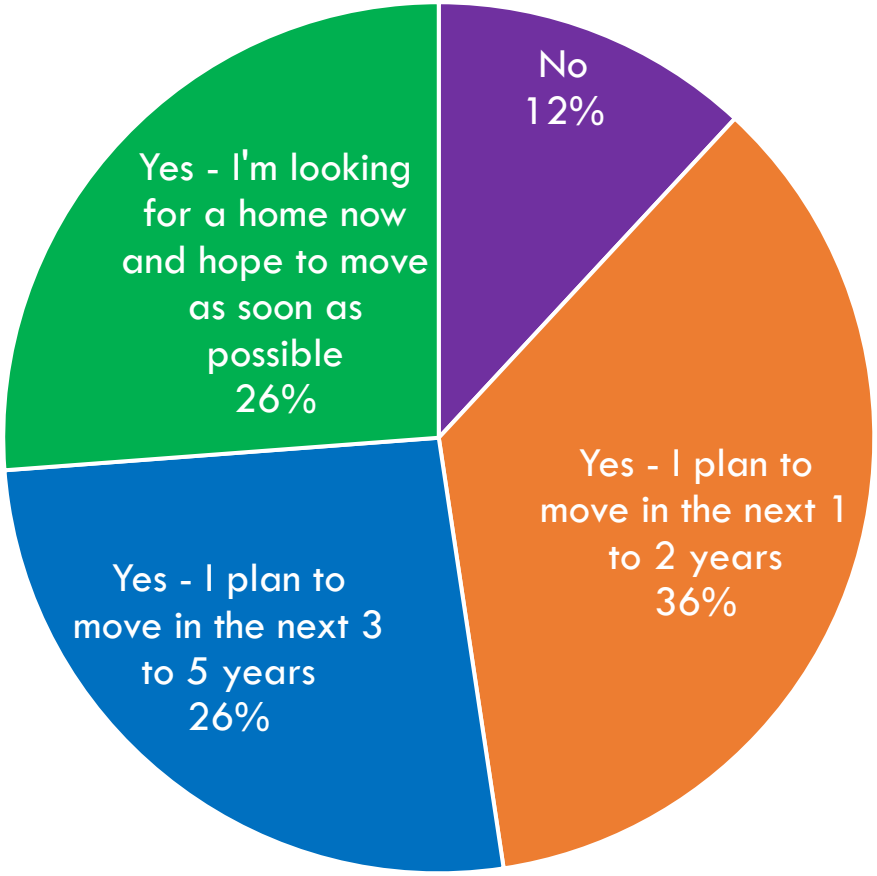


Genesee County RENTERS

- Represent 17% of the responses.
- 95% live in Genesee County.

Q: Are you planning to move to a newly purchased home within the next 5 years?

*45% of all current renters



Genesee County RENTERS

- Represent 17% of the responses.
- 95% live in Genesee County.

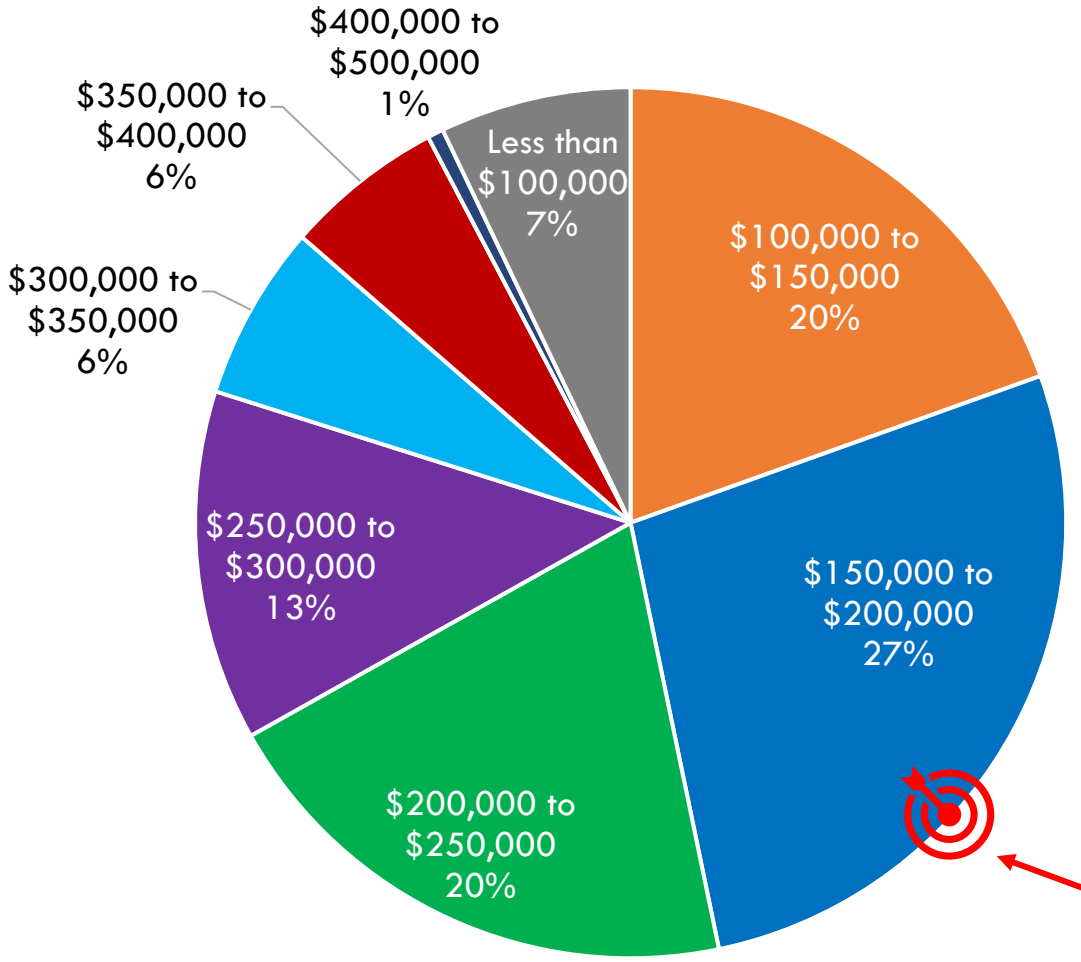
Q: What type of home are you likely to purchase?

TYPE OF HOME	%
• Single-family detached	90%
• Mobile Home	5%
• Condominium	5%

Genesee County RENTERS

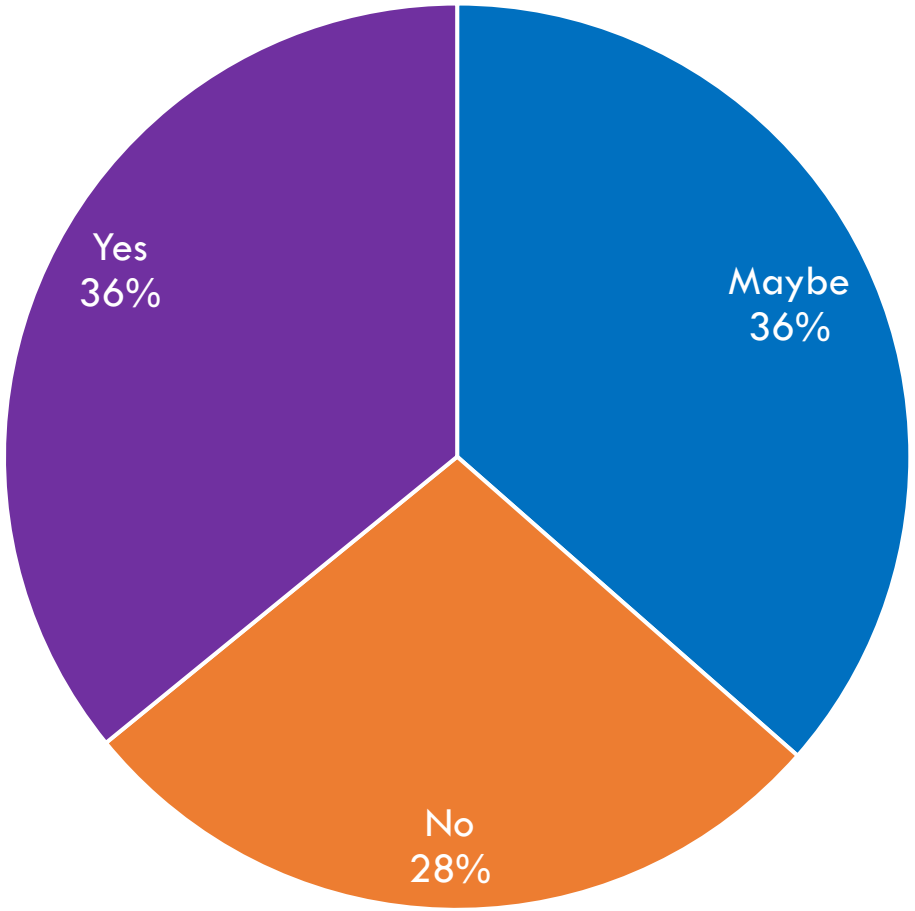
- Represent 17% of the responses.
- 95% live in Genesee County.

Q: What purchase price level would you be willing to pay?



** Median Sale Price in Genesee County in 2023: **$169,900**

Are you planning to purchase a home in Genesee County?

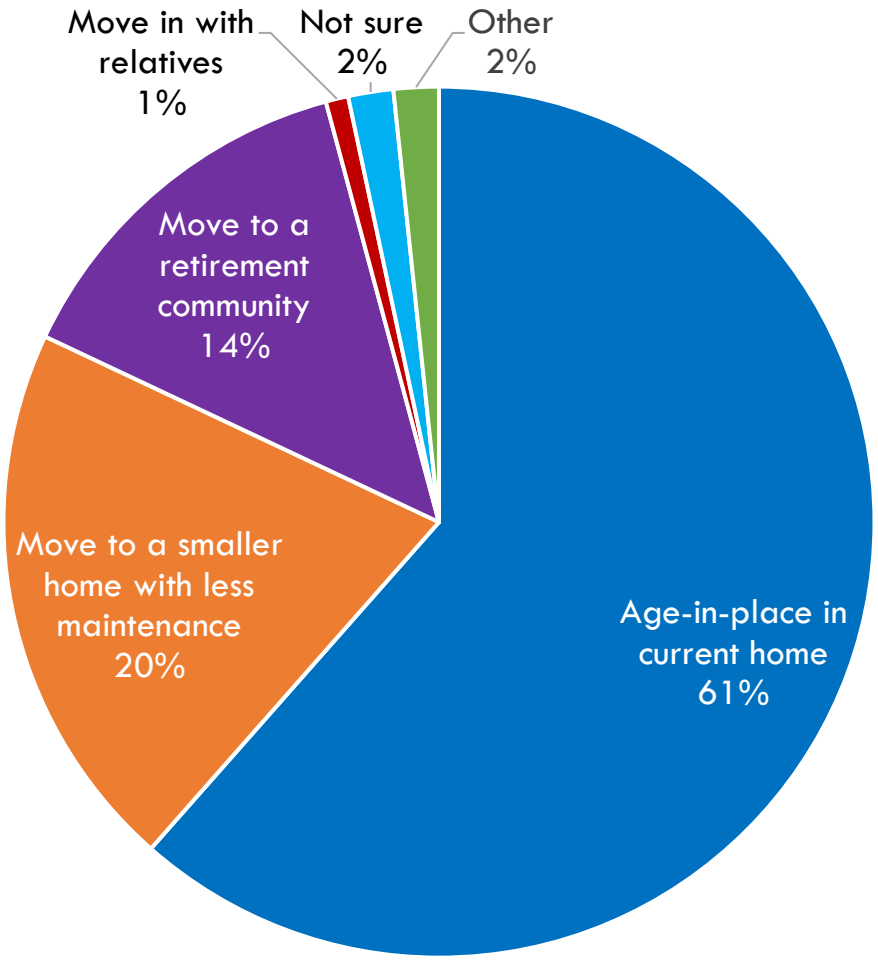


What are the biggest barriers to home purchase in Genesee County?

• High cost of homes	44%
• Lack of suitable home types	26%
• Lack of homes in move-in ready condition	14%
• Inability to secure down payment	6%
• Attractive competitive areas	5%
• Too far from centers of employment	4%
• Lack of access to transportation	1%

NEEDS FOR SENIORS:

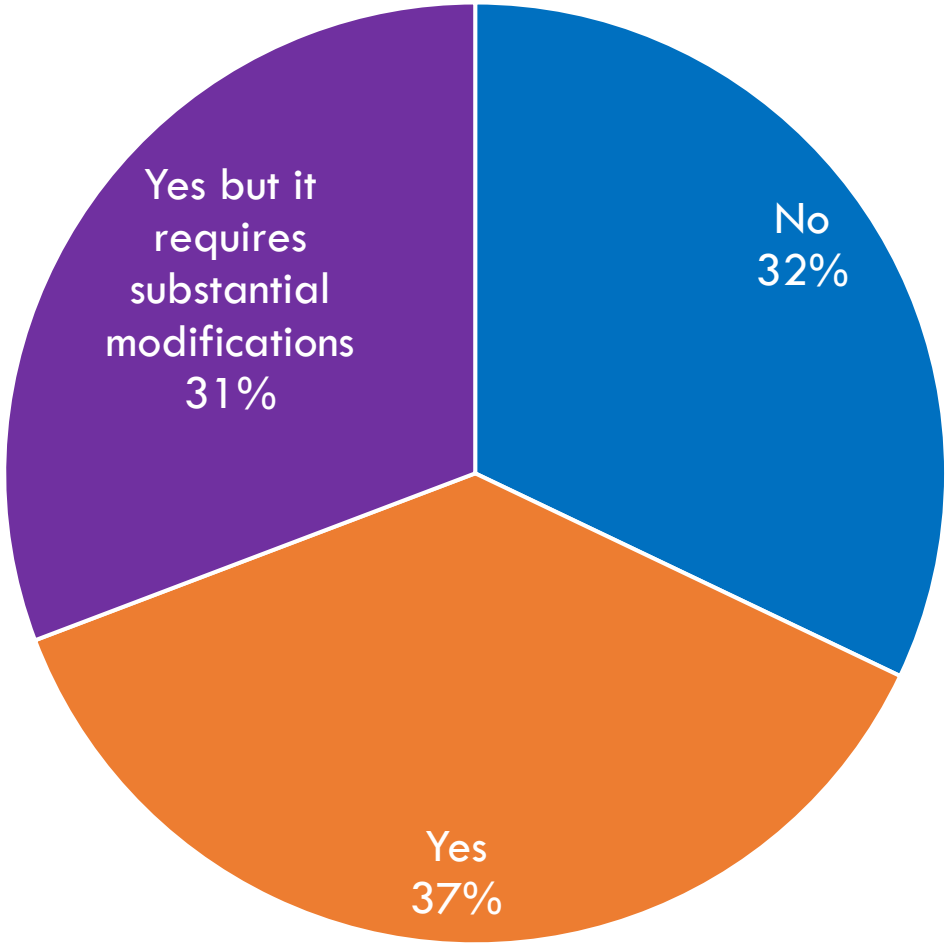
Q: If you are a senior (65+ years of age), what is your preferred long-term housing arrangement?



*43% of respondents that preferred to age-in-place reported that their home was not suitable or required substantial modifications for increased needs related to aging.

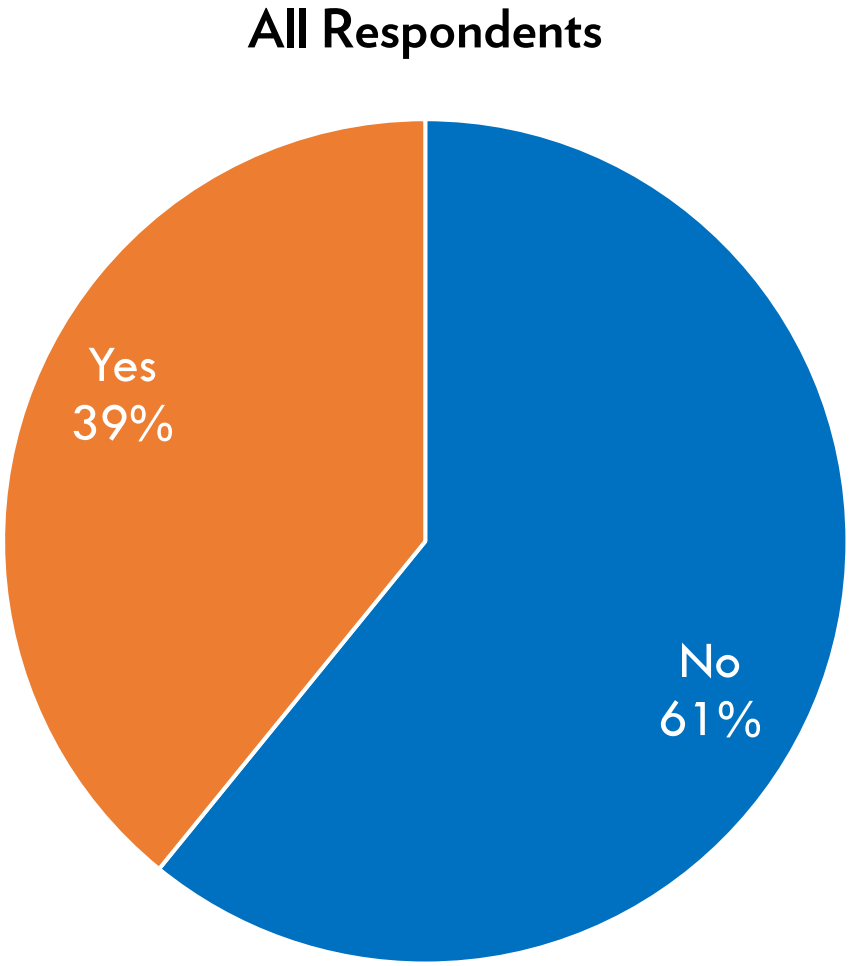
NEEDS FOR SENIORS:

Q: Is your current home suitable for increased needs related to aging?



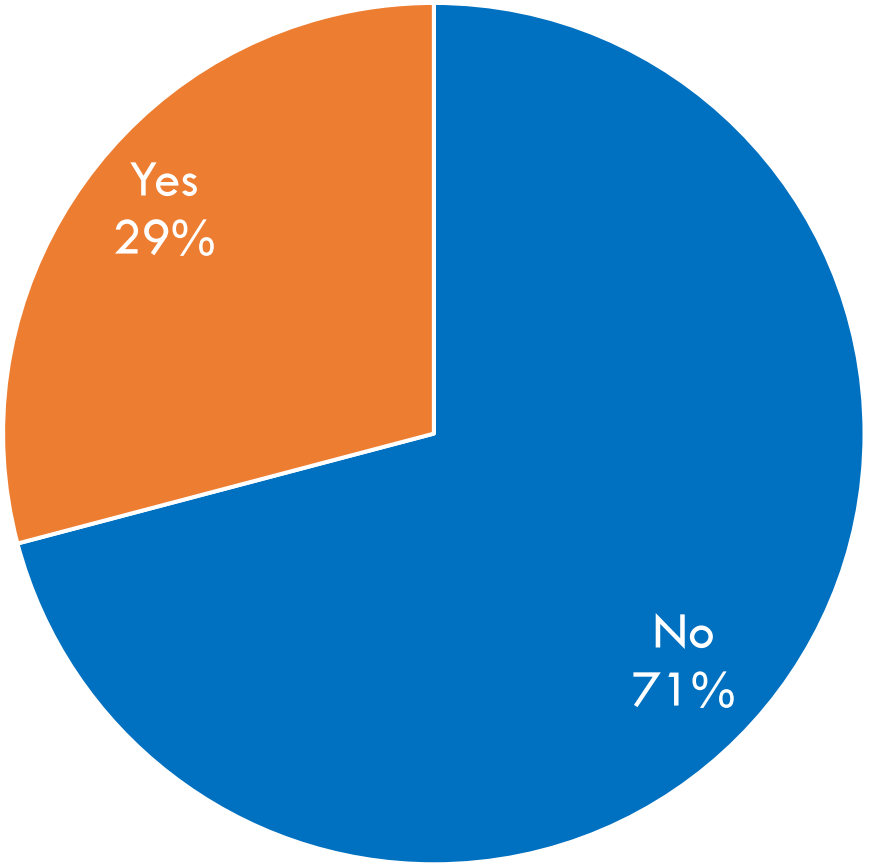
HOUSING INSECURITY:

Q: In the past five years, have you experienced difficulties paying for food, healthcare, childcare, or education expenses because of high housing costs?

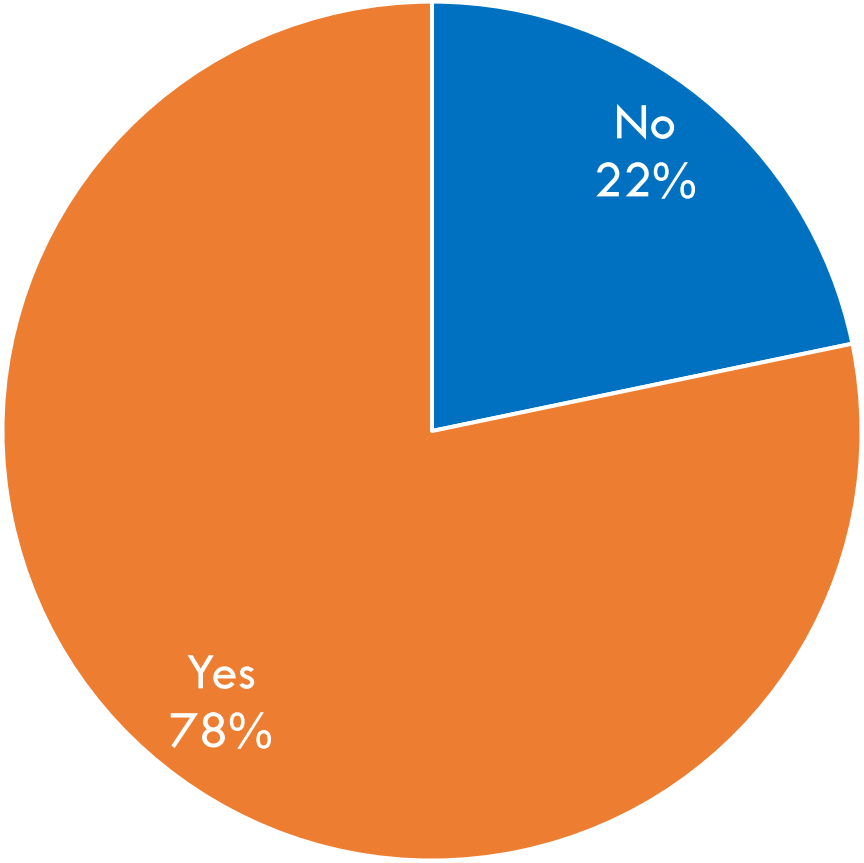


Q: In the past five years, have you experienced difficulties paying for food, healthcare, childcare, or education expenses because of high housing costs?

Homeowners

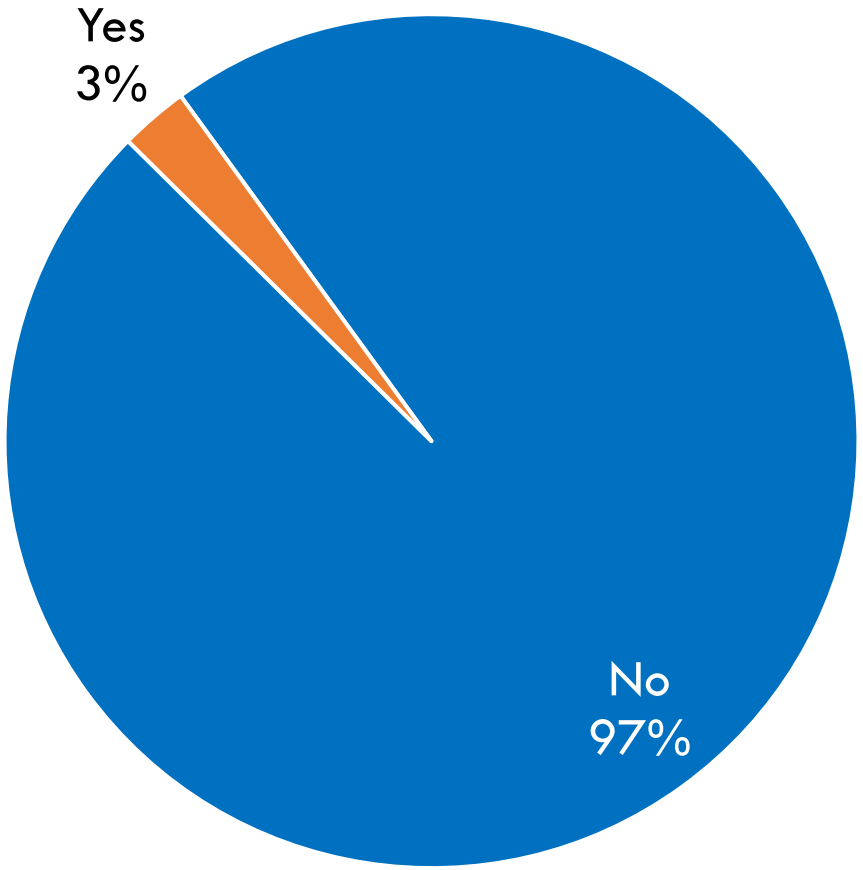


Renters

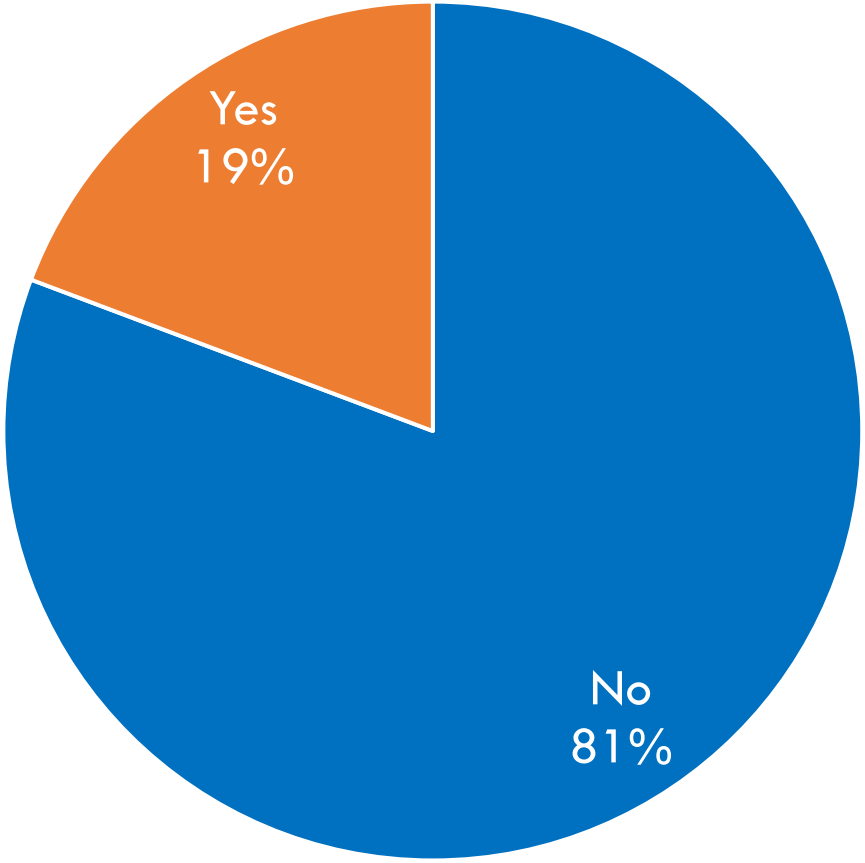


Q: In the past year, have you had to live with any extended family members or non-family acquaintances?

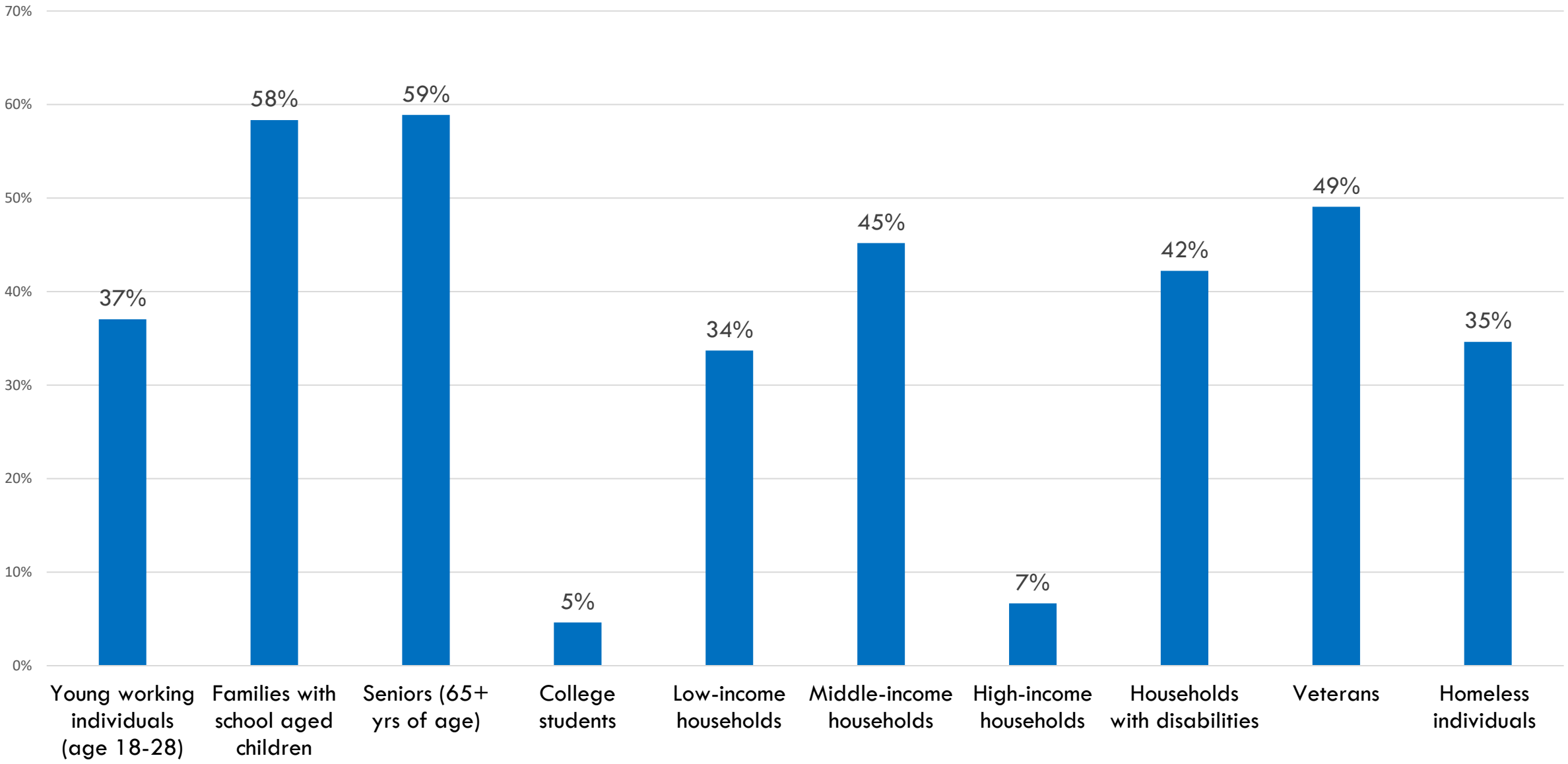
Homeowners



Renters/Staying with Friends and Relatives



HIGH PRIORITY BY HOUSEHOLD TYPES



IDEAS FOR ACTION

Q: What can the county or state governments do to improve housing accessibility for Genesee County residents of all life stages?

TOP RESPONSES

- **Increase the Quality and Quantity of Available Housing:** Develop diverse housing options to meet the needs of all income levels, ensuring both the availability and quality of housing improve.
- **Make Home Ownership More Accessible:** Simplify the home-buying process and offer more assistance programs to help individuals and families purchase homes.
- **Provide Supportive Housing for Mental Health Needs:** Expand housing options with necessary support services for individuals with mental health challenges, addressing the issue of homelessness among this group.
- **Offer Grants for Home Improvements:** Provide grants to middle-income homeowners for home repairs and upgrades to enhance neighborhoods and increase property values.
- **Attract Stable Jobs:** Bring more stable and high-paying jobs to the area, particularly in high tech industries, to support economic growth and housing affordability.

TOP RESPONSES

- **Support Income Assistance Programs for Middle-Income Families:** Implement more income assistance programs targeted at middle-income families to help them afford housing and maintain their living standards.
- **Encourage Multi-Family Housing Development:** Facilitate the development of multi-family housing units, such as duplexes, and educate the public on the benefits of such housing to create affordable options for working-class residents.
- **Encourage Renovation and Safety Upgrades:** Promote and support the renovation of existing homes to improve accessibility and safety, particularly for seniors and people with mobility issues.
- **Increase Market-Rate Housing:** Invest in and promote the development of market-rate housing to balance the housing market and reduce the dominance of low-income rental properties.
- **Lower Property Taxes and Living Costs:** Work towards reducing property taxes and other living costs to make homeownership and renting more affordable for all income levels, especially middle-income families.

QUESTIONS/DISCUSSION

INTERIM REPORT & SURVEY RESULTS PRESENTATION

MAY 21, 2024

URBAN PARTNERS
Community & Economic Development
Philadelphia, PA • Charleston, SC