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APPENDICES

Appendix A: Municipal Survey Instrument and Results

Appendix B: Community Organization Survey Instrument and Results

Appendix C: Public Notices and Hearing Materials

Appendix D: Planning Document Synopsis



Allegany County 2007-2012 HUD Consolidated Plan

This document includes information focused on priorities and activities in the areas housing, community development and economic development. It is formatted, using the US Department of Housing and Urban Development (HUD) Consolidated Plan Guide, which calls for narrative responses to specific questions which grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS, and Emergency Shelter Grants Programs are required to address.

The guiding statements and questions at the beginning of each primary section are paraphrased from those in the HUD optional format.

GENERAL

A. Executive Summary

Include the objectives and outcomes identified in the plan and an evaluation of past performance.

This document updates a HUD Consolidated Plan that was developed and adopted by the Allegany County Board of Legislators in 1999. It is optional for rural counties, towns, and villages to create their own HUD Consolidated Plans. Allegany County has found it to be advantageous to have such a plan, which contains county-specific information, versus the alternative of being one of many jurisdictions included in the State HUD Consolidated Plan.

The content of this document has been selected based upon its usefulness in providing the reader with:

- a picture of the county and its citizens, in the General Section
- information about the manner in which the Plan has been developed, how citizens can participate, and the process for monitoring and updating it, also in the General Section ; and
- county, town, village, and community organization information and public input related to HUD programs and program goals, in the Housing, Homeless, and Community and Economic Development Sections; and
- references, throughout and in attachments and appendices, to assist the reader in further research, including website links.

It is intended that the Allegany County HUD Consolidated Plan 2007 (Plan) is broad-based enough to encompass the needs of each Allegany County community and yet specific enough that it is a useful tool for planners and developers at all levels of government and in a wide variety of agencies.

The Plan document provides information designed to guide actions related to:

- structurally sound and affordable housing for all, particularly those with low-moderate incomes and those with special needs,
- the prevention of homelessness and the housing of those who have become homeless
- the quality of and access to public facilities and services,
- community safety and vitality,
- infrastructure necessary to accomplish selected community and economic development goals, and
- economic development that creates opportunities for self-sufficiency and income security for all citizens.

In order to enhance this document's usefulness, charts and maps are inserted in the narrative, added as attachments to the pertinent Plan section, or included in the Appendices, at the end of the document. Data for municipalities, when available, is either included or referenced, allowing the reader to access the information required in order to make determinations, such as where the greatest need is likely to exist, where resources are currently located, and where there are opportunities to address evident needs, including those that transcend geographic boundaries.

It was anticipated that the 1999 Allegany County Consolidated Plan would be updated annually; however, this did not occur. Therefore, much of the information contained within that document is outdated and citizens have not had the opportunity to periodically provide input related to priorities, except as input is called for in relation to specific programs.

For this 2007-2012 Plan, the Allegany County government has assigned oversight to the Allegany County Planning Board. The way in which the planning process will be managed is included in Subsection D of this General Section. Adherence to the process will ensure that annual opportunities for input and updates of information will occur.

B. Strategic Plan

MISSION

Allegany County, New York, is committed to taking the actions necessary to ensure a safe and vital living environment and economic opportunity for all who live within its borders. To these ends, this strategic planning process will be a significant part of a dynamic, comprehensive, county-wide planning approach, which mission is to establish and maintain means by which the quality of life of its citizens is preserved and enhanced.

CONTEXT

This Plan has been developed within the context of the US Department of Housing and Urban Development's (HUD's) Program Goals, which are as follows:

- Decent Housing- - which includes:
 - assisting homeless persons to obtain affordable housing;
 - assisting persons at risk of becoming homeless;
 - retaining the affordable housing stock;
 - increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
 - increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
 - providing affordable housing that is accessible to job opportunities.

- A Suitable Living Environment- - which includes:
 - improving the safety and livability of neighborhoods;
 - eliminating blighting influences and the deterioration of property and facilities;
 - increasing access to quality public and private facilities and services;
 - reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
 - restoring and preserving properties of special historic, architectural, or aesthetic value; and
 - conserving energy resources.

- Expanded Economic Opportunity- - which includes:
 - job creation and retention;
 - establishment, stabilization, and expansion of small businesses (including micro-businesses);
 - the provision of public services concerned with employment;
 - the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
 - availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
 - access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
 - empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

APPROACH

The portions of this document that set forth strategies, goals, and action plans have been drawn from other planning documents, some adopted, but some not. It is anticipated that the content of this Plan will assist the county, towns, villages, and community organizations in formalizing their strategies, goals, and action plans in the covered areas.

This Plan focuses on:

- providing available data and other needs indicators;
- presenting priorities, as determined from surveys and other input;
- describing issues, and identifying obstacles and challenges;
- identifying available resources, and noting service gaps or obstacles; and
- indicating strategies, goals, and planned actions, when those have been proposed or developed within this or another planning process.

C. General Questions

1. Describe the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

ALLOCATION OF RESOURCES

It is not the intent of county government, in developing and adopting a HUD Consolidated Plan, to direct or deter the allocation of resources to any of the county's municipalities, special districts, or authorities. Rather, it is county government's intent to gather and present data, information from previous and ongoing planning efforts, expertise from a wide variety of sources, and input from the public so that a solid foundation is laid for resource allocation decisions.

The following information is presented in order to provide the reader with a general understanding of Allegany County and the towns and villages within its borders.

a. Location and Population

Allegany County, New York, located in the southwestern tier of the state, with the southerly edge bordering Pennsylvania, is one of the smallest of New York State's counties, as measured in total population. From the standpoint of land area the county is substantial, with 670,000 acres; 61% (408,000) of which are classified as some type of commercial forest, including State-owned forests. The County has extensive, attractive, hills, valleys, and wooded areas. Most of the hills are over 2,000 feet above sea level. The only higher peaks in New York State are in the Adirondacks and Catskills.¹

¹ Allegany County Planning Board A Study of Potential Recreational and Industrial Development in Allegany County New York

According to 2000 census data, the total population is counted to be 49,921, a 1.1% decrease in population since the 1990 census figure of 50,470. The Census Bureau 'Annual Estimates of Resident Population, U.S., New York State and Counties, April 1, 2000 to July 1, 2006', released April of 2007, estimates a gain of 340 residents, or .68% during the reporting period, to 50,267, nearly back to the 1990 population level. The 'Components of Change' report for the same period shows 3,390 births and 2,984 deaths for a natural increase of 406, indicating a net in-migration of 66 individuals or an in-migration rate of .13% between April 1, 2000 and July 1, 2006.

There are no cities in Allegany County, although the Village of Wellsville is pursuing city status. The Town of Wellsville, including the Village, has 7,477 citizens, based on 2005 Census estimates. Other villages of significance, in terms of population, with 1,000 or more inhabitants, are Cuba, Alfred, Angelica, Bolivar, Andover, and Belmont; the latter being the County Seat. Population data for Allegany County and each of its towns follows.

The most significant changes in population over time have been the increase in the number of older citizens, particularly those aged 80 or more and the decrease in children, aged 0 to 17. From 1980 to 2000, a time in which the overall population fell from 51,742 to 49,927, the number of citizens over 80 years old rose from 1,295 (1980) to 1,753 (1990) to 1,956 (2000). As of 2000, 7,000 of the county's citizens, or 14.0% of the population, compared to a 12.4% national average, were 65 years of age or over, with 3,748 citizens being between the ages of 65 and 74; 2,328 between the ages of 75 and 84; and 924 age 85 and over. During the same period, the number of those under 18 years of age fell from 14,639 (1980) to 12,999 (1990) to 12,194 (2000). The percentage of the total county population under age 18 fell from 28.29% in 1980 to 24.42% in the year 2000.²

Attachment 1, found on page 23, at the end of this General Section, shows "Population by Age Cohort, 1960-2000", as extrapolated by the Southern Tier West Regional Planning and Development Board and printed in their Statistical Abstract.

There are few minority residents; they, in total, comprise only 3% of the population, with no single minority group comprising more than 1%. Seneca Oil Springs, a small portion of the Seneca Nation of Indians' territories, is located on the western edge of the county. Fewer than 10 Native Americans reside within its borders, which also contain a county-maintained park, where the site of the first oil discovered in America is commemorated.

The following chart shows households in Allegany County, by household type, from the 2000 Census:

² 2006 Southern Tier West Region Statistical Abstract, p. 43

Households by Type

Household Type	Number	Percentage
Total households	18,009	100.0%
Family households	12,189	67.7%
With own children under 18	5,681	31.5%
Married-couple family	9,761	54.2%
With own children under 18	4,139	23.0%
Female householder, no husband present	1,619	9.0%
With own children under 18	1,046	5.8%
Non-family households	5,820	32.3%
Householder living alone	4,691	32.3%
Householder 65 and over	2,044	11.3%

b. Towns, Villages, Special Districts and Educational Institutions

Allegany County is comprised of 29 towns and 10 villages. 5 of 10 villages and 10 of 29 towns have Planning Boards. 4 villages and 4 towns have comprehensive/master plans. 6 villages and 6 towns have zoning regulations.³ In municipalities without Planning Boards, the planning and development functions are directly addressed by the Village or Town Board, as the case may be. In certain of the county's municipalities there are special districts: 25 fire protection districts, 14 lighting districts, 10 sewer districts, 13 water districts and 1 refuse and garbage district.⁴ There are 5 National Register Historic Districts in the County, in Alfred, Angelica, Canaseraga, and Cuba.

There are 12 school districts and several institutions of higher learning located in Allegany County. These are Alfred University, which is a private university, within which is located the New York State University College of Ceramics; the College of Technology at Alfred and its School of Applied Technology in Wellsville, part of the State University of New York; and Houghton College, a private college located in Houghton, N.Y.

c. Resident Income

Although a location which has considerable assets, Allegany County is also, historically, one of the poorest counties in New York State, with a per capita income, in 2003 of \$19,660, which is 55.4% of the statewide per capita income⁵ and a 2000 median family income of \$38,580.⁶ Allegany County is usually ranked as one of the 3 poorest counties in New York State.

³ 2004 Land Use Planning and Regulations: A Survey of New York State Municipalities, New York State Legislative Commission on Rural Resources, July 2004

⁴ Comptroller's Special Report on Municipal Affairs for New York State, 2002

⁵ 2005 Southern Tier West Region Statistical Abstract

⁶ Empire State Development Geographic Area Profile

Although its 2004 census estimate for numbers of citizens in poverty is less than 1% above the New York State average, 15.1% compared to 14.5%, the comparison looks quite different when data is compared between Allegany County and all other New York State Counties outside the metro New York City area, known as “rest of state” data. For example, in 2003 the Allegany County child poverty rate was 20.4% compared to a “rest of state” rate of 13.5%.⁷2000 census data shows that, based on 1999 income, 72.8% of Allegany County’s 18,056 households had a household income less than \$50,000.

Attachment 2, found on page 24 of this General Section, contains a map of per capita incomes and household poverty rates, by county, town, and village. The household poverty data is used because it excludes the significant student populations of the Alfred, Houghton and Wellsville areas.

d. Employment and Wages

The average unemployment rate for Allegany County tends to be 1 or 2 percentage points above the New York State average. In March 2007 the Allegany County unemployment rate was 6.0% compared to a 4.9% rate for the western region of New York State, of which the county is a part; 3.9% for the “rest of state”, counties outside New York City; and 4.3% for the state as a whole. In addition to the impact of having an historically higher unemployment rate than most of the rest of New York State, Allegany County has depressed wages, comparatively, in all but one industry sector, that being construction. This contributes, on the down side, to high poverty rates but on the up side for certain business development, in that some employers are able to offer a wage seen as desirable by Allegany County workers, but which is low compared to wage demands in other locations.

e. Economic Development

There are several driving forces for economic development of the county including, at the regional level, Southern Tier West Regional Planning and Development Board and, at the county level, the Allegany County Board of Legislators, Allegany County Planning Board and the Office of Development, as well as other governmental offices. In addition, a grassroots effort, with representation from business, education, government, and concerned citizens, “The Committee of 44”, has done significant work creating a vision, defining goals, and identifying action steps needed to reach them. A number of towns and villages have also established economic development strategies. Cornell Cooperative Extension of Allegany and Cattaraugus Counties has been a force for agribusiness development and ACCORD Corporation, for the creation and administration of the Empire Zone program and for entrepreneurial assistance and small business development, particularly for those with low and moderate incomes and women and minority business owners. The Soil and Water Conservation District assists agribusinesses and with projects in which issues such as environmental impact are concerns.

⁷ Kids’ Well-being Indicators Clearinghouse

Among the sites identified for business growth and development are:

Existing

- Friendship Empire Zone locations
- Cuba Industrial Park
- Wellsville Airport Industrial Park
- Sugar Hill Industrial Park
- Ceramic Corridor Incubator
- Swain Ski Resort

New/Future

- Sites along the I-86 Corridor, including the I-86 Exit 30 and State Route 19 crossroads
- Empire Zone identified “regionally significant manufacturing projects”, including the former Tracewell site north of Cuba
- Canaseraga Watershed
- Belfast industrial development site
- Alfred-Almond, Wellsville-Scio and Houghton-Fillmore Corridors
- Brownfield sites, including the 5-acre Friendship Foundry site⁸

Allegany County contains a long-standing Empire Zone. “The Applicant Community, the Town of Friendship, was determined as categorically eligible for participation in the Empire Zone (EZ) program and received designation on July 27, 1994. The Town of Friendship has a population of 1,927 as of the 2000 census with 21.5% of the population living below the poverty line. For this poverty reason, in 1994 Friendship qualified for designation as a Census Tract Zone now known as an Investment Zone.”⁹

The Town of Friendship remains the core community of today’s Empire Zone program in Allegany County. There are currently 4 designated areas in the county including:

- Friendship East, encompassing county Road 20 from Friendship to Amity to the I-86/State Route 19 Crossroads Development Area. Allegany County, the Town of Friendship and the Town of Amity have passed resolutions in support of an inter-municipal sewer and water district to support development here.
- Wellsville Town and Village, State Route 417, within which several zone-certified businesses exist, as do sewer, water, utility, and transportation infrastructure and parcels of open land.

⁸ From the (Allegany County) Development Plan 2001: Re-worked November 2006 and Empire Zone consultation

⁹ The History of the Friendship Empire Zone

- Cuba Town and Village, from a pre-existing village zone and westward along County Route 466 and northward across Interstate 86 and State Route 305, within which there is a mix of zone-certified businesses and locations for the development of business sites.
- Friendship West, at Interstate 86, Exit 29, including previously designated prime land, a 'shovel ready' 22 acre industrial site and existing infrastructure to support business development.¹⁰

ACCORD Corporation, the County's Community Action Agency, administers the Empire Zone program in conjunction with county, town, and village governments, providing incentives and services to new and growing businesses. The businesses, in turn, provide economic opportunities for area citizens.

The COMMUNITY AND ECONOMIC DEVELOPMENT Section of this Plan, which begins on page 84, provides more detailed information about development needs, priorities, resources and issues, including information on services available to support entrepreneurship and small business development, including access to capital, a high priority for many Allegany County communities and the County as a whole.

Attachment 3, found on page 25 of this General Section, contains a map showing Empire Zone designated areas, I-86 Exits and existing development sites.

f. Housing

Housing data also show significant differences between Allegany County and New York State as a whole. For example, 73.86% of housing units are owner-occupied compared to 52.99% statewide. Median gross rent is \$423 compared to \$672 statewide and mortgages average \$734 compared to \$1,357. Housing unit values are also considerably lower than is the case in the state as a whole, with the median being \$51,300 compared to \$147,600.¹¹ Although these data appear to show that housing stock is more affordable in Allegany County than is generally the case in New York State counties, the comparatively lower rents are offset by lower wages. See the HOUSING and HOMELESS Sections of this Plan for data and analysis of housing needs, priorities and resources.

2000 Census data show that Allegany County, as with New York state as a whole, has a high percentage of housing units that were built prior to 1940. Allegany County's housing stock includes 37.7% of its housing units that were built prior to 1940, compared to 31.23% statewide. This translates to 9, 244 housing units, as of the 2000 Census, that were 60 or more years old. Allegany County's median year built is 1959, compared to 1954 statewide.

¹⁰ Friendship Empire Zone 2005 Redesignation Development Plan

¹¹ 200 Census of Population and Housing, as printed in the 2006 Southern Tier West Region Statistical Abstract

Of the 24,505 housing units in Allegany County in the year 2000, 18,009 (73.5%) were occupied and 6,496 were vacant. Of the vacant units 4,885 (19.9% of all housing units) were listed as seasonal, recreational, or occasional use units.

3,569 of the 24,505 housing units (14.6%) were considered 'urban' and 20,936 (85.4%) as 'rural' in the 2000 Census.

Growth in # of Housing Units, by Type

Type	1970	1980	1990	2000
Single Unit	11,806	13,151	14,790	16,460
2-4 Units	1,927	2,191	2,042	2,108
5 or More Units	383	768	756	954
Mobile Homes	849	1,878	4,363	4,548
TOTAL	14,967	17,988	21,951	24,505

The Census Bureau estimates that, between the 2000 Census and the end of 2006, Allegany County gained 351 housing units; so that the total estimated units in 2006 are 24,856.

There is no public housing in Allegany County. There are, however, 270 housing units assisted by HUD and other sources of public funds, according to information on the NYS Department of Housing and Community Renewal website.

The HOUSING Section of this Plan, which begins on page 27, provides detailed information about the status of housing in Allegany County, including needs, priorities, resources, and issues.

Attachment 4, found on page 26 of this General Section, maps the locations, by town or village, of housing that is supported through HUD or other public funds, by type/target population.

g. Health Care Facilities

Attachment 5, found on page 27 of this General Section, maps the locations of health care facilities and Allegany County Department of Health sites for the provision of education, prevention, and outpatient services to county residents.

h. Facilities for Seniors

Attachment 5, found on page 27 of this General Section, maps the locations of facilities designated as sites for the provision of services to seniors. In addition to current facilities and service locations, a significant resource is being developed in the Village of Cuba that will include independent and assisted living units, as part of a Cuba Memorial Hospital expanded focus on long term care for seniors.

2. Describe the basis for allocating investments geographically within the jurisdiction and the basis for assigning the priority.

The Plan does not reflect decision-making as to how investments will be allocated, except in cases where another planning process has led to such decisions for the county, one of its municipalities, or a community organization or network of organizations. It does provide comparative data from which conclusions can be drawn. The Plan also summarizes information about needs and priorities of the county, towns, villages and special subdivisions, such as Empire Zone communities and, where available, goals and action plans.

Municipalities and community organizations have been surveyed and have been asked to prioritize needs and, where applicable, to note goals and actions taken or planned in order to reach those goals. In addition, sets of questions have been posed and surveys distributed to those attending public hearings, in order to obtain input on needs and priorities from the perspective of concerned citizens, individually. The results of the Municipal and Community Organization and Public Hearing surveys are attached and labeled Appendix A, Appendix B, and Appendix C, respectively.

Throughout the document, survey content is incorporated, as is information from planning documents, planning sessions and public hearings. A list of reviewed planning materials is also attached. This is labeled Appendix D. This list is annotated, providing highlights of the issues, priorities and action plans contained within the document. Also, see the 'Citizen Participation' section, below, for more information about citizen input related to priorities.

3. Identify obstacles to meeting underserved needs.

Obstacles to meeting the needs of those identified as being underserved are varied, substantial in number and often complex, in that multiple barriers frequently come into play. Allegany County, among New York State's poorest, has high percentages of its citizens and communities that are in need of even the most basic services and little internal wealth available to address those needs. Interestingly, the high percentages may not translate into sufficient numbers to draw in external resources. In addition, rural communities such as Allegany County must routinely deal with regulations and funding source priorities that commonly are designed to focus on urban issues.

Obstacles related to specific housing, community development and economic development needs will be further delineated within the sections of those sections of the Plan. Following is a summary listing:

- Sparse population causing or contributing to:
 - Lack of scale required for operational efficiencies
 - Inadequate telecommunications
 - Inability to secure certain types of funding
 - Difficulty developing and maintaining public infrastructure and facilities

- Inability to provide community-specific services, such as youth centers, due to lack of numbers to develop and sustain the services in a particular community and difficulties in coordinating, operating, and accessing multi-community services
- Lack of access to capital for all types of developmental activities
- Lack of sufficient skilled and semi-skilled workers in the local labor force
 - Due to out-migration of skilled youth and young adults
 - Due to limited number of skilled jobs in the local economy
- Depressed wages/incomes and housing values causing or contributing to:
 - Limited tax base, in terms of real property value and in terms of wherewithal of taxpayers
 - High level of need for services in terms of percentage of the population
 - Inability of low-income households to reinvest in home repair, exacerbating the difficulties in establishing and maintaining safe and livable home environments
 - A disincentive to rehabilitate older homes or build new homes, in that the costs to do so are frequently more than the home value after completion
- Limited governmental capacity to carry out and/or sustain planned actions
- Limited land use management and use of other tools available to ensure properly planned revitalization and development
- Sheer numbers of unsafe, dilapidated residential and commercial buildings
- Regulatory and financial feasibility obstacles for rural areas such as Allegany County. Certain state and federal regulations place undue burden on rural communities, businesses and organizations, at times resulting in an inability to provide needed services, or creating growth and development disincentives.
- Unfunded mandates, particularly passed down from the state to the local level:
 - Increasing the tax burden
 - Drawing resources from locally determined priorities in order to meet state and/or federal demands

D. Managing the Process

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the Plan.

The Allegany County Board of Legislators is responsible for, and has made a commitment to, the development of a countywide comprehensive planning process, which will address a broad array of countywide priorities. This governing body of Allegany County, comprised of 3 elected representatives from each of 5 legislative districts, has caused the Plan to be undertaken, with the intent that it will be a significant portion of a comprehensive planning effort.

The Board of Legislators has assigned oversight of the Plan development to the Allegany County Planning Board and has contracted with ACCORD Corporation, Community Action Agency and administrator of a variety of housing, community development and economic development programs, to take the lead in developing the Plan.

ACCORD Corporation is the administrator for many countywide HUD programs, as well as a number of State-funded housing and community development programs. In addition to ACCORD Corporation, there are 3 Rural Preservation Corporations in the County that administer HUD and related state-funded programs within their designated geographical areas. These are Alfred Housing, Inc., Cuba Community Development Corporation, and Andover Preservation Corporation.

The County Office of Development is a partner in Plan development and will be responsible for administering most programs covered by the Plan for which the County is grantee. The Allegany County Department of Health is responsible for administering lead-based paint programs in the County and has been consulted related to lead-based paint issues.

The county's municipalities, individually or jointly, may be administering HUD grants. Their priorities are a major focus of this planning effort.

2. Describe the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Following are the primary steps taken in developing this Plan:

- a. Preliminary discussions with: Allegany County Board of Legislator's Chair; Allegany County Planning Board Chair; County Office of Development Director; Allegany County Board of Legislator's Ways and Means Committee, with the ACCORD Corporation Executive Director
- b. ACCORD Corporation information gathering: Deputy Executive Director; Housing Division Director; Empire Zone Director; Allegany Business Center/Community Development Services Corporation Director; Youth Services Director with Plan Writer
- c. Office of Development and ACCORD Corporation meeting with GIS Specialist, Alfred University regarding data and mapping
- d. Survey of municipalities covering community development, economic development and housing needs
- e. Progress report to and consultation with the Allegany County Planning Board
- f. Survey of community organizations covering primary topics, but with a focus on populations with special needs
- g. Consultation with Health Department Deputy Director regarding Lead-base Paint data and issues
- h. Public Hearing 1: Present purposes, approach, time frame, upcoming actions, describe opportunities for review and comment, pose questions, receive and responds to comments
- i. Send Plan section first drafts to ACCORD Corporation Directors and Planning Board members for guidance
- j. Send municipal survey results out to municipalities and Planning Board members for review/comment
- k. Directly interview community organization leaders

- l. Develop and distribute a Plan Summary along with an invitation to Public Hearing 2.
- m. Publicize Public Hearing 2 and a 30-day comment period following the hearing date.
- n. Distribute the Plan Final Review Draft to offices and libraries. Post the Final Review Draft to websites.
- o. Conduct Public Hearing 2: Review content. Hear comments. Distribute a brief survey to elicit additional comments.
- p. Add a description of public input to the Plan and revise the Plan in accordance with public comment.
- q. Submit the Plan Final Version to the Allegany County Planning Board and the Allegany County Board of Legislators for adoption.

There are several county-wide Boards focused on one or more aspects of community and economic development, comprised of appointees who volunteer their time and expertise. These include the County Planning Board, Industrial Development Agency, Development Advisory Board, Friendship Empire Zone of Allegany County Administrative Board, Cornell Cooperative Extension of Cattaraugus and Allegany Counties Board, Soil and Water Conservation District Board, Resource Conservation and Development Board and a Tourism Citizens Advisory Committee.

At the regional level, the Southern Tier West Regional Planning and Development Board and the Cattaraugus-Allegany Workforce Investment Board play significant roles in planning for economic, community and workforce development of Allegany County.

Data and planning materials from these organizations has been used in preparing this document and each has been invited to comment on the Plan content.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

In addition to surveying of a broad range of organizations that have interest in one or more component of the Plan interviews and/or email Q and A were held with:

- Thomas Hull, Deputy Director, Allegany County Department of Health, related to lead-based paint hazards.
- Patricia Schmelzer, Commissioner, Allegany County Department of Social Services, related to anti-poverty strategies, services for youth and the aging, and housing and services for individuals and families with special needs.
- ACCORD Corporation Division Directors ACCORD Corporation's Executive Director, Deputy Executive Director, Empire Zone Director, Business and Community Development Director, Housing and Facilities Director and Youth Services Director have been involved on an ongoing basis with the development of the Plan. In turn, these individuals have working relationships with a wide range of representatives from community organizations and have considerable insight into the needs of Allegany County citizens.

E. Citizen Participation

PARTICIPATION IN THE PLANNING PROCESS

Participation has been sought from:

- municipalities, in the form of a survey and by conducting a review of available planning documents. The municipal input highlights are contained in the Plan Summary at the beginning of this document. The survey results are found in Appendix A and the annotated planning document list is found in Appendix D.
- a wide range of community organizations (including those concerned with community and economic development; representing businesses; providing health and human services; and faith-based organizations), in the form of a survey, direct mailing of public hearing notices and, in some instances, personal interviews. Highlights of community organization input are contained in the Plan Summary at the beginning of this document. The survey results are found in Appendix B.
- the general public, through public hearing notices, radio/public service announcements and through ACCORD Corporation's widely distributed newsletter. A summary of public comments is contained later in this General Section, Subsection C of the Plan.

Public hearings are held at handicapped-accessible locations in the early evening, to accommodate working individuals, in Belmont, the county seat, which is central to the county, geographically. One of the Planning Board member review comments was to ensure that the hearing is held in daylight hours, to accommodate those uncomfortable with night time driving, and this is being done. Notices include information about the handicapped-accessibility of the location. Public hearing notices are placed in the local media a minimum of 2 weeks prior to the date of the public hearings.

Organizations and attendees at public hearings receive a list of questions and information about HUD programs and goals in advance or when entering the hearing, which are designed to encourage participation and to assist participants in providing their priorities and their concerns.

The Plan Review Draft is made available at Allegany County and ACCORD Corporation offices, libraries throughout the county and online at the Allegany County, ACCORD Corporation, Allegany Business Center and Allegany-Steuben Healthcare Network websites. Summaries of the Plan are mailed directly to municipalities, community organizations, members of boards of directors of related organizations and requesting citizens.

Citizens are encouraged via public service announcements, through community organizations, and at the website locations, to attend public hearings, review the summary or full draft and to submit comments. A minimum of 30 days will be provided for public comment prior to finalization and submission of the Plan.

1. Provide a summary of citizen comments or views on the plan

a. First Hearing The first Public Hearing was held at 5:00 p.m. on May 10, 2007. In addition to the ACCORD Corporation Executive Director and the Contractor assisting with Plan development, the ACCORD Corporation Business and Community Development Director and the Town Supervisor from the Town of Allen attended. The Hearing was formally opened at 5:11 p.m. The ACCORD Corporation Executive Director gave an overview of the process. Handouts with questions to assist with content and a list of planning documents identified for use in the process were distributed. These are found at the end of this document and labeled Appendix C and Appendix D, respectively.

The attendee indicated that the town is currently working with Cuba Community Development, through a CDBG grant, to identify housing that should be condemned. Code enforcement is an issue, particularly since there is a new state law on code enforcement that does not allow grandfathering in older houses or other structures when doing inspections. They are finding that about ½ of the housing should be condemned or repaired to bring the housing unit up to code. This is a dilemma because there are insufficient resources to repair these properties and also, with many, the repair cost would exceed the value of the housing and, therefore, grant funds cannot be used.

Other issues:

- Lack of infrastructure to support the development of senior housing, which the town looked into, as a need.
- The town is so sparsely populated that public water and wastewater systems are not feasible.
- There is a need for mobile home replacement.
- Telecommunications infrastructure is lacking. High speed internet access could assist with microbusiness development. A house to house loop is being considered.
- Businesses in the town include dairies, campgrounds, pancake house, timber. Niche farming was discussed.

The township represented is a member of a group, NEACC, of northeastern Allegany County towns that are working together on community and economic development, including shared services. These towns are Allen, Angelica, Birdsall, Granger and Grove.

The hearing was closed at approximately 6:00 p.m.

- b. Second Hearing The second Public Hearing was held at 5:00 p.m. on July 5, 2007, at the Allegany County Office Building in Belmont, New York. In addition to the ACCORD Corporation Executive Director and the Contractor assisting with Plan development, the Town Supervisors of the Towns of Allen and Ward, and the Executive Director of the Friendship Empire Zone of Allegany County attended. The Ward Town Supervisor is also the Executive Director of the Allegany County Soil and Water Conservation District. The Hearing was officially opened at 5:10 p.m.

Handouts, found in Appendix B, were distributed. These included an Agenda, Plan Summary, Plan Table of Contents, and a Summary of HUD Programs and Program Goals. There were questions and discussion related to HUD and related programs. A brief history of Plan development and purposes was presented and there was a short discussion of ways in which the Plan can be accessed, electronically and in print. Attendees were advised of the intent to update the Plan on the ACCORD Corporation website, based on community input during the 30 day comment period from July 6, 2007 through August 6, 2007. It was also noted that maps, as attachments to the General Section of the Plan are expected to be available around July 15, 2007.

Among the needs noted were upgrading (repair or replacement) of public facilities in a number of the county's townships, including town buildings and water and/or wastewater systems; the fact that infrastructure, such as public water and wastewater facilities are not feasible in the most sparsely populated areas of the County; environmental impact arising from development activities, and the needs, throughout the County, for more employment opportunity and improved access to capital and credit.

A question was posed about whether there is homelessness in Allegany County. The type of homelessness varies from that which is found in urban areas. It was noted that youth who have no permanent home, is a priority homeless population, along with those who are seriously mentally ill, particularly related to their emergency needs.

None of the attendees, other than ACCORD Corporation representatives, had yet read through the Plan. The Contractor reviewed some of the significant demographics, including the increase in the numbers of elderly and extra-elderly and the decrease in the numbers of youth in the County; a dramatic decrease in those receiving financial assistance, but a parallel rise in supplemental benefits: Medicaid and Food Stamps; expansion of the labor force while total population remains stagnant, and a low unemployment rate, but significantly depressed wages, creating a situation where what should be affordable housing, due to lower comparative rents, is not, for many wage earners or receivers of disability or other benefits. Discussion of the implications of these and other data ensued. Concerns expressed included:

- The priority of increasing the emphasis on repair or replacement of mobile homes and an expectation that, due to the exponential rise in the numbers of mobile homes (849 in 1970 to 4,548 in 2000), this need will increase as time goes by. Later in the Hearing it was noted that mobile homes for second and later generations of farm families is not uncommon.

A suggestion was made that use of Rochester Institute of Technology remanufacturing technologies and local vocational expertise at Alfred State College might be used in some way to address this need.

- The extremely poor condition of housing stock and the need for finding strategies to address properties that should be condemned. (This issue is further discussed in the Housing Section of this Plan). It was noted that banks, as properties change hand will likely require upgrades or Certificates of Occupancy, or already do.
- High priority among communities for addressing neighborhood blight and a question as to varying interpretations of this concern, from ridding properties of junk, to removing or rehabilitating dilapidated housing conditions, to renovation or demolition of public, commercial or industrial sites, each a formidable challenge. It was suggested that either a supported small business that would send out crews to address deteriorating conditions, or a student group from BOCES and/or Alfred State College Applied Technologies to go into the community to assist.
- The variation in responses to surveys on the need for senior housing and data that shows consistent vacancies in some senior housing. The ACCORD Corporation Executive Director noted that funding sources require that a minimum of 24 senior housing units be built and that this is too many for the needs of many of our smaller communities. It was noted that input was closer consensus about the need for specialized senior facilities, such as independent living facilities and assisted living.
- Lack of turnkey business/industrial sites in Allegany County. Most sites, other than the Tracewell site north of Cuba, have issues, from poor state of repair to lack of infrastructure. Also noted was the Wellsville Airport site, for which, in a recent auction, there were no bidders meeting the minimum bid.
- A question about farmland protection brought responses that, in 2006, a Farmland Preservation Plan was completed, with Cornell Cooperative Extension as the lead agency, an additional question about the status of housing stock on farms, as well as an indication that census data show an encouraging growth of agribusiness since the mid 1990's, after decades of decline.
- Marketing, which is a current County focus, with a strategy currently being developed. Also, at the regional level, Buffalo Niagara Enterprise has taken a lead in regional marketing. ACCORD Corporation is a partner in that effort.

- Disaster preparedness. See Item 3. below.

The matter of finding means by which the County can grow and develop prosperity for its citizens was the final discussion. Support for small business development and infusing businesses and communities with capital were two strategies mentioned. Also, it was stated that each of the higher education institutions have assisted the communities in which they are located to prosper in greater measure than many other communities in the County.

Attendees were thanked, and encouraged to read through the document and provide further comment, after which the Hearing was closed, at 6:30 p.m.

2. Provide a summary of efforts made to broaden public participation in Plan development.

When developing the County's initial HUD Consolidated Plan, in 1999, a survey of municipalities was done, but not community organizations. During the 2007-2012 Plan process, a broad range of organizations that represent or provide services to a full spectrum of individuals and families with identified needs, including those with physical, mental and developmental disabilities, have been surveyed and invited to review and comment on the Plan. Municipalities, organizations and members of boards with related interests have received direct mailings for hearings and for comments.

In addition to direct consultation with community leaders, the internal expertise of ACCORD Corporation, through its Directors, who are involved in a wide variety of collaborative human service initiatives in the County and who directly administer youth, housing, community development, economic development, entrepreneurial assistance, and other related programs, has been utilized on an ongoing basis throughout the planning process.

A broader range of publicity and improved public access to the Plan Summary and Review Draft has also been a focus of 2007- 2012 Consolidated Plan development. This includes public service announcements and news articles, in addition to legal notices, availability of Plan documents in libraries and online, as well as in government offices and through ACCORD Corporation, which maintains offices in several locations throughout the county.

3. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Comments were received via the municipal survey and during Public Hearing II about emergency housing, from the standpoint of disaster preparedness, including location of designated emergency shelters and whether designated shelters have generators and other potentially needed equipment. It was noted at Public Hearing II that Head Start Centers are among those authorized to accept citizens during an emergency. Those commenting were advised that these concerns would be forwarded to the Office of Emergency Services.

4. Describe the jurisdiction's complaint procedure, to be used by those dissatisfied with the Plan process or content

Citizens who have a complaint about the planning process or the content of the Plan may advise ACCORD Corporation verbally or in writing, or both.

A verbal complaint may be made by contacting Amber Schroeder, Executive Assistant, at ACCORD Corporation, by phone, at 585-268-7605 extension 1033. Ms. Schroeder will direct the caller to the proper person to receive and respond to the complaint.

A written complaint may be made as an alternative to a verbal complaint or if a verbal complaint is not answered to the complainant's satisfaction. A written complaint is to be addressed to ACCORD Corporation, 84 Schuyler Street, PO Box 573, Belmont, NY 14813, Attention: Amber Schroeder.

The written complaint must contain, at minimum, the following information:

- Complainant's name, address and a telephone number where (s)he can be reached
- Nature of the complaint
- The remedy that the complainant is seeking
- Signature of the complainant

ACCORD Corporation will respond in writing to the complaint within 15 days of the date that it is received. The response will acknowledge that the complaint has been received and will provide information as to whether the remedy sought will be accomplished and, if it will, the response will say in what manner and within what timeframe. If the remedy sought will not be accomplished or only partially accomplished, the response will provide information as to why this is the case and may provide suggestions for otherwise addressing the concern. The complainant will also be afforded another opportunity to discuss the issue.

An unresolved complaint that is verbal will be requested in writing. A copy of an unresolved written complaint will be forwarded to the Allegany County Board of Legislators or its designee, along with a copy of the written response. Allegany County complaint procedures will, at that point, take effect.

F. Institutional Structure

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

Allegany County government has designated the Allegany County Planning Board, which has representation from all 5 legislative districts, as the body having oversight responsibility, with the Office of Development providing staff and office support.

In addition, in May, 2007 county government appointed members to an advisory board with responsibility to assist the Planning Board and the Board of Legislators in guiding a comprehensive planning process that meet NYS Department of State guidelines.

There are 39 municipalities, in addition to the county itself, that either are currently administering HUD and related grants to address priorities of their communities or may be in the future.

As previously indicated, there are a numerous non-profit agencies that administer HUD and related housing, community, and economic development programs and programs and services for individuals and families with identified needs.

There are a number of groups that are active in providing the structure needed to initiate and sustain collaborative efforts to meet specific priorities and needs, including:

- Unified Services, addressing a cross-section of human service priorities
- HEART, addressing homelessness and homelessness prevention
- Child Unified Services Committee, an offshoot of the Unified Services group, addressing needs of children and youth
- Allegany County Consortium on Domestic Violence
- Allegany County Community Services Single Point of Access Committee (SPOA), addressing needs of the mentally ill
- Allegany County Food Coalition, coordinating services of food pantries

Private industry is involved through participation on boards and planning groups, including the Committee of 44, Workforce Investment Board, Development Advisory Board, Allegany Community Development Services Inc. Board, the Empire Zone Administrative Board, and other boards advising governmental and non-profit agencies and guiding planning efforts.

2. Assess the strengths and gaps in the delivery system.

A considerable strength in the delivery system, particularly related to the non-profit sector, is the fact that collaboration is the rule rather than the exception. For the most part, Allegany County is not a competitive environment, in that there are few agencies and programs vying for dollars and most see the wisdom of pooling resources and collaboratively deciding upon which agency is best suited to lead a particular initiative.

Allegany County is a high need area and one with insufficient wealth to create and sustain the resources necessary to address many of the priorities that are identified when assessing available data. The lack of sufficient staffing and financial resources, specialized service providers (particularly in the health and mental health fields), and technology are cited as gaps in the service delivery system.

The lack of sufficient staffing and other resources is evident when taking a look at planning processes that have been undertaken in the past, some completed and some not, which have resulted in only limited success related to carrying out the tasks necessary to address priority concerns. On the positive side, these planning processes have brought together citizens, businesses, organizations and government representatives; have resulted in consensus building; and have identified priorities, some of which have been taken up and acted upon.

At the town and village level, there may be a gap in the institutional structure, in that there is no longer a functioning town and village association in the county. On the other hand, Town Clerks do meet on a regular basis and towns do come together in sub-county regions to address common needs and there are instances of multi-town shared planning and shared services.

G. Monitoring

Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects.

In the foreseeable future, each municipality, either directly or through a designated agency or organization, and each HUD program administrator or grantee, will separately monitor its housing and community and economic development projects.

Allegany County, as authorized by the Allegany County Board of Legislators, will cause this Plan to be updated annually. The annual update will include new data and program information and, when available, a summary of the Allegany County Comprehensive Plan. Citizens will be afforded opportunities to review and comment on the Plan updates prior to adoption, in accordance with the Citizen Participation section of the Plan.

H. Priority Needs Analysis

Priority needs have been determined from the following sources:

- Survey of municipalities
- Survey of community organizations
- Consultations with program managers
- Program-specific data
- A Housing Market Analysis (See Housing Section B)
- Previous planning processes
- Citizen participation

APPENDIX D, in the reference section at the end of this document, gives a synopsis of needs and priority listings from former planning processes.

The only ranked priorities are those from the surveys of municipalities and community organizations, completed between March and May, 2007. Many of the tables, divided by topic (housing, community development, and economic development) that provide survey responses are imbedded in the appropriate section of the Plan. In addition, issues and priorities from various sources, a number of which do list high level needs, are referenced throughout the document.

Within the Homeless Section of the Plan, which begins on page 67, priority needs that have been identified by HEART, the Continuum of Care consortium are presented.

APPENDICES A and B, found at the end of this document, contain the survey instruments, all charts of responses, and a list of all comments for the Survey of Municipalities and the Survey of Community Organizations, respectively.

Following is a table showing the percentage of those responding who rated the issue a 'high priority'. A priority ranking number is also shown. In the case of responses from municipalities between 22 and 27 of the 30 towns and villages that responded to the survey, responded to the question from the standpoint of a town or village need. Between 8 and 12 of the 30 towns and villages that responded to the survey, responded to the question from the standpoint of a countywide need. In the case of community organizations, with one exception, between 13 and 19 of the 24 organizations that responded to the survey provided a ranking to each question.

'High Priority' Ratings: %, and # of Rank, By Category

Description of Need	Municipality Ranking		Community Organization Ranking
	Town or Village	Countywide	=====
HOUSING NEEDS			
1. > supply of emergency housing for those with special needs/non-elderly			68% (#1)
2. > supply of transitional housing for those with special needs/non-elderly	4% (#6)	22% (#5)	46% (#5)
3. > supply of permanent supportive housing for those with special needs/ non-elderly			44% (#6)
4.. > supply of specialized housing for the elderly	27% (#3)	64% (#2)	56% (#4)
5. > supply of decent, affordable housing for low-moderate income families, through affordability of rental properties	8% (#5)	12% (#6)	63% (#2-#3)
6. > supply of decent, affordable housing for low-moderate income families through affordable home ownership	24% (#4)	33% (#4)	63% (#2-#3)
7. > supply of decent, affordable housing for low-moderate income through rehabilitation of owner-occupied homes	44% (#2)	38% (#3)	41% (#7)

8. Improve availability of legal services for low income and special needs populations, such as fair housing rights and settlement of tenant-landlord disputes	Not asked	Not asked	24% (#8-#9)
9. Address neighborhood blight, improving safety and livability	54% (#1)	89% (#1)	24% (#8-#9)
ECONOMIC OPPORTUNITY NEEDS	Town or Village	Countywide	Community Organization
1. Small Businesses, including micro-business: Establish/stabilize/expand	52% (#1)	77% (#1)	50% (#1)
2. Supports for business development: Improve capacity to provide	43% (#2)	59% (#2)	44% (#2)
3. Quality public services for businesses: Improve availability and/or access	27% (#3)	55% (#3)	32% (#3-#5)
4. Quality public services for low income job seekers/employees: Improve availability and/or access	14% (#5)	40% (#4-#5)	32% (#3-#5)
5. Available employment opportunities: improve capacity to link low-income and special needs individuals	18% (#4)	40% (#4-#5)	32% (#3-#5)
Other economic opportunity needs: lending funds without restrictions/access to capital; reduce low literacy rate			
COMMUNITY DEVELOPMENT NEEDS	Town or Village	Countywide	Community Organizations
1. Water Systems: Improve infrastructure	36% (#5)	40% (#5-#6)	Not asked
2. Sewer/sewage treatment: Improve infrastructure	33% (#8)	40% (#5-#6)	Not asked
3. Telecommunications: Improve infrastructure	39% (#3-#4)	64% (#1)	Not asked
4. Other infrastructure improvements needed: Emergency shelters in case of disaster, roads, road dust, bridges (road/street), sidewalks, salt sheds			
5. Public facilities: Restore, preserve or replace	46% (#1)	45% (#3-#4)	Not asked
6. Historic properties and/or aesthetic value properties: Restore or preserve	35% (#6-#7)	33% (#7-#9)	Not asked
7. Property and/or facility deterioration: Clear, demolish or address	40% (#2)	30% (#10)	29% facilities 25% environmental
Other environmental concerns: Flood control, stream/river/creek pollution, stream/river/creek, corrosion of banks; clearing junk from properties-countywide			
8. Address energy conservation	32% (#9)	45% (#3-#4)	Not asked
9. Public facilities and/or services: Improve access	35% (#6-#7)	33% (#7-#9)	22% facilities 10% services
10. Public facilities and/or services: Improve affordability	28% (#10)	33% (#7-#9)	21% facilities 17% services
11. Development activities: Improve access to capital and credit	39% (#3-#4)	50% (#2)	36% facilities 38% services

Municipalities: Other community development needs: Public park play equipment Community Organizations: Other community development needs: Parks, Family centers, Senior centers, emergency shelters for homeless/youth – countywide, infrastructure, additional information and resources fro troubled teens; county water authority-drinking water arsenic and testing; literacy services; peer tutoring; learning disability screening; services access and capacity; sewer in Angelica		
ADDITIONAL COMMUNITY DEVLEOPMENT NEEDS	Community Organization Responses Only	
	Facilities	Services
Senior facilities or services	43% (#4)	44% (#5)
Handicapped facilities or services	33% (#7-#9)	23% (#10-#11)
Physically disabled services	31% (#10)	31% (#8)
Homeless facilities or services	55% (#2)	64% (#1)
Youth centers	39% (#5)	43% (#6)
Youth services, other than recreational	29% (#11)	29% (#9)
Child care centers and/or day care services	64% (#1)	60% (#2)
Health care facilities or services	53% (#3)	50% (#3)
Facilities/services for those with HIV/AIDS	0% (#13)	0% (#14)
Mental Health facilities or services	33% (#7-#9)	36% (#7)
Facilities or services for developmentally disabled persons	33% (#7-#9)	23% (#10-#11)
Facilities/ services for domestic violence victims	38% (#6)	45% (#4)
Facilities or services for persons with substance abuse service needs	23% (#12)	18% (#12)
Lead hazard screening services	NA	8% (#13)

ATTACHMENT 1

Population by Age Cohort, 1960-2000

<i>Yrs of Age</i>	1960	1970	1980	1990	2000					
<i>Under 1 to 4</i>	4,676	3,765	3,753	3,469	2,288					
<i>5 to 9</i>	4,409	4,468	3,930	3,606	3,267					
<i>10 to 14</i>	4,255	4,687	4,079	3,718	3,866					
<i>15 to 19</i>	4,569	6,435	7,420	5,932	5,250					
<i>20 to 24</i>	2,956	4,137	5,693	4,660	4,734					
<i>25 to 29</i>	2,323	2,426	3,592	3,110	2,370					
<i>30 to 34</i>	2,407	2,222	3,205	3,376	2,670					
<i>35 to 39</i>	2,412	2,182	2,597	3,420	3,331					
<i>40 to 44</i>	2,433	2,325	2,351	3,151	3,449					
<i>45 to 49</i>	2,263	2,283	2,309	2,541	3,405					
<i>50 to 54</i>	2,284	2,272	2,347	2,236	3,100					
<i>55 to 59</i>	2,023	2,080	2,255	2,275	2,431					
<i>60 to 64</i>	1,784	2,063	2,232	2,213	2,131					
<i>65 to 69</i>	1,666	1,609	1,950	1,942	1,945					
<i>70 to 74</i>	1,460	1,308	1,612	1,717	1,803					
<i>75 to 79</i>	1,080	1,020	1,122	1,355	1,296					
<i>80 to 84</i>	592	716	688	1,014	1,032					
<i>80 and over</i>	386	460	607	738	924					
<i>Total Population, Allegany County</i>	43,978	46,458	51,742	50,473	49,292					
	No.	%	No.	%	No.	%	No.	%	No.	%
<i>0 to 14</i>	13,340	30.33%	12,920	27.81%	11,762	22.73%	10,790	21.38%	9,931	19.89%
<i>0 to 17</i>	15,715	35.73%	15,651	33.69%	14,639	28.29%	12,999	25.76%	12,194	24.42%
<i>65 & ></i>	5,184	11.79%	5,113	11.01%	5,979	11.56%	6,766	13.41%	7,000	14.02%
<i>0 to 14 - 65 & ></i>	18,524	42.12%	18,033	38.82%	17,741	34.29%	17,556	34.79%	16,931	33.91%
<i>0 to 17 - 65 & ></i>	20,899	47.52%	20,764	44.69%	20,519	39.85%	19,765	39.16%	19,197	38.44%
<i>Median Age</i>	27		25		29		31		35	

SOURCE: U.S. Department of Commerce, Census Bureau

ATTACHMENT 2

Map of County, Town and Village Per Capita Incomes

7-11-07 REVISION

ATTACHMENT 3

Empire Zone Map

7-11-07 REVISION

ATTACHMENT 4

Map of Subsidized and Supported Housing

7-11-07 REVISION

ATTACHMENT 5

Map of Health Care Facilities, Public Health Services
and Service Site for the Elderly

HOUSING

A. Housing Needs

As indicated in General Section H “Priority Needs Analysis”, page 20, there are several methods by which needs, including housing needs, have been identified and prioritized, including surveys, consultations, citizen input, previous planning documents, and data analysis. The high priority tabulations from municipal and community organization surveys are contained in General Section H. Content from those surveys specific to housing needs is included throughout this Housing Section. The survey instruments and the overall results are contained in Appendices A and B.

A major data source for this Housing Section is the “Comprehensive Housing Affordability Strategy” (CHAS) Data, available at

<http://socds.huduser.org/scripts/odbic.exe/chas/reportstaff.htm>.

HUD has received, from the U.S. Census Bureau, a special tabulation of 2000 Census data, broken down by HUD-defined very low, low, and moderate income limits (30%, 50% and 80% of median income). Selected CHAS data is included in this Plan section for the county as a whole. These data are also available for some of the county’s towns and villages at the above web address.

1. Very Low and Low Income Households

A shift occurred statewide and locally in the 1990s into the early 2000s, from full dependency of families, in the form of financial assistance, health care and food assistance, to a ‘working poor’ status. Also, during the 1980s and later, a concerted effort was made to move appropriate individuals from public assistance to disability assistance. Financial assistance rolls dwindled, from 1,800 plus families in the 1980s to numbers in the 400s in 2006-2007, while those eligible for supplemental Medicaid and Food Stamps grew. More than 20% of the County’s population receives Medicaid and many more are projected to income-eligible for Medicaid. Of those still receiving financial assistance, according the local Social Services Commissioner, the historical pattern of about 30% of the households being headed by a wage earner who, at least, works part time, remains true. These households receive partial financial assistance, supplementing wages, while about 25% of families receiving financial assistance have other household income, such as SSI (Social Security: Supplemental Security Income), SSDI (Social Security Disability Insurance) or are ‘child only’ recipients.

Although jobs have been generally available, as attested to by low unemployment rates, Allegany County has depressed wages in comparison to other areas of New York State. (See the Economic Development Section). This is a primary factor in the continuation of a high level of poverty.

According to 'The CHILD in Child Welfare and the Courts' 2006 Data Book, there were 13 of the state's 57 counties outside of NY City, including Allegany County, which had a child poverty rate above 20%. In 2003, there were 7 counties at or above a 20% rate, including Allegany County. The rate did go down from 23.9% to 20.4%; however, 2,216 of Allegany County's 12,152 children were determined as remaining in poverty in 2003. For more information on child well-being in New York State and its counties, visit <http://www.nyskwic.org>.

In addition to dependency and child poverty data, the Department of Social Services points out that recently released data, estimated for 2005, based upon the US Census Bureau's Small Area Health Insurance Estimates for 2000, shows Allegany County to have 1,204 adults and 4,903 children, for a total of 6,107 (more than 10% of its population) who are uninsured. This, of course, has implications for the uninsured themselves, but also for the local tax burden, in that Medicaid coverage continues to be one of the greatest demands and some percentage of these uninsured are eligible for, but not receiving, Medicaid. According to the local Commissioner of Social Services, a statewide focus on providing Medicaid to those who are eligible, but not receiving, is in the offing.

Both the need and eligibility for housing assistance is great, due to the prevalence of very low and low income households, coupled with the age and poor state of repair of the portion of the housing stock that is most affordable to very low and low income households. Of the 270 assisted rental units in Allegany County, of all types, reported on the NYS Division of Housing and Community Renewal (DHCR) website, www.dhcr.state.ny.us, 19 were listed as having infrequent vacancies and 78 are listed as having waiting lists that exceed 1 year, for a total of 97, or 36%, of subsidized units not being readily available. Vacancies or short-term waiting periods tend to be for senior housing versus low income housing. Conversely, low income housing options are the least available of all supported housing.

Housing costs are relatively low in Allegany County. As indicated in the General Section, median gross rent is \$423 compared to \$672 statewide and mortgages average \$734 compared to \$1,357. This 'positive' as to affordability is offset by lower household incomes and higher energy costs due to living in the U.S. northeast and, for many, due to disrepair of housing units. Fortunately, in 2006-2007, the LI-HEAP (Low Income Home Energy Assistance Program), according to the Department of Social Services, provided adequate resources to address energy emergencies and to offset high heating costs, which has tended not to be the case during the life of this program. There is a high need and demand for LI-HEAP and an uncertainty as to the funding level each heating season. In the longer term, weatherization assistance, housing rehabilitation, and related programs are needed to assist in lowering energy costs. These programs are in continuous demand, with no expectation that the resources will be able to address the level of need that exists for low and extremely low income households.

High real property tax rates, which are cited to be driven, at least in part, by unfunded mandates, have been noted repeatedly in previous planning documents as having a negative impact on affordability of housing for all citizens. This is particularly the case for low income households. See Housing Section A. Subsection 2 for more detailed information on affordability, for renters and owners.

Following are the HUD income limits, above which the household is ineligible for HUD assistance, depending upon program. Income eligibility for other housing programs will vary.

HUD 2006 Income Limits By Size of Household

Program Levels	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
30% of median	\$10,500	\$12,000	\$13,450	\$14,950	\$16,150	\$17,350	\$18,550	\$19,750
Very low income	\$17,450	\$19,950	\$22,450	\$24,950	\$26,950	\$28,950	\$30,950	\$32,950
Low income	\$27,950	\$31,950	\$35,950	\$39,900	\$43,100	\$46,300	\$49,500	\$52,700

See Housing Section A. Subsection 2 for information about the numbers of Allegany County households living below these HUD Income Limits, in several categories, and for the extent to which their housing is affordable and problem free. Based on this information, as well as public input and information from a variety of past planning initiatives, it is evident that very low and low income households have a very high level of need for, and lack of availability of, affordable housing that is problem free. This is not surprising, except in light of the fact that Allegany County has low comparative rents and owner-occupied home costs, which might lead to an assumption that rents and home costs are generally affordable. This is not the case, due to the facts that household incomes are also comparatively low and the housing stock that is most affordable is likely to be in poor repair, even unsafe.

See Subsection C. Housing Market Analysis for information about the housing stock and housing options in Allegany County.

2. Renters and Owners

Homeownership is quite high in Allegany County, comparatively. 73.7% of all housing units are owner-occupied, compared to 53.0% statewide; homeownership being more prevalent in rural versus urban areas. There were 18,076 households in the county as of the 2000 Census, 13,330 of them owner-occupied and 4,746 renter-occupied.

Although only about one quarter of Allegany households are renters versus homeowners, more than one half of renter households have very low incomes, below 50% of median family income. It is not until incomes are in the 50% to 80% range that the income bracket percentages are nearly in line with the renter (1/4) to owner (3/4) ratio.

In the case of households with incomes above 80% of median family income, 8, 354 of 9,689 households, or slightly over 86% are homeowners versus renters.

Following are selected items for Allegany County renters and owners, from the CHAS (Comprehensive Housing Affordability Data) data. The numbers will not exactly correspond to the numbers fitting the above 2006 income levels, in that they were produced exclusively from the 2000 Census data.

Allegany County Households Living Below HUD Income Limits 2000

HH = household MFI = median family income

(1) RENTERS

INCOME CATEGORY	Elderly 1-2 members	Small related 2-4 members	Large related 5 or more	All Other	Total
HH Income < 30% MFI	259	328	61	627	1,275
HH Income > 30% and < 50% MFI	600	695	139	988	2,422
HH Income > 50% and < 80% MFI	172	391	113	313	989

(2) OWNERS

INCOME CATEGORY	Elderly 1-2 members	Small related 2-4 members	Large related 5 or more	All Other	Total
HH Income < 30% MFI	392	240	93	246	971
HH Income > 30% and < 50% MFI	1,125	608	236	391	2,360
HH Income > 50% and < 80% MFI	1,130	923	310	253	2,616

a. Renters: affordability and housing problems by household income categories

Renters with incomes below 30% median family income (MFI): CHAS data show that, for units occupied by renters whose household income is less than 30% MFI, 80.8% of the units have housing problems, defined as having a “cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities”¹². This translates to 1,030 households (80.8% of 1,275). For renters with incomes below 30% MFI, 78.7% of the rental amounts being paid exceed 30% of the household’s income. 64.2% of the rental amounts being paid exceed 50% of the household’s income.

¹² Tables at <http://socds.huduser.org/scripts/odbic.exe/chas/reports.htm>.

Renters with incomes between 30% and 50% MFI: For rental units occupied by households with incomes between 30% and 50% MFI, 58.6%, or 672 of occupied housing units (58.6% of 1, 147) have housing problems. 56.0% of rents for households in this income category exceed 30%of household income and 11.8% exceed 50% of household income.

Renters with incomes between 50% and 80%of MFI: In this income category, 21.7%, or 68 (21.7% of 313) of the housing units have identified housing problems. 19.9% of the housing units cost more than 30% of the household income, but only 1.2% exceed 50% of the household income.

Renters with income over 80% of MFI: When household income exceeds 80%MFI, a low percentage, 4.5%, have identified housing problems. This translates to 60 units (4.5% of 1,335). Only .3% of these units cost more than 30% of household income and none exceed household income by 50% or more.

Rental Units with HUD-Defined Problems, by Household Income

MFI = Median Family Income

HH Income	# Units with Problems
Below 30% MFI	1,030
30%-50% MFI	672
50%-80% MFI	68
Above 80% MFI	60

b. Homeowners: affordability and housing problems by household income categories

Homeowners with incomes below 30% median family income (MFI): In the case of very low income home owners, with household incomes less than 30% of median family income, 811 homes (83.5%of 971), have some housing problems, as defined as having a “cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities”. 81.1% of the costs of their homes exceed 30% of their incomes and 60.2% of the home costs exceed the household incomes by 50% or more.

Homeowners with incomes between 30% and 50% MFI: For owner-occupied households with incomes between 30% and 50% of median income 821 homes (59.1% of 1,389) have HUD-defined housing problems. 56.2% of housing costs for these homes exceed 30% of the household income and 23% exceed household incomes by 50%, similar to renters, with the exception that only 11.8% of renter costs, compared to 23% of home owner costs, exceed 50% of their household’s incomes.

Homeowners with incomes between 50% and 80% MFI: In the 50%-80% of MFI category 805 homes (30.8% of 2,616) have HUD-defined housing problems. 29.1% have costs that exceed 30% of household incomes, and 6.4% have costs that exceed 50% of household incomes.

Homeowners with incomes above 80% MFI: Nearly half (8,354) of all owner-occupied households (18,076) in Allegany County are in this category. 675 (7.5% of 8,354) have HUD-defined housing problems. 6.0% have costs that exceed 30% of household income, and .5% have costs that exceed 50% of household income.

Homeowner Housing with HUD-Defined Problems,
by Household Income

MFI = Median Family Income

HH Income	# Units with Problems
Below 30% MFI	811
30%-50% MFI	821
50%-80% MFI	805
Above 80% MFI	675

1,830 renter and 3,112 homeowner housing units, of those that have incomes of less than 80% MFI, have identified housing problems. This is 38.5% of the total rental units and 23.4% of the owner occupied units.

See Subsection A.3. of this Section, Elderly and Those with Mobility and/or Self-care Limitations, for data specific to housing affordability and conditions for these populations.

c. Homeowner education:

In the 1999 Allegany County HUD Consolidated Plan, it was pointed out that assistance was needed to prepare low income households for the realities of homeownership. This assistance is being provided in by ACCORD Corporation, which provides a series of Homebuyer Education Workshops annually. Also, ACCORD administers the federal Home Loan Bank First Home Club, on behalf of Steuben Trust Company, with 1 family having completed the program and 2 families working on their savings plans and looking for homes this year. Nine to ten hours of Homebuyer Education is offered annually to program participants, Section 8 participants interested in the Section 8 Homeownership Program and the general public. "Although the main focus over the years has been owner-occupied housing repair and renovation, in recent years several home ownership assistance programs have been developed, including a Federal Home Loan Bank First Home Club for which ACCORD provides a series of home ownership education workshops."¹³

¹³ From the NYS DHCR (Division of Housing and Community Renewal website)

3. Large Families

CHAS Data, produced by the Census Bureau specifically for HUD purposes, show that there are 381 renting households and 1,430 owner-occupied households in Allegany County that have 5 or more members. See Subsection A. 2. for numbers of large family housing units by household income.

The following tables provide information about the degree to which housing of large family renters and homeowners has HUD-defined housing problems, including a cost burden exceeding 30% of the household income, overcrowding, and/or kitchen and/or plumbing that is not complete.

**Rental Housing of Large Families:
and % of Units with Housing Problems by Household Income**

MFI = Median Family Income

HH Income	# Units with Problems	% Units with Problems
Below 30% MFI	51 of 61	83.6%
30%-50% MFI	38 of 78	48.7%
50%-80% MFI	34 of 113	30.1%
Above 80% MFI	29 of 129	22.5%

**Owner-occupied Housing of Large Families:
and % of Units with Housing Problems by Household Income**

MFI = Median Family Income

HH Income	# Units with Problems	% Units with Problems
Below 30% MFI	85 of 93	91.4%
30%-50% MFI	103 of 143	72.0%
50%-80% MFI	130 of 310	41.9%
Above 80% MFI	109 of 884	12.3%

A snapshot of the ACCORD Corporation's Section 8 housing waiting list in May 2007 shows that 7 families were waiting for housing with 4 or more bedrooms. 3 families with at least 1 disabled person were waiting for housing with 4 or more bedrooms. The average income of those waiting for 4 bedroom units was \$10,504 and for 5 or more bedroom units was \$13,715.

4. Elderly and Those with Mobility and/or Self-care Limitations

14.02% of the Allegany County population (7000 individuals), as of the 2000 Census, were over 65 years of age. Of these 7,000 individuals, Census data show 7.5% (525) to be below the Federal Poverty Level.

19.3% of Allegany County citizens over 5 years of age (9,018 individuals, a number of whom are in the population aged 65+) are classified as disabled.

Of 18,009 occupied housing units in the county, there are 1,137 rental units and 2,726 owner-occupied homes in which individuals who have some mobility or self-care limitation reside. This is a total of 3,863 units, or 21.5% of all housing.

Some of the data in this section are from the “Comprehensive Housing Affordability Strategy” (CHAS) Data, Census data that has been developed to specifically reflect HUD definitions and program needs. These data are available in their entirety at <http://socds.huduser.org/scripts/odbic.exe/chas/reportstaff.htm>.

941 of 4,746 (19.8%) of all renters are classified in the CHAS data as “elderly households” defined as 1 or 2 person households in which either person is 62 years old or older. 4,173 of 13,330 owner-occupied homes (31.3%) are owned by CHAS-defined “elderly”. For households with incomes in the very low, low and moderate income categories (below 30% of median family income, below 50% of median family income, and below 80% median family income, respectively) elderly households comprise 22.0% of all renters, similar to the percentage of elderly in the population of all renters, regardless of income. However, in these low income categories elderly households form a significantly higher percentage of homeowners, that being 44.5%.

a. “Elderly household” renters: housing problems

For elderly household renters, following are the percentages with HUD-defined problems (cost burden exceeding 30% of the household income, overcrowding and/or kitchen and/or plumbing that is not complete), by household income level, compared to percentages for all rental units:

- Less than 30% of median family income (MFI): 57.5% of 259 rental units occupied by the elderly, compared to 80.8% of all renter households, have “problems”, defined as costs that exceed 30% of household income and/or overcrowding and/or without complete kitchen or plumbing facilities.
- 30% to 50% MFI: 38.4% of 341 rental units of elderly are identified as having housing problems, compared to 58.6% of all rental units.
- 50% to 80% MFI: 18.6% of 172 rental units of elderly are identified as having housing problems, compared to 19.9% for all rental units
- Above 80% MFI: 2.4% of 169 rental units of elderly are identified as having housing problems, compared to 4.5% for all rental units.

Elderly Renter Housing with HUD-Defined Problems,
by Household Income

MFI = Median Family Income

HH Income	# Units with Problems
Below 30% MFI	149
30%-50% MFI	131
50%-80% MFI	32
Above 80% MFI	4

b. "Elderly household" homeowners: housing problems

For "elderly household" homeowners, defined as 1 or 2 person households in which either person is 62 year old or older, following are the percentages with HUD-defined problems, by household income level, compared to percentages for all rental units:

- Less than 30% of median family income (MFI): 78.8% of 392 homes of elderly, compared to 83.5% of all owner-occupied homes, have "problems", defined as costs that exceed 30% of household income and/or overcrowding and/or without complete kitchen or plumbing facilities.
- 30% to 50% MFI: 48.3% of 733 homes of elderly are identified as having housing problems, compared to 59.1% of all owner-occupied homes.
- 50% to 80% MFI: 18.6% of 1,130 homes of elderly are identified as having housing problems, compared to 30.8% for all owner-occupied units.
- Above 80% MFI: 5.8% of 1,917 homes of elderly are identified as having housing problems, compared to 7.5% for all owner-occupied homes.

Elderly Homeowner Housing with HUD-Defined Problems,
by Household Income

MFI = Median Family Income

HH Income	# Units with Problems
Below 30% MFI	309
30%-50% MFI	354
50%-80% MFI	210
Above 80% MFI	111

c. "Elderly household" renters: housing affordability

Households with income less than 30% of median family income (MFI): 12.9% (259 of 1,275) of all renter households with very low incomes, defined as those which have incomes less than 30% of median family income (MFI), are classified as 'elderly' 1-2 person households.

Following are affordability data for the elderly (1-2 person households in which one is age 62 or older) who have incomes below 30% MFI:

- 56% (145) of units rented cost more than 30% of the household's income; and
- 40.5% (105) cost more than 50% of the household's income.

This compares favorably to 78.7% and 64.2%, respectively, for all renters whose incomes are below 30% of median. Even so, this translates to 145 very low income elderly households whose rents are not considered affordable.

30% to 50% MFI: 24.8% (600 of 2,422) of units rented to households in this income category are classified as 'elderly' 1-2 person households. For elderly renters who have incomes between 30% and 50% MFI:

- 37.2% (127) of units rented cost more than 30% of the household's income; and
- 10.0% (34) cost more than 50% of the household's income.

This also compares favorably to 58.6% and 56%, respectively, for all renters in this income category, particularly in the case of rents that exceed 50% of household income.

50% to 80% MFI: 17.4% (172 of 989) of units rented to households in this income category are classified as 'elderly' 1-2 person households. For elderly renters who have incomes between 50% and 80% MFI:

- 16.3% (28 of 172) of units rented cost more than 30% of the household's income; and
- 0 units cost more than 50% of the household's income.

Above 80% MFI: Of the 169 'elderly' 1-2 person households in this income category, none are listed as not being affordable, in that none had rentals that amounted to more than 30% of household income.

d. "Elderly household" homeowners: housing affordability

Households with income less than 30% of median family income (MFI): 40.4% (392 of 971) of all owner-occupied households with very low incomes, defined as those which have incomes less than 30% of median family income (MFI), are classified as 'elderly' 1-2 person households.

Following are affordability data for the elderly (1-2 person households in which one is age 62 or older) who have incomes below 30% MFI:

- 75.8% (297 of 392) of homes of those in this category cost more than 30% of the household's income; and
- 47.2% (185 of 392) cost more than 50% of the household's income.

This is a similar percentage to all homeowners with incomes below 30%MFI, which is 81.1%, but compares favorably to a 60.2% cost burden for all renters whose costs exceed 50% of the household's income.

30% to 50% MFI: 47.7% (1,125 of 2,360) of homes of those in this income category are classified as 'elderly' 1-2 person households. For elderly renters who have incomes between 30% and 50% MFI:

- 46.7% (342 of 733) of homes cost more than 30% of the household's income; and
- 15.6% (114 of 733) cost more than 50% of the household's income.

This also compares favorably to 56.2% and 23%, respectively, for all homeowners in this income category, particularly in the case of housing costs that exceed 50% of household income.

50% to 80% MFI: 43.2% (1,130 of 2,616) of homes of those in this income category are classified as 'elderly' 1-2 person households. For elderly homeowners who have incomes between 50% and 80% MFI:

- 17.5 % (198 of 1,130) of homes cost more than 30% of the household's income; and
- 3.4% (38 of 1,130) of homes cost more than 50% of the household's income.

Above 80% MFI: 22.9% (1,917 of 8,354) of homes of those in this income category are classified as 'elderly' 1-2 person households. For elderly homeowners who have incomes above 80% MFI:

- 5.4% (104 of 1917) of homes cost more than 30% of the household's income; and
- .8% (15 of 1,917) of homes cost more than 50% of the household's income.

e. Housing of Individuals with Mobility and Self-care Limitations: Renters

There are 1,137 renter households in which there is one or more member who has a mobility or self-care limitation, defined by HUD as a person who has "1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home."

Of the 1,137 renter households 249 are "extra elderly 1-2 member households", defined as having a household member who is 75 years old or older; 218 of these households are "elderly 1-2 member households", defined as having a household member who is between the ages of 62 and 74; and 670 are all other households.

175 of the “extra elderly” renter households and 150 of the “elderly” renter households have incomes less than 50% of median family income. 420 of all other renter households where there is at least one individual with mobility problems have household incomes less than 50% MFI. This amounts to 65.5%, or 745 of 1,137, renter households containing one or more member with mobility limitations that have household incomes below 50% MFI. Of these 745 renters, nearly one half (380) have incomes that are below 30% MFI.

31.7 % of rental housing for extra elderly households with one or more person having mobility or self-care limitations, regardless of household income, have HUD-defined housing problems. “Housing problems” include housing cost burdens (defined as housing that costs more than 30% of the household income), overcrowding, and/or kitchens and/or plumbing facilities that are not complete. 36.2% of elderly households that have one or more persons with mobility or self-care limitations have housing problems, as do 59.7% of all other households with one or more persons with mobility or self-care limitations.

Very low and low income households that contain at least one member who has mobility and/or self-care limitations also have a prevalence of housing problems.

**Rental Housing of Individuals with Mobility Limitations:
and % of Units with HUD-Defined Problems by Household Income**

MFI = Median Family Income

HH Income	# Units with Problems	% Units with Problems
Below 30% MFI	310 of 380	81.6%
30%-50% MFI	200 of 365	54.8%
50%-80% MFI	33 of 208	15.9%
Above 80% MFI	15 of 184	8.2%

f. Housing of Individuals with Mobility and Self-care Limitations: Homeowners

There are 2,726 owner-occupied households in which there is one or more member who has a mobility or self-care limitation, as defined by HUD (see above section e. for this definition).

Of the 2,726 owner-occupied households, 613 are “extra elderly 1-2 member households”, defined as having a household member who is 75 years old or older; 636 of these households are “elderly 1-2 member households”, defined as having a household member who is between the ages of 62 and 74; and 1,477 are all other households.

237 of the “extra elderly” owner-occupied households and 194 of the “elderly” renter households have incomes less than 50% of median family income (MFI). 399 of all other owner-occupied households where there is at least one individual with mobility problems have household incomes less than 50% MFI. This amounts to 30.4%, or 830 of 2,726, owner-occupied households containing one or more member with mobility limitations that have household incomes below 50% MFI. Of these 830 households, more than 1/3 (332) have incomes that are below 30% MFI.

29.5% of owner-occupied housing for extra elderly households with one or more persons having mobility or self-care limitations, regardless of household income, have HUD-defined housing problems. “Housing problems” include housing cost burdens (housing that costs more than 30% of the household income), overcrowding and/or kitchens and/or plumbing facilities that are not complete. 34.3% of elderly households that have one or more persons with mobility or self-care limitations have such housing problems, as do 32.7% of all other households with one or more persons with mobility or self-care limitations.

Very low income (<30%MFI) and low income (<50%MFI) households that contain at least one member who has mobility and/or self-care limitations have a prevalence of housing problems.

**Rental Housing of Individuals with Mobility Limitations:
and % of Units with HUD-Defined Problems, by Household Income**

MFI = Median Family Income

HH Income	# Units with Problems	% Units with Problems
Below 30% MFI	284 of 332	85.5%
30%-50% MFI	310 of 498	62.2%
50%-80% MFI	183 of 643	28.5%
Above 80% MFI	116 of 1,253	9.2%

5. Youth

See General Section Attachment 1 on page 23 for data on population by age, 1960 to 2000. There has been a steady decline in the numbers of children under 10 years of age since 1960. In 1960 there were more than 9,000 children in this age category and there were only 5,555 in the year 2000. In the 10-19 age group, however, the number has remained relatively constant, although peaking in 1980. In this age group there were 8,824 youth in 1960 and there were 9,116 in the year 2000. During the period from 1960 and 2000 the general population of the county, with a peak of 51,742 in the year 1980, changed from 43,978 in 1960 to 49,927 in 2000.

As youth between 10 and 19 move into adulthood and children under 10 become teens, all else being equal, there should be some reduction in need due to population reductions. Even so, a 2007 assessment of the problem of runaway homeless youth, shows that “service providers and educators have witnessed an increase in teen homelessness and identified (runaway homeless youth) services as a significant need in Allegany County. “¹⁴ See the Homeless Section, beginning on page 67, for more information about the need for homelessness prevention.

In the 1999 HUD Consolidated Plan it was noted that “the 16 to 21 age population, living outside the parent’s home, has been a group identified as being a particularly challenging one related to a range of services. It is not uncommon for single out-of-home youth to be transient, in the sense that they move place to place, living with others, rather than having the wherewithal to establish a permanent residence.” Service providers continue to observe this to be the case.

Youth, between the ages of 16 and 21, who are in unstable situations, often need an array of supports that will result in the youth staying in or returning to his or her family home or, for older youth, that provide a solid foundation for preparation for independent living. Service needs vary widely and are often multiple. Collaboration among service providers is, therefore, essential.

If the family household is intolerable, due to abuse or neglect, or if the young person cannot return to his or her home due to parent or guardian refusal, it is possible for a young person age 16 or over to live apart from his or her family, with public financial support, offset by parental child support. This assistance, of course, is not instantaneous upon application; therefore, in these instances, emergency shelter or other temporary housing arrangements need to be made.

The Allegany County Department of Social Services, as reported in early 2007, in response to data collection for a Runaway and Homeless Youth application of ACCORD Corporation, assists 506 youth, between the ages of 16-21. 83 receive financial assistance, all 506 receive Medicaid and 250 receive Food Stamps. In addition, 71 disabled youth receive Social Security SSI (Supplemental Security Income).

Workforce preparation is critical for all youth and in the case of youth with no or low incomes, unstable home/housing situations and/or other service needs, such as substance abuse services the preparation goes beyond education and training. Businesses repeatedly indicate to employment and training professionals that it is as important for workers to be reliable, with stable lives; sometimes more important, than it is for the worker to bring skills to the workplace.

¹⁴ “Runaway Homeless Youth” grant application. ACCORD Corporation. 2007

B. Housing Priorities

Identify the priority housing needs and activities. Describe the basis for assigning the priority given to each category of priority needs.

PRIORITY-SETTING

In March through May of 2007 surveys of Allegany County's 39 municipalities and 46 community organizations, as well as several consultations, were conducted. Email and telephone follow-up was also done. In addition, a review of past planning documents was completed and a public hearing for citizen input during plan preparation was held. The results of this research, in combination with a review of Census and local data, are the bases for prioritization. As indicated in the General Section, priorities are not ranked by other than the survey results. The survey instruments, the raw data, and the comments verbatim are found in Appendices A and B, at the end of this document.

1. Municipal Survey Results: Housing Section

Survey of Municipalities

(30 of 39 were returned)

Survey Section IV: Housing Needs

Those responding were asked to rank 6 statements as to priority level for their municipality and/or the county as a whole; "A" for high priority, "B" for medium priority, "C" for low priority, "D" for no need and "UNK" for unknown. Numbers at the beginning of the statement corresponds to its number on the survey itself, for reference.

6.a. Increase supply of emergency, transitional, or permanent supportive housing for those with special needs¹⁵, other than elderly. (state which, if known):

Priority Level	Municipal	County
A : High Priority	4%	22%
B : Medium Priority	30%	45%
C : Low Priority	22%	0%
D : No Need	35%	1%
UNK : Unknown	9%	22%
Response (Possible 30)	23	9

One responder indicated type: "Emergency shelter in case of disaster/handicapped."

¹⁵ Special needs were defined in the survey as "physically disabled, severely mentally disabled, those with addictions, those with HIV/AIDS or victims of domestic violence".

6. b. Increase supply of specialized housing for the elderly.

Priority Level	Municipal	County
A : High Priority	27%	64%
B : Medium Priority	36%	12%
C : Low Priority	9%	0%
D : No Need	23%	12%
UNK : Unknown	5%	12%
Response (Possible 30)	22	8

6.c.i. Increase supply of decent, affordable housing for low to moderate income families through affordability of rental properties.

Priority Level	Municipal	County
A : High Priority	8%	12%
B : Medium Priority	46%	76%
C : Low Priority	17%	0%
D : No Need	17%	12%
UNK : Unknown	12%	0%
Response (Possible 30)	24	8

6.c.ii. Increase supply of decent, affordable housing for low to moderate income families through affordable home ownership.

Priority Level	Municipal	County
A : High Priority	24%	33%
B : Medium Priority	44%	56%
C : Low Priority	8%	0%
D : No Need	12%	11%
UNK : Unknown	12%	0%
Response (Possible 30)	25	9

6.c.iii Increase supply of decent, affordable housing for low to moderate income families through rehabilitation of owner-occupied homes.

Priority Level	Municipal	County
A : High Priority	44%	38%
B : Medium Priority	32%	62%
C : Low Priority	8%	0%
D : No Need	12%	0%
UNK : Unknown	4%	0%
Response (Possible 30)	25	8

6. d. Address neighborhood blight, improving safety and livability.

Priority Level	Municipal	County
A : High Priority	54%	89%
B : Medium Priority	15%	0%
C : Low Priority	12%	11%
D : No Need	15%	0%
UNK : Unknown	4%	0%
Response (Possible 30)	26	9

2. Municipal Survey Synopsis and Related Priority Rankings

a. High Priorities: for Towns and Villages:

- i. address blight, safety and livability: 54%
- ii. > decent, affordable housing through rehab of owner-occupied units: 44%
- iii. > supply for specialized housing for the elderly: 27%
- iv. > decent, affordable housing through affordable homeownership: 24%
- v. > decent, affordable housing through > affordable rental properties: 8%
> supply of emergency, transitional, or permanent supportive housing for those with special needs (asked to state type): 4%

Given the advanced age and low value of housing stock and the lack of resources of individuals and families (due to low wages, in particular, as well as low benefit levels), and the lack of resources for county, towns, and villages in terms of the tax base, the top priority of addressing neighborhood blight, safety, and livability is not surprising.

The need to address such issues as housing improvement and neighborhood blight is reflected not only in this survey, but in a number of planning documents, including:

1999 Action Plan, Allegany County Office of Development, recommends as a priority that the county government “Coordinate recommendations on land-use controls, building codes, site selections, etc. (The) County must take strong measures to preserve the high quality of its rural landscape. Local land-use plans, environmental regulations and building code regulations should be enacted and enforced to prevent irreparable damage to the County’s primary asset.”

‘Beyond Vision 5 Project List’, Allegany County Office of Development’s ranking of recommendations stemming from planning sessions, listed “Aggressive attack on blight” 8th of 58 items.

Strategic Development Initiative, Committee of 44 (a consortium of education, business, government, and community leaders) gives priority to an initiative to address blight. The following excerpt from this document is representative of numerous comments about this issue:

“PROJECT OUTLINE 13:

COUNTY-WIDE INITIATIVE TO AGGRESSIVELY ATTACK BLIGHT

DETAILED DESCRIPTION:

Develop a county-wide initiative to aggressively attack blight through a variety of levels – individual residents, community groups, local government, and county government.

PROBLEM/OPPORTUNITY ADDRESSED:

Blight throughout the county has a physical and psychological effect. Physically, it does not allow Allegany County to present a good impression to visitors, tourists, or residents. Psychologically, it fosters the perception among residents that they are somehow “inferior” to residents of other counties. By aggressively attacking blight, we can foster a mentality of progression rather than regression and build a sense of pride amongst residents that will assist in economic development and tourism.

GOALS ADDRESSED:

- Physical goals – increase the overall beauty of the county
- Economic goals – make the county more attractive to developers and the renovations of existing commercial and residential properties would increase
- Community goals – build a sense of pride in being an Allegany County resident, which would have a substantial overall effect on all aspects of economic development.”

b. High plus Medium Priorities, for Towns and Villages:

The rankings become closer to each other and rehabilitation of owner-occupied housing takes the lead in top priorities.

- i. decent, affordable housing through rehab of owner-occupied units: 76%
- ii. address blight, safety and livability: 69%
- iii. decent, affordable housing through affordable homeownership: 68%
- iv. supply of specialized housing for the elderly: 63%
- v. decent, affordable housing through > affordable rental properties: 52%
- vi. supply of emergency, transitional, or permanent supportive housing for those with special needs: 34%

c. Low Priorities or No Need: Towns and Villages:

- i. 35% of those responding saw no need for increasing the supply of emergency, transitional, or permanent supportive housing for those with special needs, other than the elderly. Another 22% considered this a low priority.
- ii. 23% saw no need for specialized housing for the elderly and another 9% considered this a low priority for their town or village.

Emergency, transitional, and/or supportive housing for those with special needs is either not seen as a need because the needs are considered to be met, because this type of housing is not desired in the responding town or village, or because this type of housing is seen as a need only at the countywide level. (As a countywide priority, 22% of municipal responders did indicate a high priority and 45% indicated a medium priority).

d. Actions Taken and Planned: Towns and Villages

11 of the 30 towns and villages that responded to the survey indicated that they either have taken action to address the listed concern in the past 5 years or have plans to address the concern in the next 3 years. Again, the top two items were addressing neighborhood blight and obtaining resources to rehabilitate owner-occupied housing.

Municipality	> Housing for Those with Special Needs		Address Neighborhood Blight		Rehabilitate Owner-occupied Property		> Housing for the Elderly		> Decent , Affordable Rental Property		>Affordable Home Ownership	
	T/V	C	T/V	C	T/V	C	T/V	C	T/V	C	T/V	C
T/V – town/village C- countywide	T/V	C	T/V	C	T/V	C	T/V	C	T/V	C	T/V	C
Allen-Town						X						
Amity-Town						X		X		X		X
Belmont-Village		X	X									
Bolivar-Village			X	X								
Canaseraga-Village								X				
Caneadea-Town			X	X								
Friendship-Town				X		X						
Hume-Town			X							X		
Ward-Town			X	X	X	X		X				
Wellsville-Village	X	X	X	X			X					
West Almond-Town										X		X
Wirt-Town				X								

e. High Priorities: Countywide (with 9 of the 30 municipal responders providing rankings in this column):

- i. neighborhood blight, improving safety and livability: 89%
- ii. specialized housing for the elderly: 64%

- iii. decent, affordable housing through rehab of owner-occupied units: 38% indicated a high priority and 62% a medium priority
- iv. decent, affordable housing through affordable homeownership: 33% indicated a high priority and 56% a medium priority
- v. supply of emergency, transitional, or permanent supportive housing for those with special needs: 22% indicated a high priority and 45% indicated 45% a medium priority
- vi. decent, affordable housing through > affordable rental properties: 12% indicated a high priority and 76% a medium priority

Again and, for the county as a whole, resoundingly, addressing ‘neighborhood blight, improving safety and livability’ was considered the highest priority.

3. Additional Municipal and Regional Housing Priorities: From Previous Planning Documents

Canaseraga Watershed Eco-Tourism Strategy: Although housing is not the thrust of this planning effort, low housing costs are listed as a strength in relation to area development. Part of the overall development being considered is to expand residential areas.

In the Comprehensive Plan for the Town and Village of Alfred, Allegany County, New York, adopted May 1, 2004 the housing foci are on establishing and maintaining a mix of properties, the means by which property upkeep and improvements can be made, and encouraging construction and rehabilitation of housing that will meet the varied needs of village residents, including students and faculty of the college and university and older residents as they look for alternatives to maintaining homes larger than are needed. In the Executive Summary the document indicates “The issues of pressing importance are: improving the appearance of properties; retaining Alfred’s historical and small-town character; maintaining an adequate tax base; controlling local tax rates; increasing housing options and providing homes in a broad range of values;” and “... number of trends show the challenges to growth for Alfred: ...Housing prices in Alfred are frequently cited , along with tax rates, as a major reason individuals and families do not settle here.”

The Village of Cuba Strategic Plan for Down town Revitalization, adopted 11-15-06, lists actions to increase use of downtown upper floors for rental units as a priority.

The Village of Belmont Planning Board Strategic Plan lists, under “Challenges”... “Aesthetic appeal is waning due to deteriorating building conditions...” Plans include, under ‘Structures’ “A survey of structures (buildings) in the village, including business and residential districts, shall determine those that are hazardous, and/or detrimental to business development.” “On a priority basis, owners of such properties will be contacted to discuss hazardous conditions, plans for improvement, grant or funding opportunities that might be available to assist with repairs; deadlines for improvement.” “Research should be done to determine how best to improve and/or remove, unsafe, vacant buildings of no historical significance, or marketable value.”

The 2006 Regional Development Strategy produced by Southern Tier West Regional Planning and Development Board, covering a 3-county area in the southwestern tier of New York states the following:

“Housing Objectives include the following:

- A. Provision of adequate housing for all of the region’s population.
- B. Elimination of homelessness.
- C. Renewal of the region’s housing stock
- D. Demolition of dilapidated housing in the region.
- E. Increase the percentage of owner-occupied housing in the region.
- F. Increase the number of single-family and multiple-family residences built annually.
- G. Increase the percentage of the region’s population living in single-family residences.
- H. Reduce the percentage of the region’s population living in trailers. (See Housing Section C. Housing Market Analysis for further information.)
- I. Reduce the number and percentage of substandard housing units in the region.
- J. Enhancement of the quality of the region’s housing stock.”

“Housing Strategies include the following:

- A. Development of programs that provide incentives for the development of new single family housing stock, especially targeting middle and upper income housing stock.
- B. Development of projects that provide incentives for housing stock improvement and repair.
- C. Development of programs and projects that insure housing access for low income individuals and the homeless.
- D. Implementation of the results of the Regional Housing Assessment and Development Strategy (RHADS).
- E. Development of a residential health and safety inspection program.
- F. Development of programs targeting the demolition of abandoned and/or dilapidated units.”

Dependent Populations Care Strategies include the following:

- “D. Provision of subsidized rental housing, proprietary homes, and congregate housing for the dependent population that either is accessible through public transportation or is located within walking distance of necessary public services.
- E. Provision of assistance to the mentally ill in the areas of securing and maintaining employment, housing, home care, and outpatient services.”

4. Community Organization Survey Results: Housing Section

Survey of Community Organizations

(24 of 46 were returned)

Survey Section IV: Housing Needs

Those responding were asked to rank 4 statements as to priority level for their municipality and/or the county as a whole; “A” for high priority, “B” for medium priority, “C” for low priority, “D” for no need and “UNK” for unknown. The numbers at the beginning of the statement corresponds to the item’s number on the survey itself, for reference. (Also see Survey of Community Organizations in the Community and Development Section for responses to questions on facilities and services, generally, and for special needs populations).

6ai & aii) Increase Supply of Emergency Housing for those with Special Needs (excluding the elderly)

Priority Level		# Not Served	\$ Needed
A : High Priority	68%	105	\$150,000
B : Medium Priority	14%		
C : Low Priority	4%		
D : No Need	0%		
UNK : Unknown	14%		
Response (Possible 24)	18		

6aiii & aiv) Increase Supply of Transitional Housing for those with Special Needs (excluding the elderly)

Priority Level		# Not Served	\$ Needed
A : High Priority	46%	90	\$150,000
B : Medium Priority	19%		
C : Low Priority	8%		
D : No Need	0%		
UNK : Unknown	27%		
Response (Possible 24)	13		

6av & avi) Increase Supply of Permanent Supportive Housing for those with Special Needs (excluding the elderly)

Priority Level		# Not Served	\$ Needed
A : High Priority	44%	5	
B : Medium Priority	26%		
C : Low Priority	6%		
D : No Need	0%		
UNK : Unknown	30%		
Response (Possible 24)	17		

6b) Increase Supply of Specialized Housing for the Elderly

Priority Level	# Not Served	\$ Needed
A : High Priority	56%	
B : Medium Priority	25%	
C : Low Priority	6%	
D : No Need	0%	
UNK : Unknown	13%	
Response (Possible 24)	16	

6ci) Increase Supply of Decent, Affordable Housing for Low – Moderate Income Families through Affordability of Rental Properties

Priority Level	# Not Served	\$ Needed
A : High Priority	63%	1,000
B : Medium Priority	28%	
C : Low Priority	9%	
D : No Need	0%	
UNK : Unknown	0%	
Response (Possible 24)	16	

6cii) Increase Supply of Decent, Affordable Housing for Low – Moderate Income Families through Affordable Home Ownership

Priority Level	# Not Served	\$ Needed
A : High Priority	63%	1,020
B : Medium Priority	21%	
C : Low Priority	11%	
D : No Need	0%	
UNK : Unknown	5%	
Response (Possible 24)	19	

6ciii) Increase Supply of Decent, Affordable Housing for Low – Moderate Income Families through Rehabilitation of Owner-Occupied Homes

Priority Level	# Not Served	\$ Needed
A : High Priority	41%	1,320
B : Medium Priority	35%	\$5,000,000
C : Low Priority	18%	
D : No Need	0%	
UNK : Unknown	6%	
Response (Possible 46)	17	

6d) Improve Availability of Legal Services for Low Income and Special Needs Populations Such as Fair Housing Rights and Settlement of Tenant-Landlord Disputes

Priority Level		# Not Served	\$ Needed
A : High Priority	24%	1010	
B : Medium Priority	47%		
C : Low Priority	18%		
D : No Need	0%		
UNK : Unknown	12%		
Response (Possible 46)	17		

6e) Address Neighborhood Blight, Improving Safety and Livability

Priority Level		# Not Served	\$ Needed
A : High Priority	24%	1050	
B : Medium Priority	47%		
C : Low Priority	18%		
D : No Need	0%		
UNK : Unknown	12%		
Response (Possible 46)	17		

5. Community Organization Survey Synopsis and Related Priority Rankings

A range of 13-19 of the 24 total community organizations that responded to the survey answered questions in the housing section. See Appendix B for a copy of the survey and for the complete chart and listing of responses.

a. High Priorities: for Community Organizations

- i. Increase the supply of emergency housing for those with special needs, other than the elderly: 68%
- ii. Increase the supply of decent, affordable housing for low-moderate income families through affordability of rental properties: 63%
- iii. Increase supply of decent, affordable housing for low-moderate income families through affordable home ownership: 63%
- iv. Increase the supply of specialized housing for the elderly: 56%
- v. Increase the supply of transitional housing for those with special needs, other than the elderly: 46%
- w. Increase the supply of permanent supportive housing for those with special needs, other than the elderly: 44%
- vii. Increase the supply of decent, affordable housing for low-moderate families through rehabilitation of owner-occupied homes: 41%
- viii. Improve availability of legal services for low income and special needs populations, such as fair hearing rights and settlement of tenant-landlord disputes: 24%
- ix. Address neighborhood blight, improving safety and livability: 24%

It is interesting that the high priorities for municipalities are, for the most part, in opposite ranking from the high priorities for community organizations. The points of view, experiences, and the ways in which concerns are focused differ, at least in part, due to the nature of each group's responsibilities. Nonetheless, there is enough of a difference here to suggest that attention needs to be paid to working on developing consensus between the two when housing initiatives are being planned.

b. Mobile Home Replacement

The ACCORD Corporation Housing and Facilities Director indicates a high priority need for resources to replace mobile homes. The number of mobile homes in the county has risen from 849 in 1970 to 4,548 in 2000. Mobile homes comprise 18.56% of housing units, whereas statewide only 2.7% of the housing stock are mobile homes. The useful life of a mobile home is significantly less than that of other structures and cost of repair, particularly of older units, often exceeds the value of the home, making it more cost effective to either replace or abandon the home. When replacement is the desired option, cost of removal and disposal of the home being replaced is an added cost factor. The financial resources have been very limited and ACCORD Corporation has only been able to replace 3-4 mobile homes in the past several years. This is an issue discussed at the initial public hearing, related to the high need and lack of resources to repair or replace mobile homes.

c. Housing Section Comments

Comments related to emergency housing, for other than the elderly, included two comments indicating a need for emergency housing for homeless teens and one each specifying a need for housing for homeless families, adults, individuals with addictions/substance abuse and those with mental health issues.

Those commenting on the need for transitional housing indicated a need for this type of housing for those returning to the community from prison and for those who do not currently qualify for existing programs. During consultation with the Department of Social Services, housing for those re-entering the community from prison, particularly for re-entering sex offenders, was noted as a priority concern. How to deal with sex offender re-location back into the community is a dilemma that a number of other counties are facing, and which Allegany County is likely to face in the future.

Those commenting on the types of permanent supportive housing that is needed cited affordable supportive housing facilities, generally; supportive housing for those who are developmentally disabled; supportive housing for low income individuals; and respite for adults with special needs.

A number of community organizations commented upon the types of specialized housing services that are needed for the elderly. These comments are noted in the subsection on the needs of the elderly, below.

One community organization indicated improved legal services specifically for low income families with special needs children as a priority.

One community organization specified the communities of Friendship, Bolivar and Short Tract and needing to address neighborhood blight, improving safety and livability.

See PRIORITIES, BY POPULATION subsections, below, for more on housing needs by special needs group.

d. High plus Medium Priorities: for Community Organizations

As with the municipal survey, when high and medium priorities are combined, the range of the ranking narrows considerably. In the case of the community organization survey, the range went from a high + medium priority ranking of 91% for 'increasing the supply of decent, affordable housing for low-moderate income families through affordability of rental properties' to a ranking of 65% for 'increasing the supply of transitional housing for those with special needs'. 'Increasing the supply of emergency housing for those with special needs', when high and medium priority ratings are combined, moved down from first to third on the priority rankings, but still stayed on the high end of the priority list.

e. Low Priorities and No Need, for Community Organizations

There were several community organization survey items that 18% of those responding ranked as low priorities. These were:

- a. 'increase the supply of decent, affordable housing through rehabilitation of owner-occupied homes',
- b. 'improve legal services for low income and special needs populations, such as fair hearing rights and settlement of tenant-landlord disputes', and
- c. 'address neighborhood blight, improving safety and livability'.

11% ranked as a low priority 'increase supply of decent, affordable, housing through affordable home ownership'.

'Increase the supply of decent, affordable housing through affordability of rental properties', 'increase the supply of transitional housing for those with special needs', 'increase the supply of permanent supportive housing for those with special needs, excluding elderly' and 'increase supply of specialized housing for the elderly' were ranked as low priorities by 9%, 8%, 6% and 6%, respectively.

Only 4% indicated that 'increasing the supply of emergency housing for those with special needs' was a low priority.

PRIORITIES, BY POPULATION:

An assessment of housing needs and priorities for special needs populations, other than those who are homeless, is contained in this section. An assessment of the needs of those who are homeless or in immediate danger of becoming homeless is contained in the Homeless Section, which follows. The needs for facilities and/or services are described in the Community and Economic Development Section of this document.

It should be noted, in relation to special needs populations, that most who responded to the surveys did not specify type of need or location of need, but indicated priorities for “special needs populations” as a whole. Therefore, no breakout by type or location is provided.

Only 34% of responding municipalities listed ‘need for emergency, transitional or permanent supportive housing for those with special needs’ as a high priority, ranking it last, #6 of the 6 priority needs for the town or village, and #5 of 6 for the county as a whole. On the other hand, community organizations ranked ‘emergency housing for those with special needs’ #1 of 9 needs listed, with 68% of those responding ranking this as a high priority. This ranking was followed by ‘transitional housing for those with special needs’ ranking #5 of 9, with 46% of those responding ranking this as a high priority; and ‘permanent supportive housing’ ranking #6 of 9, with 44% of those responding ranking this as a high priority.

1. Very Low and Low Income Households, including Large Families

It is evident, based upon CHAS Data from the Census Bureau and from the variety of local input received, that the vast majority of housing for those individuals and families in the ‘very low’ household income group, below 30% of median family income (MFI) and the ‘low’ household income group, below 50% MFI is neither affordable nor in decent condition. The exception is housing that meets standards because it is subsidized (HUD Section 8, senior housing, housing for special needs populations, etc.) For very low and low income homeowners and for many in the moderate income group, there is insufficient income to repair or replace even essential elements of the home or, in the case of mobile homes, to replace the home itself.

There are 1,275 renter and 971 homeowner households with incomes are below 30% MFI and 1,147 renter and 1,389 homeowner households whose incomes are between 30% and 50% MFI, for a total of 4,782 of Allegany County’s 18,076 (26.5%) households, as of the year 2000, in which the household income is either very low or low, by HUD definition. The sheer numbers of households without the financial resources to acquire and maintain decent housing is daunting. According to ACCORD Corporation’s Housing and Facilities Director, in addition to directly subsidizing households, it is a priority to free resources for additional households in need of assistance, by reducing/eliminating the need for supports of those receiving them, by:

- a. Assisting renters to become homeowners through homebuyer education, housing counseling, budget management, and post-purchase support to prevent mortgage delinquency and to ensure that homeownership is maintained.
- b. Assisting families and individuals in the transition from rental assistance to self-sufficiency, particularly through the HUD Section 8 Family Self-sufficiency Program.

When looking at housing with the problems of affordability, overcrowding and/or lack of adequate kitchen facilities or plumbing, those with very low incomes fare poorly, as a whole, with large families facing somewhat more of these problems than other populations. Finding adequate housing, in terms of space alone, is a difficulty for large families; therefore, this group is most likely to face overcrowded conditions, in addition to lack of affordability. There are 2 Homeless Housing Assistance Program (HHAP) rental units for large families. HUD Section 8 support is also available for large families but, as of this writing, May, 2007, there are 7 families in need of 4 or more bedrooms on that waiting list. Housing large families in safe, affordable housing that has adequate space for the family's needs has been cited by more than one community organization as a high priority.

Elderly renters, and the elderly and others with mobility and/or self-care limitations, fare better than others in the very low income group, while elderly homeowners have only somewhat fewer housing problems. These differences are likely to be due, at least in part, to the fact that significant resources have been focused on low-income senior housing programs and, to a lesser extent, on low-income housing for those with physical disabilities.

% Housing of Those with Very Low Incomes (<30%MFI)
with HUD-defined Housing Problems

Population	% Housing Problems
Homeowners – Large Families	91.4%
Renters – Large Families	83.6%
Homeowners – All	83.5%
Renters – All	80.8%
Homeowners – Elderly	78.8%
Renters – Non-elderly with Mobility or Self-care Limitations	59.7%
Renters – Elderly	57.5%
Renters – Elderly with Mobility or Self-care Limitations	36.2%
Homeowners – Elderly with Mobility or Self-care Limitations	34.3%
Homeowners – Non-elderly with Mobility or Self-care Limitations	32.7%
Renters – Extra Elderly with Mobility or Self-care Limitations	31.7%
Homeowners – Extra Elderly with Mobility or Self-care Limitations	29.5%

Community organizations that responded to the 2007 survey ranked 'increase the supply of decent affordable housing for low-moderate income families through affordability of rental properties' and '...through affordable home ownership' as 2 of the top 3 highest priorities. None of those responding indicated 'no need'.

Dilapidated housing, along with unkempt property, is at the core of the 'neighborhood blight' issue, clearly the number one priority of Allegany County's community leaders. Interestingly, there appears to be a disconnect between the high priority given by the county's municipalities to 'neighborhood blight' and the low priority given to 'increasing the supply of decent, affordable rental properties'.

There is less of a gap between 'neighborhood blight' and 'rehabilitating owner-occupied housing', which seems to reflect the valuing of homeownership and, possibly, homeowners.

Cited by SCAP (Steuben Churchpeople Against Poverty) "Another issue is free transportation for individuals who are low income. Most of the time these individuals have no funds available to pay the (...) on the ACT Bus for appointments etc." Lack of adequate public transportation for job access is also noted by the Allegany County Employment and Training Center. (See PRIORITIES, BY POPULATION Subsection 9, Those with Disabilities, for further discussion of the impact of very low and low incomes on housing access and affordability).

2.Elderly

As indicated in the above subsection 7, elderly renters and elderly, as well as non-elderly, persons with mobility and/or self-care limitations have fewer HUD-defined housing problems, including affordability. A high percentage of elderly homeowners, however, continue to have one or more of these housing problems and it needs to be kept in mind that the defined problems do not include housing conditions or need for repair or replacement of essential items such as heating systems, roofs, etc. The majority, 78.8%, of very low income elderly homeowners have one or more HUD-defined housing problem; the primary one being costs that exceed 30% of their incomes, which is 75.8% of the homes. Home mortgage, insurance, and heating costs coupled with a high real property tax rate, comprise an extreme burden financially, leaving little or no latitude to manage home maintenance.

The lower percentages of rental property problems for the elderly can be attributed, at least in part, to the success of the construction and operation of senior housing units over the past 2-3 decades. Survey responses show that development of senior housing remains a priority in a number of communities in Allegany County. For example, Alfred Housing (which serves the Towns and Villages of Alfred, Almond, and Wellsville) indicates that they have over 100 people on their waiting list for senior housing. On the other hand, the responses and data show that, in some other communities with senior housing in place, this is a low priority or 'no need' and that there are senior housing vacancies in some parts of the county, while there are waiting lists in others.

In light of the fact that there is a strong preference for senior housing units to be located in the home town of the individual and/or his or her family, it is apparent that there continues to be some need for senior housing in communities that have none, as well as in some high demand communities. Otherwise, the supply appears to be either close to or greater than the demand.

HUD Section 8 housing subsidies are a viable alternative for seniors and others and the most flexible as to location of the rental unit. There are, however, 9 seniors, 7 of whom are disabled or handicapped, who were on the Section 8 waiting list in May of 2007. One agency responding to the community organization survey specified lack of subsidies for seniors as an issue.

There are 4,304 citizens, of all ages, living in group settings, according to the 2000 Census. Most, 3,903, are living in non-institutional settings. The remaining 401 reside in institutions. A variety of input has been received related to long-term needs for the elderly, given the demographics of a dramatic increase in numbers of elderly in the population and what HUD terms “extra elderly”, over 75 years of age. The concerns and recommendations vary but there seems to be a growing consensus that coming to grips with the issue is a priority. Among the comments, paraphrased and grouped are:

- Additional supported/assisted living options are needed, for in-home and congregate care. Also, more flexibility is needed as to type of living arrangement.
- Community organization survey comments included expanding the availability of independent living facilities, assisted living, and in-home care, as priorities.
- Home care is preferred. Home care services should be expanded and/or made more readily available.
- Options need to be cost effective and not further drain public resources, including Medicaid.
- Senior housing should be made available to seniors with moderate or high incomes, based on service need (non-medical models), in addition to low income seniors. Particularly in rural areas, where there is difficulty attaining economy of scale, there should be a mix of supported housing units.

In the 1999 Allegany County HUD Consolidated Plan, it was noted that “Development of senior housing has been a longstanding priority in Allegany County. Availability of this housing allows eligible senior residents to leave burdensome home ownership situations, as well as rental situations which are less affordable or which are of lesser quality than the senior housing option.”

The need for senior housing continues to be a priority for many municipalities and community organizations. However, it has been expressed that ongoing vacancies exist at some senior housing locations and that future development should be carefully assessed in terms of anticipated demand in a particular location and in terms of level/type of need.

In 1999 it was noted that “life care”, a campus-like setting with on-site service provision and a continuum of care from supported apartment living to health-related facility care, was a model that should be explored. With the anticipated addition of assisted living in 2008, Cuba Memorial Hospital is the parent of a system that has developed into something similar to the “life care” model.

The Committee of 44 Strategic Development Initiative proposes an alternative to a focus exclusively on the needs of Allegany County seniors, by approaching senior citizen housing from an economic development standpoint. Following is an excerpt of a portion of that proposal:

“PROJECT OUTLINE 23:

DEVELOP SENIOR CITIZEN HOUSING AND SERVICES

DETAILED DESCRIPTION:

The program goal is to develop senior citizen housing using existing structures such as empty schools. By providing senior housing with appropriate services we open the county up to an influx of citizens from urban areas. We would provide a safe “home” for seniors that will allow families to feel their parents are well taken care of. We would also train current residents to provide RN, LPN, CNA and other services thereby keeping residents here and bring others back.

PROBLEM/OPPORTUNITY ADDRESSED:

This would probably take private investment, possibly funded through loans at least partially, by the county. This would make use of existing structures and provides the opportunity for formerly “public” properties to be on the tax roles (rehab). We train people in this county to provide services to seniors, we could then keep them as residents and taxpayers. There would also be spin-off businesses that could cater to the seniors, (i.e., golf courses, etc.).

GOALS ADDRESSED:

- Physical goals – target ready sites (Belmont and Angelica Central Schools)
- Economic – target industry clusters (assisted senior living)
- Human – target demand side workforce training
- Community – through human goal, encourage business/education partnerships”

b. Those with Physical and Other Disabilities

The New York State Independent Living Council (NYSILC) prepared, in 2004, a detailed paper addressing what it describes as a housing crisis for individuals with disabilities. Following are excerpts from that paper. Further information is available at <http://www.nysilc.org> . The local/regional office of the NYSILC is Directions for Independent Living, Olean, N.Y.

Accessible: “The lack of accessible housing is a major barrier faced by individuals with disabilities. This barrier is compounded by the lack of funding for environmental modifications. Without accessible housing or funding for environmental modifications, individuals with disabilities are at risk of becoming homeless or being forced to live in a nursing home or other institution.” (or) “... with aging parents, other family members or in apartments that do not meet their accessibility needs.”

Affordable: “Affordable housing” is not affordable for most individuals with disabilities in New York State. People with disabilities who rely on Supplemental Security Income (SSI) benefits continue to be one of the poorest groups in the nation. On average SSI benefits in 2002 were equal to only 18.8% of the one-person median household income. In addition to very low incomes, people with disabilities often have substantial expenses related to their disability, such as the cost of medical services and equipment, prescription drugs and transportation.” “The incomes of Social Security Disability Insurance (SSDI) beneficiaries often face similar challenges in locating affordable housing. The incomes of SSDI recipients vary but usually do not exceed \$10000 per month.” The SSI single person income is \$651 per month (\$7,812 per year) and the SSDI is around \$1,000 per month (\$12,000 per year). “Affordable housing in New York State is often developed for households with annual incomes of \$20,000-\$40,000 or more.”

Integrated: “Even when individuals with disabilities are able to locate housing, it is often in buildings...where all the other tenants are people with disabilities. To some, this housing arrangement is akin to living in a nursing home or other institution.”

In Allegany County the median gross rent, for all size households is \$423. Efficiencies or 1-bedroom apartments would be somewhat lower than that. Even so, compared to a disability income in the \$651 to approximately \$1,000 range, there is little left for other housing costs plus all other living expenses.

It is stated in the New York State Action Plan of the Division of Housing and Community Renewal, on page 72, that “In 2005, DHCR/HTFC (Housing Trust Fund Corporation) launched the Access to Home Program...to provide grants for home modifications, which enable persons with physical disabilities and sensory impairments to live independently...” This program should assist in addressing this priority.

4. Mentally Ill

SCAP (Steuben Church People Against Poverty) noted in the survey of community organizations that they currently has over 40 mentally ill people on their waiting list for ‘permanent supportive housing’. SCAP noted “Our agency currently offers emergency housing for individuals diagnosed with mental illness. We have turned down numerous individuals needing housing that do not qualify. There is a need for emergency housing for families.”

Two in-home service providers, Southern Tier Traveling Teacher, Inc. and Parent Education Program, Inc. (PEP) indicate a high priority for emergency housing for those with mental illness and, in the case of the PEP, Inc., also a high priority for transitional housing for those with mental illness.

For further information about the emergency and other needs of those who are mentally ill, see the Homeless Section of this Plan

5. Those with Developmental Disabilities

8.4% (1,161) of Allegany County's children, ages 5 to 20, have a diagnosed disability, per the 2000 Census. 19.4% (5,107) of adults, age 21-64, have a disability, as do 41.2% (2,750) of the population age 65 and over. 18.1% of the population has some form of disability. 3,863 households in the county have one or more individual that has either mobility or self-care limitations stemming from their disability. Approximately 400 individuals, both children and adults, with developmental disabilities are served at any given time by Allegany Arc.

One agency responding to the community organization survey indicated a high priority for permanent supportive housing for those with developmental disabilities.

A range of in-home and residential services are provided by the Allegany Arc to those with developmental disabilities, including from the organization's website www.alleganyarc.org/services :

- In-home: "Environmental Modifications: Adaptations to the home that are necessary to increase or maintain a person's ability to live at home with independence" and "Adaptive technologies: Adaptive devices necessary for the individual to increase or maintain a person's ability to live at home and in the community with independence and safety."
- "Supervised Individualized Residential Alternative: Provides a home environment with 24-hours supervision."
- "Supportive Individualized Residential Alternative: Assists individuals who are able to live in the community with minimal supports and services."
- "Family care: Provides a home environment with a strong sense of family."

6. Alcohol and Other Drug Addictions

Two agencies responding to the community organization survey indicated a high priority for emergency housing for those with alcohol or other drug additions. The Allegany Council on Alcoholism and Substance Abuse, Inc., which provides both residential and outpatient services for this population, listed emergency, transitional and permanent supportive housing as medium priorities.

There is residential care at the Trapping Brook facility, as well as in-community housing, in the form of supported living, in the Wellsville area.

There is community concern about these services, primarily due to the fact that those receiving residential treatment and transitional services are not, for the most part, Allegany County residents.

7. HIV/AIDS (Add Input)

8. Youth

Of the community organizations responding to the survey section on need for emergency, transitional or permanent supportive housing 1/3 (6 of 18) specified one or more of these housing needs as a high priority for youth, as follows:

- Emergency housing for homeless teens: 6, including parenting teens
- Transitional housing for youth: 3, including parenting teens
- Permanent supportive housing for youth: 2, including parenting teens

Current resources for emergency housing are targeted to individuals who are 18 years of age or older, or to those with special needs. ACCORD Corporation is seeking resources to provide emergency housing to youth, to address this identified priority.

Homeless youth, or those needing intervention to avert homelessness, is a growing population, according to educators and human service agencies. For particulars about this group, see the Homeless Section.

9. Victims of Domestic Violence

Facilities and services for victims of domestic violence ranked #6 and #5, respectively, of the list of 14 facilities and services itemized in the Community Organization Survey conducted to assist with priority-setting for this Plan.

Two agencies specified transitional housing for victims of domestic violence as a high priority need and one agency specified emergency housing for victims of domestic violence as a high priority need.

There has been a long-standing, comprehensive, program of services to victims of domestic violence, including a hotline, a 9-bed emergency shelter, advocacy, and services to transition victims of domestic violence and their families into self-support are available through ACCORD Corporation, in cooperation with several other agencies. These families, however, are frequently among those with very low or low incomes and, therefore, are challenged with finding decent affordable housing, while dealing with the impact of the violence on themselves and their children.

OBSTACLES TO MEETING HOUSING NEEDS

The following have been expressed, during consultations and in survey notations, as some of the obstacles to meeting underserved needs:

- Aging, deteriorating housing stock, a significant amount of which is no longer worth repairing
- An increase in the number of mobile homes, which have considerably less useful life than site-constructed homes, and the need to replace mobile homes
- Lack of private investment in constructing housing, at least in part due to depressed values compared to costs of construction
- Need for capital for construction of new units and/or rehabilitation of existing units, including rental units and owner-occupied homes
- Absentee landlords considered, as a group, to have little interest in maintaining their properties
- Insufficient resources, (rental subsidies, subsidized housing, home ownership assistance, home repair assistance) with which to assist very low and low income renters and homeowners to pay for housing costs
- Sheer numbers of those with unmet needs
- High property taxes/unfunded state mandates, increasing the costs of living in Allegany County/New York State
- Community resistance to housing for low income and/or special needs populations, other than for the elderly
- Low incomes/low wages causing
 - Lack of personal resources to access decent, affordable housing or to repair/maintain existing housing
 - High denial rates for mortgages and home improvement loans
 - Inability or difficulty in moving from renter to homeowner status, due to costs of down payments, closing costs, and moving costs
- High heating costs, due to location and due to actual costs of fuel, compounding the problem of insufficient income to pay for housing costs.

C. Housing Market Analysis

1. Describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing, including housing for special needs populations.

See the General Section C.f. for additional information about the housing market, including information from the 2000 Census on Allegany County's:

- comparatively high percentage of homeowners (73.86%)
- comparatively low rental costs (median gross rent of \$423 compared to \$672 statewide) and home mortgages (\$734 compared to \$1,357 statewide)
- comparatively low housing unit value (\$51,300 compared to \$147,600 statewide)
- housing stock built before 1940 (37.7% compared to 31.23% statewide, translating into 9,244 housing units more than 60 years old)

- vacant properties (26.5% of housing units were vacant; 19.9% of which were listed as seasonal, recreational or occasional use units)
- growing number of housing units (14,967 in 1970 to 24,505 in 2000) and major growth in numbers of mobile homes between 1970 and 2000 (849 to 4,548).

a. Value and Affordability

In the 2006 Regional Development Strategy, issued by Southern Tier West Regional Planning and Development Board, indicated that 11.96% of the housing units in the three-county area were mobile homes, whereas statewide 2.7% of housing were mobile homes, “indicating on a relative basis a higher level of economic distress in our region as compared to the State as a whole.” This document further states “The median value of all specified owner-occupied housing units for the Southern Tier West counties was significantly lower than the corresponding State number in 1980. The median value of homes in Allegany County (\$37,500) and Cattaraugus County (\$42,000) are the two lowest median values for all of the counties in the state...” and “The Allegany County figure is 29% of the state figure. Further, this gap in median housing value had increased dramatically from 1980 to 1990, indicating increasing economic distress.”

Of Allegany County’s 24,505 housing structures in the year 2000, 16,480 were single units, 2,108 had 2-4 units, 954 had 5 or more units. A high percentage of these units are not affordable to very low or low income families, in that the costs exceed 30% and often 50% of their household incomes. If average wages were at or around the statewide averages the affordability picture would change dramatically, in that the rents are considerably below average.

b. Condition

A significant amount of the housing stock has deteriorated to the point that finding decent and safe housing is difficult. There are insufficient personal, private, or public resources to rehabilitate all of the properties that have condition problems and several community organizations and public officials have indicated that the focus must be on the most extreme instances of unsafe/unlivable property.

8.66%, or 2,122 units, of Allegany County’s total housing stock, including seasonal housing, had incomplete plumbing facilities, as of the 2000 Census. Also, see Subsection A of this Housing Section for information about HUD-defined housing unit problems by occupant income categories.

c. Lead-based Paint and Other Environmental Hazards

According to the NYS Division of Housing and Community Renewal 90% of housing built prior to 1940 and 80% of the housing built between 1940 and 1959 can be expected to have lead paint hazards.

9, 244 (37.7%) of Allegany County's housing stock was built prior to 1940, and 3,167 (12.9%) were built between 1940 and 1959. Allegany County can be expected to have a very high number of housing units with lead-based paint hazards.

In addition, according to ACCORD Corporation's Housing and Facilities Division Director, other environmental hazards such as unsafe septic systems and wells are a significant concern, in that only about 50% of Allegany County residents have access to public water systems and 30% to wastewater systems.

Lead-based paint screenings of children under the age of 6 are done by medical practitioners and through programs such as Head Start. The local Department of Health reports that in 2004 the Lead Trac Program resulted in 393 lead screenings, none of which showed active (20 mg/dl or above) levels. In a 2007 consultation, it was noted that only 3 cases requiring environmental abatement have been identified in the past several years, and none in the past 2 years. Others, with a 10-20 mg/dl result, were provided with educational materials.

d. Availability

As of May 2007, there are 151 non-elderly households and 9 elderly households, 95 of which, combined have a disabled/handicapped individual on the waiting list for HUD Section 8 housing subsidy.

One community organization survey responder indicated more than 75 youth and adults as having an unmet need for emergency and transitional housing. Another indicated that there is an underserved population of 30 individuals with special needs and 10 families for emergency housing, as well as 5 individuals returning from prison who were underserved in relation to transitional housing. In addition, a recent application for Runaway and Homeless Youth application indicates that 12 youth per year are in need of emergency services, which currently are only available for this population on a very limited basis.

One housing service provider noted that there are hundreds in need of rehabilitation of owner-occupied homes. Another indicated that the underserved population needing either affordable rental or homeownership, or rehabilitation of owner-occupied homes, exceeds 1,000. A third housing provider indicated over 100 on waiting lists for both housing for the elderly and for assistance with affordable rental. Two housing agencies cited an underserved population related to availability of legal services; in one instance with a projected underserved population of 1000+ and in the other indicated a frequent problem, with numbers unknown.

2. Describe the number and targeting of units currently assisted by local, state, or federally funded programs.

For a map of housing assisted by local, state or federally funded programs, please see General Section Appendix 4, page 26. Also, see the Homeless Section for information on housing and services targeted to the homeless population and those at risk of becoming homeless.

ACCORD Corporation is a county-wide Community Action Agency and Rural Preservation Company (RPC). ACCORD Corporation's title-holding subsidiary, Genesee Valley Improvement Corporation (GVIC) owns and operates 22 affordable low income apartments which meet quality housing standards categorized as follows:

- 2: Large family Homeless Housing and Assistance Program, located in Belmont, NY
- 2: 1-bedroom apartments for low income individuals in Belmont, NY
- 4: Low-income apartments in Friendship, NY
- 6: Low-income/handicapped/elderly apartments in Belfast, NY
- 8: Low-income apartments in Cuba, NY

ACCORD also operates an emergency shelter for victims of domestic violence and short-term residential respite for children with emotional or developmental disabilities.

ACCORD's Housing and Facilities Division administers 191 Section 8 rental assistance vouchers, including 25 Family Self-sufficiency and 10 Family Reunification Program vouchers.

Alfred Housing Committee, Inc. provides housing services to residents of the Towns and Villages of Alfred, Almond, and Wellsville. Alfred Housing serves as the community development arm in the towns and villages in which it provides services. Alfred Housing constructs and operates housing for eligible populations, including senior housing and secures grants to rehabilitate owner-occupied housing.

Andover Historic Preservation Corporation (AHPC) is an RPC that serves the Town and Village of Andover and the Town of Independence. AHPC maintains 2 affordable apartments for low to moderate income residents and a 10-unit senior housing complex. In addition, AHPC receives grants to address health and safety and energy-efficiency for low income homeowners. AHPC is assessing the need for additional senior housing units, large family units, and emergency and transitional units.

Cuba Community Development Corporation (CCDC) is an RPC covering a five-town area, which includes Cuba, Belfast, Friendship, Clarksville, and New Hudson. Cuba Community Development maintains 11 affordable low income housing units:

- 2 in Cuba and
- 9 in Friendship, in 2 locations.

CCDC administers a number of programs that provide grants to eligible homeowners for needed repairs, addressing health and safety issues and energy-efficiency. “Over the course of a typical year, we administer in excess of \$1M in funds to make repairs to more than 180 housing units and to assist over 470 persons.”¹⁶

The Weatherization Assistance Program is provided to low-income residents through Cattaraugus Community Action, Inc.

Bishop Sheen Ecumenical Housing Foundation, Inc. is also certified to provide housing services in Allegany County including housing counseling, closing cost assistance with no interest loans and emergency home repairs.

Allegany Arc provides residential services for individuals who are developmentally disabled. These services range from supervised residential care, which is staffed 24/7; family care, with trained Family Care Providers; to supportive individualized residential care, in which the individual lives in the community, with support. There is specialized supervised residential care in homes for those with autism, those who are elderly and those with dual diagnoses.

The Allegany Council on Alcoholism and Substance Abuse Services administers residential and community-based housing services for those with addictions.

St. James Mercy’s Almond House provides transitional housing for single mothers and their children, although this housing may be targeted to another population in need, due to low occupancy rates.

There are additional services provided to those who are homeless or at risk of becoming homeless. These services are listed in the Homeless Section of this plan.

There is no housing operated by a public housing authority.

For more specific information about locations and nature of Allegany County assisted housing, go to the NYS Division of Housing and Community Renewal website: <http://www.dhcr.state.ny.us/ocd/apps/profiles> .

3. Indicate how the characteristics of the housing market will influence the use of funds.

Certain characteristics of the housing market, including the prevalence of homeownership, the excessive age and continuing deterioration of housing stock, the exponential increase in the number of mobile homes, and costs versus value, have been, and need to be, used to refine how communities decide upon their housing priorities. The housing market conditions in a given community, assessment of greatest needs of groups within the community’s population, and the capacity to address the assessed needs are all factors to be considered when housing improvement plans are developed.

¹⁶ From the NYS Division of Housing and Community Renewal website www.dhcr.state.ny.us/ocd/apps/profiles .

As indicated earlier in the document, it is not the intent or purpose of this plan to set forth the objectives or specific action plans of the county, its towns and villages, or individual community organizations. Rather, it is anticipated that all levels of government and a variety of community agencies will use the information contained within this document to develop objectives specific to their jurisdictions.

D. Barriers to Affordable Housing

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction.

Allegany County generally lacks the intense local regulations that many urban areas use to guide development. Therefore, public policies do not tend to affect housing availability or affordability. However, there are two public policy issues that have been expressed as in need of consideration related to maintaining decent, affordable housing.

a. Enforcing Fire Safety and Building Codes

ACCORD Corporation, the Allegany County Department of Social Services, town and village officials, and others have indicated that there is a dilemma in the extreme related to housing stock in the county that is in such poor condition that it is not cost effective to repair the property and it is not cost effective to assist low income families in jeopardy of losing these homes due to inability to pay the taxes. From a code enforcement perspective, if all of the properties that should be condemned are condemned, a high number of families would be out on the street. One Town Supervisor, at the initial Public Hearing, indicated that if the town were to condemn all the housing that is not up to fire and building code, he estimated, half of the town residents would have to leave their homes. From a program perspective, the dilemma is that it is not cost effective to bring dilapidated properties into a safe state; therefore, funding for repair cannot be granted and, in the case of the Social Services Department, assistance with taxes and other essential bills needed in order to retain properties cannot be granted. The question looms as to where very low and low income households will be able to find any decent, affordable, housing when the most deteriorated buildings are, by choice or by requirement, vacated.

b. General Lack of Zoning

There is a general lack of zoning throughout the County which, though it can be a negative factor from a community planning perspective, is positive in that it does not restrict housing development in any way.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing.

a. Enforcing Fire Safety and Building Codes

Replacement of housing units, including mobile homes, is one strategy to address the dilemma of employing strict code enforcement that results in a significant reduction of the number of housing units available, and displacement of individuals and families. In addition, building higher-end housing stock has been recommended as a way in which to improve overall housing stock value, free mid-level housing that can be occupied by those in poor housing, and improving inducements for economic development. As noted previously, one community, the Village of Belmont, couples code enforcement with the provision of information to home owners about resources that can be pursued to assist financially with needed improvements. Tax relief can also be granted by municipalities.

b. General Lack of Zoning

The communities that do have zoning should have areas of the community identified as available for affordable multi-family and single family housing. The Village of Alfred Plan, for example, expresses a commitment to expansion of housing options for a wide range of needs and income levels.

Communities can provide PILOTS or some type of tax relief to support the affordability of housing. Empire Zone communities have passed 485-E tax packages that encourage rehabilitation and improvements by limiting the impact of local taxes on these improvements.

HOMELESS

A. Homeless Needs

Summarize the nature and extent of homelessness in the jurisdiction.

“In a rural County such as Allegany, the incidence of a homeless person or family living in the street is rare. More often, the homeless are living in camping areas or parks, in tents or cars, and in abandoned buildings. Usually a homeless person is a recipient of the services delivery system for domestic violence, sexual abuse, mental illness, substance abuse, veteran, and/or mental or physical disability.”¹⁷ In addition, youth, between the ages of 16 and 21, are a target population for homeless and homeless prevention services, due to their limited resources and experience with independent living.

HEART (Homeless Education And Resources Together), the consortium of agencies that assesses and addresses the needs of Allegany County homeless, and those at risk of homelessness, uses the HUD definition of homelessness for HUD-funded programs and

¹⁷ 2004 HUD Continuum of Care Application, submitted by ACCORD Corporation

the federal definition for purposes of school districts, but has adopted an expanded local definition of the population to be assessed and served. The two definitions follow:

Homelessness Definitions

HUD Definition: According to the McKinney Act, which governs HUD programs, a homeless person is someone who is:

- * sleeping in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings
- * sleeping in an emergency shelter
- * living in transitional or supportive housing after having originally come from the streets or an emergency shelter
- * staying for a short period (up to 30 days) in a hospital or other institution but who would ordinarily be sleeping in one of the above places
- * being evicted within a week from private dwelling units; or
- * being discharged within a week from an institution in which the person has been a resident more than 30 consecutive days.

The federal government's legal definition of homelessness based on the McKinney - Vento Homeless Education Assistance Act, for the purposes of school districts, is anyone who:

- *lacks a regular, fixed, and adequate nighttime residence
- * is sharing housing due to economic struggles (double up)
- * is living in a shelter, hotel, or motel
- * is living in a public place not designated for sleeping (cars, parks)
- * is an unaccompanied youth
- * is a child or youth awaiting foster care placement
- * Is a child or youth abandoned in a hospital
- * is a migrant who qualifies under any other eligibility

HEART Committee definition:

Homeless is anyone:

- *without permanent housing,
- *who has received an eviction or shut off notice that would render them homeless,
- *living in facilities inappropriate for human habitation, with unsafe or grossly substandard housing, who cannot be maintained in their current environment.

1. Continuum of Care Application Description of Homeless Needs

NOTE: A 2007 Continuum of Care Application will be completed by the end of June, 2007. This plan will be updated to include new information from that Application.

The following statements, describing some of the needs of those who are, or who are in danger of becoming, homeless, are taken from the HEART 2004 HUD Continuum of Care Application: (See Homeless Section B. Priority Needs for information by sub- and special needs populations)

“Allegany County currently has limited safe and affordable emergency and supportive housing options available. Additional housing options are needed in all areas of emergency, transitional, and permanent housing.”

“A comparatively high unemployment rate and depressed wages in the County contribute to a family’s inability to maintain a stable, permanent housing situation. For those who receive Temporary Assistance from the Department of Social Services, the rental allowance, which is significantly below fair market rent, is also a contributing factor.”

“Instability in the household is seen as often being a contributing factor to despair, depression, or other mental health issues, substance abuse, domestic violence, child abuse, and divorce. For temporarily dependent individuals and families who lack transitional or permanent housing, the demands of work force preparation and work requirements under welfare reform can be difficult to meet, resulting in negative emotional and financial consequences. Children of transient or chronically homeless families lack the security of a permanent residence and stability in their education.”

“Evictions (including ejection from homes of those temporarily staying with others), nonpayment of rent, escape from substandard housing conditions, and flight from neighborhoods in which there are intense conflicts among households are cited as the next most likely reasons for individuals and families to be homeless or transient, after domestic violence.”

“Older homes frequently have low quality housing conditions, which can result in high fuel bills. Unfit living conditions contribute to chronic health problems and other safety concerns, and may also result in building condemnation, necessitating a move.”

2. HEART Data

Data that has been collected by the many agencies, further described in Homeless Section C, is compiled by the HEART/Continuum of Care Committee. This Homeless Inventory shows a decrease in the numbers of individuals and families who have been served through the network, from 2004 through 2006. The reader needs to be aware, however, that it is known that there is under-reporting, and that the need is greater than what is stated:

Population	2004 # Served	2005 # Served	2006 # Served
Individuals	205	140	52
Families	192	141	61
Adults	468	283	133
Children	381	235	106
Caucasians	378	202	107

African Americans	17	9	2
Hispanics	2	2	3

3. Point in Time Survey

In January, 2007, a “Point in Time” survey was conducted, in which involved agencies reported information about those who, on a single day, were staying in places not meant for habitation; were staying in a licensed shelter or hotel paid for by Social Services; were being evicted in less than 1 week; or will be discharged from a facility within a week and have not found new housing, by population. Following are the results:

(Data to be clarified and added)

A second survey will be conducted in the summer of 2007 and will expand to include food pantry input.

4. Community Organization Input

From the survey of community organizations that was conducted in the spring of 2007, the following was the tally of responses to the question of need for homeless facilities and services:

4d) Homeless Facilities and/or Services

Priority Level	Facilities	Services	# Not Served	\$ Needed
A : High Priority	50%	64%	175	\$150,000
B : Medium Priority	31%	18%		
C : Low Priority	6%	0%		
D : No Need	0%	0%		
UNK : Unknown	13%	18%		
Response (Possible 24)	16	11		

Of the 14 listed facility and service needs for special needs or health-service needs populations, community organizations ranked homeless facilities #2 and homeless services #1, based on the number/percentage of ‘high priority’ rankings.

Comments of those responding to the need for homeless facilities or services included a noted need for a homeless shelter, a central county facility, need for transitional housing, and need for outreach assistance.

See Section B. Priority Needs, below, for more information about special needs populations in relation to homelessness and see Community and Economic Development Section B. Priority Needs for additional information about community priorities related to facilities and services for special needs populations, generally.

5. Obstacles to Addressing Homelessness

In the 2004 HUD Continuum of Care Application three primary obstacles were identified, as follows:

- a. “Supportive services to homeless individuals and families are key to enabling them to move from chronic homelessness to self-sufficiency. Job training and placement, case management, childcare, substance abuse treatment, mental health care, housing placement, and life skills training are all barriers to the chronically homeless achieving self-sufficiency. Funding to support these services is essential to ending the incidence of homelessness.”
- b. “Housing placement remains an obstacle. Without a funding stream for security deposits, rent, and utilities, some chronically homeless persons will be unable to stop the cycle of homelessness.”
- c. “Supportive services to the mentally ill while receiving care is instrumental to their becoming self-sufficient.”

Also cited by community organizations and some municipalities is the fact that, other than for victims of domestic violence, there is no emergency shelter in the county.

There are several emergency and/or temporary housing locations for those who are mentally ill or homeless for other reasons. But, on occasion, there is no such housing available. Community leaders indicate that it is not practical or cost-effective to operate a homeless shelter, due to a relatively low projected occupancy compared to more densely populated jurisdictions. Therefore, a motel becomes the only option for some, until additional emergency housing units are developed.

B. Priority Homeless Needs

Identify the jurisdiction's homeless and homeless prevention priorities. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

1. Community Organization Survey Results

Of 9 housing needs listed in a recent survey, community organizations ranked '> the supply of emergency housing for those with special needs /non-elderly' #1 as a 'high priority'. On the other hand, municipalities that responded to a similar item, '> the supply of emergency, transitional or permanent supportive housing/non-elderly' ranked this the lowest of 6 listed housing priorities for towns and villages and next to lowest from a countywide perspective, with 4% of those responding giving this a 'high priority' for the town or village and 22% giving this a 'high priority' countywide.

A synopsis of the community organization responses to 'need for emergency housing to those with special needs' follows:

6ai & aii) Increase Supply of Emergency Housing for those with Special Needs (excluding the elderly)

Priority Level	Facilities	Services	# Not Served	\$ Needed
A : High Priority	68%	NA	105	\$150,000
B : Medium Priority	14%	NA		

C : Low Priority	4%	NA
D : No Need	0%	NA
UNK : Unknown	14%	NA
Response (Possible 24)	18	NA

Comments on emergency housing needs included 2 stating a need for emergency housing for homeless youth, 2 for homeless families, 1 for homeless adults, 1 for those with addictions and 1 for those who are mentally ill, assisting those providing existing services.

The complete municipal and community organization survey results are found in Appendices A and B, at the end of this document.

2. Priority Needs, by Population

Priority for facilities and services for those who are homeless or at risk of homelessness fit into one of several categories, by population. Following is a discussion of priorities by category.

a. Very low and low income individuals and families

Without regard to special needs or age, individuals and families with very low incomes are at risk of homelessness due to an inability to handle the costs of safe, livable housing, whether that is by virtue of housing units not being affordable, or by virtue of deterioration because maintenance costs cannot be paid. Some may be able to find decent, affordable housing. However, most will not; particularly in light of the facts that the general condition of housing stock is poor, due to age of the housing; there is pervasive poverty in the county; and, in some cases, absentee and other landlords fail to maintain their properties.

1,275 renters and 971 homeowners in the county have incomes below 30% of median family income, which is \$14,950 per year for a family of 4. Over 60% of both renters and homeowners in this household income bracket had housing costs that exceeded 50% of their incomes, according to the 2000 Census. Homeless prevention strategies, therefore, are significantly impacted by income levels. For example, housing stock improvements are a double edged sword because, unless improved housing is subsidized or unless wages increase, improvements will create a greater risk of homelessness due to the increased rents that will accompany improved property condition. Eviction prevention strategies are critical, including legal services, as are strategies that create affordable transitional and permanent housing for those with the lowest incomes, including housing provided during periods when the wage-earner(s) are working on plans for self-sufficiency.

According to the Commissioner of Social Services, homeless individuals and families seeking emergency housing are currently not great in terms of numbers, but each instance is a major issue for the person(s) in need of such assistance and for the

Department of Social Services, when emergency shelter is not available and/or when loss of a home or housing unit cannot be avoided, due to eligibility factors or unsafe condition of the housing. Motel stays are the only alternative, in these instances.

b. Substance abuse/addictions

According to the 2004 Continuum of Care Application “Substance abusers have limited availability of emergency housing and support options available. For chronic substance abusers, the only alternative for emergency housing, other than a temporary motel stay via the Department of Social Services, is to be admitted to a hospital for treatment. For those who are unemployed or have insufficient wages to be financially self-sufficient, Temporary Assistance is available only if the substance abuser receives treatment. Those unwilling to seek such treatment will be without the financial wherewithal to maintain housing, increasing the risk of becoming homeless or transient.”

There is residential care in Wellsville, Allegany County’s largest village. It has been a long-standing community concern that most, if not all, of those receiving services were not originally county residents and that some residents stay in the community, relapse, and become in need of emergency, as well as ongoing, services. This places added demand on the service system.

Addicts, regardless of original residence, are likely to have histories of rental non-payment, evictions or destructive behavior that reduces their housing options. Therefore, advocacy is needed in order to assist in gaining access to a permanent residence, in order to prevent homelessness or reduce lengths of stay in emergency or temporary housing.

c. Mentally Ill

“The mentally ill are also susceptible to homelessness, particularly due to eviction or difficulty with financial management. If the individual, due to lack of treatment or difficulty with prescriptions, has uncontrollable emotional or physical behaviors that are considered unacceptable by landlords, evictions can and do occur. Increased access to supportive services is needed in order to eliminate the potential homelessness of those with mental illness.”¹⁸

One of the obstacles identified in the 2004 Continuum of Care Application was lack of supportive services during treatment periods, which deters the individual from attaining self-sufficiency.

Nearly ½ (6 of 14) of those who were homeless or in imminent danger of becoming homeless in a January, 2007 Point in Time Survey were those with mental illnesses.

Those responding to the 2007 community organization survey indicated that currently available housing and services options for the homeless need to be supplemented. In addition, there were numerous comments that there are insufficient mental health providers and insufficient distribution of services to parts of the county other than the most populous area in and around Wellsville, NY.

¹⁸ 2004 HUD Continuum of Care Application

As stated in the 1999 HUD Consolidated Plan, "...persons with severe and persistent mental illness may have difficulties with functioning either on a chronic or an episodic basis and are at high risk of losing their housing due to behaviors which emerge at times when judgment or functioning is impaired." Also, "It has been observed that mentally ill individuals may be most in need of single unit (versus congregate) housing during the times when they are experiencing severe dysfunction."

Respite units, as well as transitional and permanent supported units, are needed. Respite for families of those with special needs has been commented upon by several of those providing input for this Plan as being an important component for the prevention of homelessness or for prevention of placement in a restrictive setting.

d. Youth

In the 1999 HUD Consolidated Plan one of the identified gaps in the continuum of care was the lack of housing and services for homeless and runaway youth. Following are excerpts from the assessment of the housing needs of youth from the 1999 Plan: "In Allegany County homeless and runaway youth have very few options open to them...For some youth, running from homes afflicted with domestic violence, child abuse and substance abuse problems may seem like the only alternative." "Without emergency shelter and assistance, youth often access shelter from their peers, moving from one friend's house to another until they have nowhere else to go. The lack of shelter, medication and advocacy services for youth decreases the likelihood that homeless and runaway youth will eventually return home." A study of the specific reasons for youth transience and homelessness was proposed.

ACCORD Corporation has submitted a 2007 application for Runaway and Homeless Youth funding. In the process of developing this application the following data was gathered:

- School districts reported 26 students known to be homeless in the previous year. Reasons included family discord, domestic violence, lack of parental guidance, drug and alcohol problems, negative peer group and poor academic performance. "Educators agreed these students would benefit from home and school based homeless prevention services."
- The Social Services Department was, at that point in time, assisting 506 youth, ages 16-21; 83 with financial assistance, 506 with Medicaid benefits and 250 with Food Stamp benefits. 71 youth in this age group were receiving SSI (Social Security Supplemental Security Income).
- The Probation Department identified 23 youth who would benefit from homeless prevention services. Probation Officers cited similar home circumstances as did school officials.
- Of 500 youth served by Youth for Christ, 15 were homeless. "These youth were abusing drugs, had a negative peer group, low self esteem and came from impoverished and dysfunctional families."

- The 2006 Point in Time survey of homelessness was cited as indicating 11 of 69 homeless individuals at the time of the survey were homeless youth, ages 16-21

If funded, this Runaway and Homeless Youth program will provide an emergency hotline; a 4-bed shelter, serving 12 youth per year with up to 15 days of emergency shelter; case management and referral, coordinated with TASA (Teenage Services Act) case management; homeless prevention services, including home-based or school-based services; and mental health counseling and substance abuse services, as warranted.

e. Victims of Domestic Violence

See Housing Section B. Priorities, by Population Item 9 for information about services to avert homelessness due to domestic violence. Facilities and services available include a hotline, a domestic violence safe dwelling, case management and advocacy.

f. Veterans

According to the 2004 Continuum of Care Application “Veterans are the most difficult homeless population to identify in Allegany County. Although it can be assumed that there are veterans who are homeless or transient, only 11% of veterans access available services, according to the Allegany County Veterans Association.”¹⁹ In the January, 2007, Point in Time survey 1 Veteran was being sheltered and 1 had an eviction pending, of the total 14 served. The Veterans Administration provides assistance with access to housing, and assistance with rent and food, for veterans at risk of homelessness.

3. Chronically homeless persons

The dynamics of domestic violence, substance abuse, and mental illness are such that individuals and families struggling with these issues often find themselves in repetitious cycles that impact upon many aspects of life, including repeated instances of homelessness or need for measures to prevent homelessness. This is also the case when youth become transient due to family discord or other issues, or when relationships are unstable and result in household members moving in and out. Individuals and families in this chronic state of homelessness need to recognize the dynamics and impacts of grappling with serious personal and family issues, and need to develop and carry out specific plans in order to break these cycles.

According to the 2004 Continuum of Care Application, “Supportive services are key to enabling homeless persons to move from chronic homelessness to self-sufficiency. Job training and placement, case management, child care, substance abuse treatment, mental health care, housing placement, and life skills training are all barriers to the chronically homeless ability to achieve self-sufficiency. Funding to support these services is essential to ending the incidence of homelessness.”

¹⁹ 2004 HUD Continuum of Care Application

“Additional housing options are needed in all areas of housing, including permanent. A comparatively high unemployment rate and depressed wages also contribute to a family’s ability to maintain a stable, permanent housing situation. For those who receive Temporary Assistance from the Department of Social Services, the shelter allowance, which is significantly below fair market rate, is also a contributing factor.”

C. Homeless Service Inventory

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children.

Following is a description of the consortia that address one or more services to assist homeless individuals and families, or those at imminent risk of homelessness, excerpted from the 2004 HUD Continuum of Care Application.

Allegany County Unified Services Committee

The Allegany County Unified Services Committee has worked since 1996 to shape a locally controlled interagency planning process to develop an overall vision of healthy children, youth, and families; to identify strengths and gaps in current services and programs; to reduce duplicative planning processes; and to prioritize resource allocations. It has succeeded in coordinating service delivery approaches and providing leadership to existing and new activities and programs.

Homelessness has been a topic of discussion in numerous Unified Services Committee meetings. At a strategic planning day held in January of 2001, these discussions were formalized with the creation of committee to plan, develop, and implement services for the homeless population in Allegany County, the HEART (Homeless Education and Resources Together) Committee, which reports quarterly to the Unified Services Committee to evaluate current efforts.

HEART (Homeless Education and Resources Together)/Continuum of Care Committee

The HEART Committee meets on a monthly basis with a regular agenda on data collection, outreach, services, and community coordination, holding special meetings when necessary. Both HEART and the Unified Services Committee are facilitated by ACCORD Corporation staff and have helped to strengthen their existing lines of community and coordination.

Child Unified Services Committee

The Child Unified Services Committee is an offshoot of the Unified Services Committee that began to work on a county-wide collaboration for children’s services in May of 1996 and continues to meet monthly. The Allegany Council on Alcoholism and Substance Abuse is facilitator.

Many of the agencies who participate in Unified Services, Child Unified Services, and the Consortium on Domestic Violence also play an active role in the Allegany County Continuum of Care. Maintaining these connections prevents duplication of services and insures expedition and coordination of resources to prevent homelessness in our community.

Allegany County Consortium on Domestic Violence

In 1994 the Allegany County Consortium on Domestic Violence was established to create a coordinated systems approach to reduce the incidence of domestic violence in Allegany County by improving the community's response to domestic violence victims. Since that time the Consortium has successfully established protocols for law enforcement agencies, medical personnel, mental health professionals, and members of the judicial system.

Today, 45 members representing law enforcement, medical, social services, judicial, legal, and other area service providers meet monthly to address issues specific to victims of domestic violence and their families, including homelessness. They have been successful in implementing an 800 number for victims to access, a training curriculum for service providers, and a batterer's education program. The Consortium's 11-member steering committee meets monthly to evaluate, coordinate, and assess services to this population. ACCORD's Family Development Director facilitates these meetings and helps to coordinate their activities with those of the HEART Committee.

The Homelessness Intervention Program provides services to chronically homeless individuals and families, and victims of domestic violence. It assesses and engages the target population in locating housing, preventing eviction, and retaining housing. The Emergency Shelter Grants Program provides case management services to individuals and families who are homeless or at-risk of becoming homeless. It utilizes the family development methodology to provide crisis intervention, access to mental health services, budget counseling, emergency food assistance, advocacy, and referrals to employment services. The Homeless Prevention Program provides family development planning and supportive services to homeless and potentially homeless individuals and families. Support services include housing assistance, crisis counseling, advocacy, nutrition education, case management, eviction and foreclosure intervention, landlord mediation, and coordination of existing support services within the community. The Allegany County Community Services Single Point of Access Committee (SPOA) meets weekly with area providers to discuss the plan, treatment, and necessary referrals for the mentally ill population. The committee facilitator, who also serves as an active member of the Allegany County Continuum of Care, provides outreach for the homeless members of this population.

Emergency shelters, transitional housing and other direct service providers include:

3. ACCORD Corporation: 6-bed domestic violence safe dwelling and services to victims of domestic violence

4. Allegany ARC: 11 respite beds with home providers for individuals with developmental disabilities, learning disabilities and brain injuries
5. Allegany Council on Alcoholism and Substance Abuse Services: 24 -bed residential care facilities for those with substance abuse service needs
6. St. James Mercy Almond House: 9-unit, 18-bed transitional housing program for single mothers and their children
7. Heritage Aflame: Food, clothing and some emergency shelter through host families
8. Samaritan's Loft: Temporary (limit of 30 days) emergency housing in 1 furnished apartment
9. SCAP (Steuben Churchpeople Against Poverty): 2 respite apartments providing emergency housing for mentally ill; supported living in subsidized independent living unit; temporary housing (up to 90 days) for those discharged from prison
10. Zafron Home (Cattaraugus County): Residence for parenting teens with emotional and behavioral problems

Other agencies that provide services to those who are homeless or to prevent homelessness include:

11. Allegany Rehabilitation Associates: Mental health and substance abuse services, including supportive services to maintain seriously mentally ill individuals in the community
12. Office of Community Services: Mental health and substance abuse services, including Single Point of Entry service coordination for intensive case management population
13. The Counseling Center: Mental health counseling and case management services
14. Office for the Aging: Services include case management, handyman services, home repair, weatherization packaging, HEAP case management and other services for the elderly
15. Youth Bureau: Youth service coordination
16. Allegany County Food Coalition: Under the guidance of Cornell Cooperative Extension, coordinates services and resources of food pantries.
17. Wellsprings Ministries: General public: free clothing, soup kitchen, household goods
18. Accord Corporation: homeless service coordination, a range of housing services, case management; emergency food pantry; network and service coordination
19. AIDS Community Service of Western New York: Provides supportive case management services and is able to provide intensive supportive services
20. Department of Social Services: Emergency housing assistance; adult and child protection; financial assistance, including assistance to eligible homeowners to avert foreclosure or tax sale; preparation for independent living-foster youth
21. Allegany County One Stop Employment and Training Center: Services for youth and adults to achieve self-sufficiency through job training, placement and supportive services
22. Southern Tier Legal Services: Legal assistance to low income households to avert eviction; services to settle tenant-landlord disputes; legal services related to fair housing practices

23. ACCORD Corporation, Alfred Housing, Andover Historic Preservation, Inc., Cuba Community Development: Provide a range of services to establish and/or rehabilitate decent, affordable low income housing for renters and homeowners, including for the elderly and those with disabilities.

D. Homeless Strategic Plan

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families.

Allegany County is fortunate to have an active Continuum of Care Planning (HEART) group, with representatives from a wide variety of organizations that provide services to and advocate for all of the populations for which priority needs have been identified. In addition, planning partners include organizations that provide the supportive services necessary for the attainment of individual and family stability, which have been identified as critical to successfully addressing homelessness.

HEART, at the operational level, is a strong collaborative approach that ensures that data is gathered, that needs are continually assessed, needed referrals are made, and that services are well-coordinated among the members and others that provide homeless, homeless prevention and related services. In addition, the HEART consortium identifies priority needs and pursues the resources to meet those needs. The system itself has, since the mid-1990s, developed into an effective one. That is not to say there are no gaps in services needed to meet priority needs, but rather that there is a solid structure within which to develop and administer programs that will fill service gaps.

2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012.

Following is the jurisdiction's strategy, from its 2004 Continuum of Care Application:

“The Allegany County Continuum of Care embraces the strategy of coordination of service delivery to end chronic homelessness by 2012. A coordinated response is the foundation upon which to build a system of supportive services, combined with strategies to insure the appropriate service delivery mechanisms are in place. This will include researching available local, state, and federal funding sources for the development of emergency, transitional, and permanent housing and supportive services. Ongoing evaluation of the effectiveness of existing services is also vital to a well-balanced service delivery system.

Funding needs to be sought for emergency shelter services for homeless individuals and families, as none exists, except for temporary motel stays, unless they are victims of domestic violence or chronically and persistently ill.

Additional transitional and supportive housing is needed to support individuals and families suffering from chronic poverty, including the elderly, mentally ill, youth, and substance abusers, and, as a subset, substance abusing victims of domestic violence.

Increased supportive housing opportunities combined with case management, skills development, financial management, counseling, parenting support, and employment and training opportunities are essential to a strategy which promotes long-term self-sufficiency and housing stability.

According to statistics gathered from the Allegany County Continuum of Care member agencies, five chronically homeless persons were sheltered in their existing housing inventory in 2003, while five chronically homeless persons remained unsheltered.”

The following Chronic Homelessness Goals were established in 2004:

- Develop a three- to- five year plan to combat homelessness in Allegany County and garner more community involvement
- Maintain the Homeless Management Information System (HMIS) and continue to improve methods of data collection for input and analysis. Devise a means for tracking and follow-up of those individuals and families input into the system
- Continue to take an active role in intervention, prevention, and advocacy activities for homeless individuals and families as well as those in jeopardy of becoming homeless

3. Discharge Coordination Policy

Every jurisdiction must establish “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.”

Following is the Discharge Planning Policy Narrative from the 2004 Continuum of Care Application:

“All State-supervised correctional and residential treatment programs have discharge planning programs to smooth the transition to independent living. These programs differ considerably to accommodate the need of different client groups and the program goals and mandates of each State agency. All programs, however, focus on preventing or reducing the impact of specific life events that undermine the client’s ability to live independently. Experience suggests that five events are particularly likely to result in homelessness:

- relapse into drug/alcohol addiction;
- commission of criminal act;
- onset/recurrence of mental illness;
- job loss or chronic unemployment; and
- unsuccessful family reintegration.

These and other destabilizing events are often interrelated, one event triggering another. Consequently, State discharge planning programs have adopted a comprehensive protocol intended to simultaneously prevent a broad range of destabilizing events.

In a rural community such as such as Allegany County the various providers must work closely to best utilize the limited resources available from the State and units of local government. Although discharge planning is in place for the pre-trial release program from Allegany County's jail, there is nothing in place for those who have served their time and are released."

A homelessness advocate position was proposed in 2004, as part of a supportive services project. This person was to work with officials from various agencies to insure that adequate discharge policies are in place to prevent people being discharged from publicly funded institutions or systems of care from immediately becoming homeless and requiring assistance from homeless programs. This remains a need.

Also from the 2004 Continuum of Care Application: "Office of Mental Health (OMH) discharge planning efforts fall into two categories, services for inmates with mental health issues and services provided to persons leaving residential health treatment programs.

At the County level, Single Point of Access (SPOA) systems have recently been developed to review all referrals to determine appropriateness and greatest need. Allegany County's SPOA is currently in its development stage, but it is expected to assist greatly in the discharge planning process. One goal for this system is detection of individuals most at risk of being homeless.

Planning for discharges from state-operated OMH treatment facilities and local hospitals begins at admission with an initial assessment of housing and other community support needs. During the course of the hospitalization these options are reviewed to determine if they continue to be relevant. If an individual requires development of a new housing option, the treatment team will refer the individual to the residential services unit at the treatment facility.

Discharges from community residential program generally follow the same process identified above. Needs are identified for the successful placement of an individual and skills are taught to address these needs. If supports are needed, they are identified and planned for.

By regulation, the certified service providers that operate under the Office of Alcoholism and Substance Abuse Services (OASAS) auspices are required to develop a written individual treatment plan based on a comprehensive evaluation of each patient upon the patient's admission to treatment. If housing is identified as a need during treatment or discharge planning, providers are required to identify appropriate types of housing based on each patient's level of self-sufficiency and functioning ability to perform activities of daily and community living, prior housing and homelessness history, and motivation to obtain housing. A thorough assessment of the home environment and suitability of various housing options is conducted for each patient so the client can access appropriate and affordable housing upon discharge. The housing assessment is also used to evaluate a patient's need for ongoing supportive housing, versus his/her ability to acquire and maintain independent housing in the community.

Providers also take into consideration the individual's housing preferences and concerns.

Office of Children and Family Services

The Federal Chafee Foster Care Independence Program (CFCIP) makes funds available to States on an annual basis for independent living services for foster care youth and former foster youth 18 through 20 years of age. OCFS allocates the CFCIP funds to the local social services districts. NYCRR Section 430.12(f) defines requirements on local social services districts having custody of foster children.

For each youth discharged to independent living, the district must identify persons, services, or agencies that would help the youth maintain and support himself/herself and must assist the youth to establish contact with such agencies, service providers, or persons by making referrals and by counseling the youth to re-establish contacts with parents, former foster parents, or other persons significant to the youth. “

Sex Offenders

In a 2007 consultation with the Commissioner of Social Services, she indicated that local Departments of Social Services have a duty to provide housing and other assistance to discharged sex offenders. There has been no request, to date, for these services in Allegany County. However, re-entry of sex offenders into communities has proved a difficult task in other counties, understandably. This is a discharge planning issue yet to be addressed.

COMMUNITY AND ECONOMIC DEVELOPMENT

A. Community and Economic Development Needs

Non-housing community and economic development needs relate to HUD's CDBG (Community Development Block Grant)/Grants to States and Small Cities Program; Disaster Recovery Program; Community Renewal; Economic Development Loan Guarantee Fund (Section 108); Brownfields Economic Development Initiative (BEDI); Opportunities for Youth (YouthBuild); and Rural Housing and Economic Development Programs. See the General Section Executive Summary on page 1 for HUD program goals for community and economic development.

Data and information gathered which provides a basis for determination of community and economic development needs.

1. Planning and Planning Capacity

In the 1999 Allegany County Consolidated Plan lack of planning and development capacity was cited several times as a need, both at the county and at the town and village level. Since that time a number of planning initiatives have taken place. At the (3-county) regional level, spearheaded by Southern Tier West Regional Planning and Development Board, results include an expansion of the data made available for planning purposes, a comprehensive annual regional development strategy, and initiatives to address identified priorities, such as planning in relation to telecommunications.

At the county level, the Planning Board, Board of Legislators, Office of Development and a government-business-education-public consortium, the Committee of 44, have all produced planning documents stemming from processes focused primarily on the community and economic development needs of the county. Specific to agribusiness are the Agricultural District Enhancement Plan and a regional plan, developed by Buffalo Niagara Enterprises and State Forest Management Plans.

At the town and village level, 10 of 19 towns and 5 of 10 villages have planning boards, 4 of 29 towns and 4 of 10 villages have written comprehensive/master plans. 6 of 10 villages and 6 of 29 towns have zoning regulations, 2 of 10 villages and 6 of 29 towns have subdivision regulation, and 4 of 10 villages and 4 of 29 towns have site plan reviews.²⁰

See Appendix D for an annotated index of planning documents available at the time of the writing of this Plan.

²⁰ 2004 Land Use Planning & Regulations: A Survey of New York State Municipalities, New York State Legislative Commission on Rural Resources, July 2004.

Although there has been a variety of planning initiatives at the county level, as well as by individual towns and villages, or groups of towns and/or villages, lack of planning capacity continues to be cited, at all levels (village, town, county and region). Needs include increased staff and other resources, development of a comprehensive planning process/comprehensive plan at the county level (of which this Plan is to be a part), increased ability at the county and regional levels to assist towns and villages, and coordination and sharing of resources across town and village lines.

2. Infrastructure: Water and Wastewater Systems as of 2005²¹

The following hamlets, villages and towns have municipal water systems:

- Alfred Station Hamlet: A section along Route 244 on the Village of Alfred system
- Alfred Town
- Alfred Village: Including State University of NY College at Alfred and Alfred University
- Almond Village: Village and extension into Steuben County to serve approximately 14 additional residents
- Belmont Village: Water and wastewater system extended to south to new county jail facility.
- Andover Village
- Angelica Village
- Belfast Hamlet
- Bolivar Village
- Canaseraga Village
- Caneadea Hamlet: Served by Houghton Water District
- Houghton Hamlet
- Caneadea Town: Area around the Houghton Hamlet and Houghton College
- Cuba Town: Portions of the Town are served. However, residents at Cuba Lake are not served
- Cuba Village
- Nile Hamlet: Portions served by the Town of Friendship
- Friendship Town: The Town of Friendship serves portions of the Hamlet
- Fillmore Hamlet
- Hume Town: Part of the Town is in the Hume-Sanford Water District
Water systems are being upgraded and connected
- Whitesville Hamlet
- Rushford Hamlet: Water is purchased from the Village of Allegany
- Scio Town
- Wellsville Village
- Stannards Hamlet
- Richburg Village

²¹ 2006 Southern Tier West Region Statistical Abstract pages 86-90, extrapolated.

The following hamlets, villages and towns have municipal wastewater systems:

- Alfred Town
- Alfred Village: Including State University of NY College at Alfred and Alfred University
- Belmont Village: Including a new extension to the county jail facility
- Bolivar Village
- Canaseraga Village: Wastewater system was under construction in 2005
- Houghton Hamlet
- Caneadea Town: Area around the Houghton Hamlet and Houghton College
- Cuba Village
- Friendship Town
- Fillmore Hamlet: The wastewater system is a sand filter central collection system, collecting from septic systems.

Of 65 towns, villages and hamlets, 25 (38.5%) have water systems and 10 (15.4%) have wastewater systems. All 9 incorporated villages have water systems, as do 6 hamlets. Each of the colleges and the university are also served. 6 of 9 incorporated villages have wastewater systems, as do 2 hamlets. 6 of 29 towns have a water system at least in part of the town, and 2 have a wastewater system.

There was a moderate response on the survey of municipalities to water and/or wastewater system improvements as priority needs, with around 1/3 of those responding indicating a 'high priority'. Wastewater systems, with 33%, and water systems, with 24%, received a rating of 'no need'. These were the highest percentages of 'no need' answers of the 10 community development survey items. It was pointed out at the initial Public Hearing and also during consultations that municipal systems are not cost effective in many areas of the county due to the sparse population density.

The Allegany County Department of Health advises the "Only around 50% of the County's population obtains water from a public water supply. The remainder utilize private wells and springs. About 30% of the population is connected to a public sewer system, with the remaining 70% using private septs, cesspools, etc." Generally, private systems are found to be safe.

Planned is a county water and wastewater system that will connect to the Town of Friendship systems, in order to provide the needed infrastructure for what is known as the crossroads development area, at the intersection of Route 19 and I86. "Resolutions (were) passed for an inter-municipal agreement between the Town of Friendship, Town of Amity and Allegany County for future development of a County sewer and water district for economic development...September 2006", according to the 2007 Zone Development Plan. This is a primary target area for development. Plans also call for infrastructure improvements in Wellsville, in order to support development. According the to 2007 Zone Development Plan, "(The) Town of Wellsville is to install water lines along route 417 East. Outcome of this activity is dependant on USDA grant funding."

3. Employment, Wages, Occupations and Industry Sectors

As of March 2007, Allegany County had an unemployment rate of 6.0% compared to a regional rate of 4.9% and a NYS rate of 4.3%. The County's unemployment rate rises and falls in a similar manner to the rest of the region and state, but tends to be somewhat above other areas, as is the case in the snapshot month of March 2007. The annual average unemployment rate for 2006 was 5.3%, the lowest in more than a decade.

In 2006, 22.4 thousand Allegany County residents were employed, as an annual average, up from 21.7 thousand, as an annual average in 1999, determined in the 2000 census. During the same period, the population aged 18-65 decreased from 19,765 to 19,194. The numbers of unemployed job seekers also rose during the period 1990 to 1999, from 1.5 thousand to 1.8 thousand. The unemployment rate increased from 6.5% to 7.6%, but experienced significant fluctuations during the 10-year period. The labor pool expanded during the decade, with both the number of employed and unemployed increasing, even though the total number of adults ages 18-65 decreased.

For the 13,569 Allegany County households with earnings in 2000, the mean earnings were \$39,113 compared to mean earnings in New York State of \$73,570. Allegany County full time wage earners earn 53.6% of what wage earners statewide earn. See General Section Attachment 2 on page 24 for a Map of Per Capita Incomes By County, Town and Village.

Mean earnings for males with full time, year-round incomes is \$30,401, compared to \$45,885 statewide. Mean earnings for females with full time, year-round incomes is \$21,466, compared to \$36,429 statewide.

The gap between full time wages of women versus men in Allegany County is greater than that between women and men statewide, with Allegany County women making 71.3% of the mean for man, with women in the State as a whole making 79.4% of the mean for men.

As of the 2000 Census there were 1,287 families (7,066 individuals) living below the Federal poverty level. 497 of these households were headed by a female. 10.5% of all families lived below the poverty level, but 31.4% of female-headed households lived below the poverty level.

For those with benefit incomes, the mean income for those with retirement income was \$13,422; for those with Social Security income the mean was \$11,284; for those with Supplemental Security Income the mean was \$6,709; in the case of Public Assistance, the mean was \$2,785. (These may or may not be the entire household incomes).

Looking at wages by Industry Sector, the only sector in which wages exceed the New York State average is construction, with Allegany County wage earners making 109.6% of statewide average wages. This is positive for the wage earner and is likely to be positive from sales and real estate tax standpoints. However, the relatively high wages in this sector will add to building costs; therefore, there is a downside from a housing and public facility cost standpoint.

Following construction, as the industry sector in which wage earners fare better than others in comparison with statewide averages are:

- Manufacturing, with wages at 81.2% of statewide average wages
- Utilities, with wages at 78.9%, and
- Forestry, fishing, hunting and agriculture support, at 76.9%
- Retail trade, at 68.6%

On the low end are:

- Educational services, with wages at 38.9% of statewide average wages
- Professional, scientific and technical services at 38.2%
- Information at 32.4%
- Finance and insurance 22.5% and
- Arts, entertainment and recreation 11.3%

With average earned incomes being significantly lower than statewide averages and benefit incomes that are inadequate to meet even basic needs, there are wide-ranging implications related to the extent and degree of need for community development programs addressing neighborhood blight, for conserving energy resources, and for a full range of services to prepare employable residents for the workforce and enhance job opportunities.

Clearly, the matter of depressed wages must be addressed for wage earners, generally, and particularly for women, whose full time year-round wages, on average, are not much more than $\frac{3}{4}$ of the full time year-round wages of men in the workforce. This points to the need for promotion of women-owned business, training for women in higher wage, sometimes non-traditional occupations and decisions on the extent to which business growth that provides low wage positions, particularly those which have been traditionally filled by women, will be provided assistance. Women-owned firms in Allegany County, as a percent of total, in 1997, was 18.4%²²

The following chart shows the top 4 types of employment and employing industries in Allegany County, ranked by number/percentage of employee:

²² 2066 Southern Tier West Region Statistical Abstract, p.3

Occupation	# Employed Allegany County 2000	% Employed Allegany County 2000
1. Management, professional, and related occupations	6,727	31.3%
2. Sales and office jobs	4,596	21.4%
3. Production, transportation, and material moving occupations	3,874	18.0%
4. Service occupations	3,778	17.6%
Industry		
1. Education, health and social services	6,971	32.4%
2. Manufacturing	3,588	16.7%
3. Retail trade	2,176	10.1%
4. Arts, entertainment, recreation, accommodation and food service	1,597	7.4%
Worker Class		
1. Private wages and salary workers	15,663	72.9%
2. Government workers	3,960	18.4%
3. Self-employed worker in own, not incorporated, business	1,749	8.1%
4. Unpaid family workers	122	0.8%
Farm Workers 2.8% of the workforce in the 2000 Census. Down from 5.3% in 1970. Up from 1.2% in 1995.		

When looking at wages that are most in line with statewide averages side by side with prevalent industries in the county, it is seen that construction jobs, comprising 8.3% of all employment, and manufacturing jobs, comprising 16.7% of employment, can be considered particularly beneficial to the county and its workforce, as long as there is, at minimum, stability and, preferably, growth.

On the other end of the spectrum, 'education, health and social service' jobs are more prevalent in the workforce (32.4% of jobs), but produce average wages that are depressed in relation to statewide averages, at 38.9%. The fourth largest industry sector in Allegany County, 'arts, entertainment and recreation' (7.4% of jobs) fares particularly poorly in relation to statewide average wages, with local wages being, on average, 11.3% of those statewide.

From 1970 to 1995, a period during which proprietors of non-farm businesses, as a percentage of the workforce, remained fairly stable (12.3% in 1970 compared to 11.6% in 1995, with fluctuations, at 5 year intervals, from a low of 10.1% in 1975 to a high of 12.4% in 1985) farm proprietors decreased dramatically, through 1995. In 1970, 4.5% of proprietors in Allegany County were farmers and in 1995 only .5% were proprietors of farms. A trend upward occurred in the late 1990s, in that farm proprietors comprised 1.7% of the workforce in 1998 and 2.0% in 1999. The percentage of non-farm proprietors also rose, from 11.6% in 1995, to 12.14 in 1999.

Entrepreneurship support, with agribusiness being a particular target industry, is an ongoing need. The recent trend is encouraging.

The need for business growth in Allegany County is undisputed. The type of business growth, including the wages that can be expected to be paid to employees of new and expanding businesses is less clear cut. The depressed wages paid in Allegany County by some industry sectors result, as was pointed out earlier, in housing that is not affordable and is likely to deteriorate, low values for housing and other structures, a constricted tax base and a high need for public services, among other implications.

4. Businesses

There were 837 private non-farm businesses in Allegany County in 1999. These businesses employed 11,599 people, a reduction of (1.4%) since 1990. There were 2,342 non-employer businesses in 1998. Of all businesses, 18.5% were women-owned businesses.

Empire Zone Targeted Businesses

The following information about targeted businesses for Allegany County is taken from the 2007 Zone Development Plan. Empire Zone locations can be found in the General Section of this Plan, on page 7. A Map of the Empire Zone in Allegany County is Attachment 3 of the General Section and is found on page 25.

“The following list of strategic industries refers to "traded" businesses, wealth creating businesses, and/or "at risk" businesses within the Alleghany County. For purposes of this plan, "traded" businesses include those where at least 60% of their product/service is sold, delivered or provided to customers/clients that are outside of Allegany County. “At risk” businesses are those that could locate or relocate outside New York State. The list of strategic industries does not include retail or local service operations (except health care services and providers) that are captive to the local market. The Friendship Empire Zone Administrative Board has defined two priority levels for its Industry Clusters. “Strategic Business” is a business engaged in one or more of the following:

- a) Dairy and Food Processing Agribusiness (including primary agriculture)
- b) Electrical and Electronic Manufacturing
- c) Precision Metal Fabricating Manufacturing
- d) Ceramics, Glass and Advanced Materials Manufacturing
- e) Road, Bridge, Building and Pipeline Manufacturing Construction
- f) Forest Products Manufacturing
- g) Rail, Trucking, Distribution and Warehousing Logistics Businesses
- h) Destination Recreation, Tourism and Hospitality Businesses
- i) Support Services including Professional, Financial, Back-Office, Technical Operations and Disaster Recovery

- First Priority

The first priority includes manufacturing sites, especially those “traded export businesses” selling products outside of the region and bringing new cash into the community. These manufacturing businesses include any manufacturing or processing industrial company and specifically the following strategic targeted business clusters:

Dairy and Food Processing Agribusiness (including primary agriculture supporting local Dairy Farming and Agricultural Infrastructure)

Electrical and Electronic Manufacturing
Precision Metal Fabricating Manufacturing

Ceramics, Glass and Advanced Materials Manufacturing

Road, Bridge, Building and Pipeline Manufacturing Construction

Forest Products Manufacturing

- Second Priority

The second priority includes sites that use the transportation infrastructure and natural resources of Allegany County to create a destination for logistical businesses. The importation and distribution of goods and destination enterprises adds wealth to the community by drawing from outside the region, generating new dollars and economic activity. The secondary priority destination sites include the following businesses:

Rail, Trucking, Distribution and Warehousing Logistics

Businesses Destination Recreation, Tourism and Hospitality Businesses

Support Services including Professional, Financial, Back-Office,

Technical Operations and Disaster Recovery”

Microbusiness

In New York State, in the year 2000, 14.7% of employment, (1,063,405 jobs) was in businesses with fewer than 10 employees. According to 2002 Census data and 2002 County Business Patterns data of the U.S. Department of Commerce, as extrapolated and charted by MicroBizNY, Allegany County has 2,503 microbusinesses without employees and 468 with 1 to 4 employees, for a total of 2,971 microbusinesses, employing 3,745 people. Microbusinesses provide employment to 18.6% of wage earners in the County, which is somewhat under the statewide average of 20.1%. Allegany County has 1 of only 2 rural Entrepreneurial Assistance Programs in New York State, out of the 22 total programs. Each year, the Entrepreneurial Assistance Program (EAP) serves an average of 115 clients. Over a 6-year period, there were 45 business start-ups, 24 business retentions and 97 jobs created with the assistance of the EAP.

EAP BUSINESS DEVELOPMENT HIGHLIGHTS

1998 through 2005

- Total number of existing businesses assisted: 1023
- Types of businesses assisted:
 - Service Based 44%
 - Retail 21%
 - Artists 23%
 - Manufacturing 8%
 - Wholesale 3%
 - Agriculture 1%

Agribusiness

“Agriculture and Forestry-Dependent Economic Development for Western New York State”, a study sponsored by Buffalo Niagara Enterprise, with support of National Grid and Empire State Development, in 2006, concluded, among other results, that the opportunities for agribusiness in the region, based on a ‘success matrix’ of factors are:

Primary opportunities

- Yogurt
- Specialty cheeses
- Biodiesel
- Ethanol
- Fluid milk
- Grape wineries

Secondary opportunities are:

- Maple syrup
- Field crops/vegetables
- Forestry and products
- Greenhouse vegetables

Among the foundation agribusinesses in Allegany County are Empire Cheese, Friendship Dairies, a commercial greenhouse in Fillmore, and a number of forest product businesses, in addition to a recovering sector of farm businesses. In addition, the New York State Department of Environmental Conservation (DEC) reports that “Forest product sales on State Forest lands in Allegany county total \$338, 926 in 2006 for 39 sales.” Over \$1 million in 2006 school, town and county taxes were paid by DEC in 2006.

Cornell Cooperative Extension of Allegany and Cattaraugus County is the lead agency for local planning, education and supports for Allegany County agribusinesses. It has cooperative relationships with the County Office of Development; the Allegany County Farm Bureau; the Allegany County Soil and Water District, particularly related to agricultural districts and environmental assessments, and the Allegany Business Center/ACCORD Small Business Development Program, for project collaboration and business resources.

B. Priority Needs

Identify the jurisdiction's priority non-housing community development needs eligible for assistance including public facilities, public improvements, and economic development.

PRIORITY SETTING

Priorities have been determined, primarily, by surveying municipalities and community organizations, through a review of previous planning documents, and through consultations. Not all priorities listed by every planning group are included in this section. The particular focus is on priorities that fit with HUD program goals. In Attachment D the reader will find an annotated list of the planning documents that have been accessed during this planning process. It is intended that copies of these will be put together in one location and, to the extent feasible, in an electronic file, for use as decisions about, and actions on, various community and economic development priorities are formulated.

1. Municipal Survey Results: Community Development Needs Section

Water Systems: Improve Infrastructure

Priority Level	Municipal	County
A : High Priority	36%	40%
B : Medium Priority	28%	10%
C : Low Priority	4%	0%
D : No Need	24%	20%
UNK : Unknown	8%	30%
Response (Possible 30)	25	10

Sewer / Sewage Treatment: Improve Infrastructure

Priority Level	Municipal	County
A : High Priority	33%	40%
B : Medium Priority	17%	10%
C : Low Priority	4%	10%
D : No Need	33%	20%
UNK : Unknown	13%	20%
Response (Possible 30)	24	10

Telecommunications: Improve Infrastructure

Priority Level	Municipal	County
A : High Priority	39%	64%
B : Medium Priority	22%	9%
C : Low Priority	13%	9%
D : No Need	22%	0%
UNK : Unknown	4%	18%
Response (Possible 30)	23	11

Improve Infrastructure: Other

- Road Improvements
- Bridges (Road/Street)
- Sidewalks
- Salt Sheds
- Road Dust Control

Public Facilities: Restore/Preserve/Replace

Priority Level	Municipal	County
A : High Priority	46%	45%
B : Medium Priority	15%	11%
C : Low Priority	23%	11%
D : No Need	8%	0%
UNK : Unknown	8%	33%
Response (Possible 30)	26	9

Historic Properties and/or Aesthetic Value: Restore/Preserve

Priority Level	Municipal	County
A : High Priority	35%	33%
B : Medium Priority	31%	33%
C : Low Priority	4%	0%
D : No Need	26%	11%
UNK : Unknown	4%	23%
Response (Possible 30)	23	9

Property and/or Facility Deterioration: Clear/Demolish/Address

Priority Level	Municipal	County
A : High Priority	40%	30%
B : Medium Priority	33%	40%
C : Low Priority	4%	10%
D : No Need	19%	0%
UNK : Unknown	4%	20%
Response (Possible 30)	27	10

Environmental Concerns: Other

- Flood Control
- Streams/Rivers/Creeks—pollution of
- Streams/Rivers/Creeks—corrosion of banks
- Clearing of junk from properties—countywide

Address Energy Conservation

Priority Level	Municipal	County
A : High Priority	32%	45%
B : Medium Priority	24%	33%
C : Low Priority	20%	11%
D : No Need	16%	11%
UNK : Unknown	8%	0%
Response (Possible 30)	25	9

Public Facilities and/or Services: Improve Access

Priority Level	Municipal	County
A : High Priority	35%	33%
B : Medium Priority	27%	22%
C : Low Priority	23%	11%
D : No Need	11%	11%
UNK : Unknown	4%	23%
Response (Possible 30)	26	9

Public Facilities and/or Services: Improve Affordability

Priority Level	Municipal	County
A : High Priority	28%	33%
B : Medium Priority	24%	33%
C : Low Priority	16%	11%
D : No Need	20%	0%
UNK : Unknown	12%	23%
Response (Possible 30)	25	9

Development Activities: Improve Access to Capital and Credit

Priority Level	Municipal	County
A : High Priority	39%	50%
B : Medium Priority	13%	38%
C : Low Priority	22%	0%
D : No Need	13%	0%
UNK : Unknown	13%	12%
Response (Possible 30)	23	8

Community Development Needs (Other):

- Public Park Play Equipment

On pages 21 and 22 in the General Section of this document, there is a ranking of responses. Appendix A, at the end of this document contains the survey instrument and responses, by town and village.

Based on the most 'high priority' ratings, the top community development needs were ranked by towns and villages, as a town or village need, as follows:

- 1) Restore, preserve or replace public facilities
- 2) Property an/or facility deterioration: clears, demolish or address
- 3) Telecommunications infrastructure: improve (same ranking as 4)
- 4) Development activities: improve access to capital (same ranking as 3)

Based on the most 'high priority' ratings, the top community development needs were ranked by towns and villages, as a countywide need, as follows:

- 1) Telecommunications: Improve infrastructure
- 2) Development activities: Improve access to capital and credit
- 3) Public facilities: Restore, preserve or replace (same ranking as 4)
- 4) Address energy conservation (same ranking as 3)

The above rankings were out of 10 community development needs listed. With the exception of countywide telecommunications (64% high priorities) needs and improvement of capital and credit countywide (50% high priorities), the percentages of those who ranked any of the priorities, for either the town or village, or for the county, were closely grouped, with a range of 28% to 46%.

a. Telecommunications: Infrastructure

Telecommunications infrastructure development is a recognized high priority need, particularly in rural areas such as ours, in that the low population density provides little incentive for telecommunications providers to develop the needed infrastructure. The Southern Tier West Regional Planning and Development Board has established a task force to address this issue. This is named the "Southern Tier West Broadband Development Initiative." Further information can be accessed on the Southern Tier website www.southerntierwest.org.

b. Improve Capital and Credit

Access to capital for community development projects involving renovation is complicated by the relatively low value of structures, age, and deterioration of structures. Grants and low interest loans to municipalities are essential to the ability to upgrade, or demolish and replace, public facilities. In the Empire Zone, capital credits may be available for approved community development activities sponsored by not-for-profit organizations.

2. Community Organization Survey Results: Community Development Section

On pages 21 and 22 in the General Section of this document, there is a ranking of responses. Due to the number of items, the full set of responses will not be included here; however, Appendix B, at the end of this document, contains the survey instrument and all responses, collectively and by organization.

Community Organizations responded to some of the same questions about community development needs and, for the 4 that were the same, concurred that one of the top priorities is access to capital and credit, 36% indicating this as a high priority. Second in ranking was 'Property and/or facility deterioration', with 29% listing this as a high priority.

Community organizations were also asked to rank community development needs of youth, senior citizens and those with special needs, separated by the categories “facilities” and “services”. The top priorities for facilities, based on the percentage of responding organizations that ranked the need as a high priority, follows:

- 1) Child care centers and/or day care services
- 2) Homeless facilities
- 3) Health care facilities

Each of the top 3 priorities received a high priority rating from more than ½ of those who responded.

The top priorities for services, each of which received high priority ratings from ½ or more of those responding, were:

- 1) Homeless services
- 2) Child care/day care services
- 3) Health care services

a. Child Care

“Allegany County currently has 10 licensed day care centers within the county; one located in Belmont, (Town of Amity), two Wellsville Centers and one located Alfred. The remaining six day centers are operated by the ACCORD Corp Head Start program and though licensed by the State of New York are not available to the general public but only to eligible families. There are a total of 301 slots in licensed center based day care slots with 146 operated through ACCORD’s Head Start program, or 155 center based slots available to the community.”²³ ACCORD Corporation administers an Information, Resource, and Referral for child care.

Town	# of Facilities	# Slots from Family Providers	# Slots from Group Providers	Total Slots Available by Community
Friendship	0	0	0	0
Amity	5	0	52	52
Wellsville	9	0	82	82
Cuba	4	0	38	38
Elsewhere	19	0	188	188

²³ 2007 Zone Development Plan

b. Homeless

See the Homeless Section of this Plan for further information on the priorities for services to the homeless.

c. Health Care Facilities and Services

In addition to the high ranking of health care facilities and services as priority community development needs, there were numerous comments, both written and during consultations, that attest to these priorities, including comments on:

- The aging of county’s population, and the high priority need to begin to prepare for the expected rise in demand for facilities and services to the elderly, particularly as the ‘baby boomer’ generation members become senior citizens and those currently elderly become ‘extra-elderly’.
- The need for a broader range of options for seniors and disabled individuals, essentially a continuum of care, from expanded in-home options (the most desirable), to independent living, to assisted or supported living to health-related facility care, as well as other models not currently available.
- The need for health and mental health care that is accessible to all residents, geographically, and dental care are cited as the most critical health service needs.

3. Municipal Survey Results: Economic Development

Following are the responses to the survey items addressing economic development. The survey instrument and individual responses are contained in Appendix A.

Small Businesses Incl. Microenterprise: Establish/Stabilize/Expand

Priority Level	Municipal	County
A : High Priority	52%	77%
B : Medium Priority	20%	15%
C : Low Priority	8%	0%
D : No Need	12%	0%
UNK : Unknown	8%	8%
Response (Possible 30)	25	13

Public Supports for Business Development: Improve Capacity to Provide

Priority Level	Municipal	County
A : High Priority	43%	59%
B : Medium Priority	22%	25%
C : Low Priority	17%	8%
D : No Need	9%	0%
UNK : Unknown	9%	8%
Response (Possible 30)	23	12

Quality Public Services for Businesses: Improve Availability and/or Access

Priority Level	Municipal	County
A : High Priority	27%	55%
B : Medium Priority	36%	27%
C : Low Priority	18%	18%
D : No Need	14%	0%
UNK : Unknown	5%	0%
Response (Possible 30)	22	11

Quality Public Services for Low Income Job Seekers/Employees: Improve Availability and/or Access

Priority Level	Municipal	County
A : High Priority	14%	40%
B : Medium Priority	27%	20%
C : Low Priority	32%	40%
D : No Need	18%	0%
UNK : Unknown	9%	0%
Response (Possible 30)	22	10

Available Employment Opportunities: Improve Capacity to Link Low-Income and Special Needs Individuals

Priority Level	Municipal	County
A : High Priority	18%	40%
B : Medium Priority	30%	20%
C : Low Priority	30%	40%
D : No Need	13%	0%
UNK : Unknown	9%	0%
Response (Possible 30)	23	10

Economic Needs: Other

- Housing Improvement: Industrial Site
- Development to create jobs

Clearly, municipalities give a high priority to supports for business development, including microenterprise, in towns and villages and particularly countywide. Business development and job creation are #1 priorities, with linking low income job seekers, including those with special needs, to available jobs as a strong, but secondary priority.

4. Community Organization Survey Results: Economic Opportunity

Following are the responses of community organizations to the survey items addressing economic development. The survey instrument and individual responses are contained in Appendix B.

Community organizations ranked economic opportunity needs in the same order as municipalities.

5a) Establish/Stabilize/Expand Small Businesses (including micro-businesses)

Priority Level	
A : High Priority	50%
B : Medium Priority	44%
C : Low Priority	0%
D : No Need	0%
UNK : Unknown	6%
Response (Possible 24)	18

5b) Improve Capacity to Provide Public Supports for Business Development

Priority Level	
A : High Priority	44%
B : Medium Priority	39%
C : Low Priority	11%
D : No Need	0%
UNK : Unknown	6%
Response (Possible 24)	18

5c) Improve Availability of and/or Access to Quality Public Services for Businesses

Priority Level	
A : High Priority	32%
B : Medium Priority	47%
C : Low Priority	16%
D : No Need	0%
UNK : Unknown	5%
Response (Possible 24)	19

5d) Improve Availability of and/or Access to Quality Public Services for Low Income Job Seekers/Employees

Priority Level	
A : High Priority	32%
B : Medium Priority	63%
C : Low Priority	0%
D : No Need	0%
UNK : Unknown	5%
Response (Possible 24)	19

5e) Improve Capacity to Link Low Income Individuals with Available Employment Opportunities

Priority Level	
A : High Priority	42%
B : Medium Priority	58%
C : Low Priority	0%
D : No Need	0%
UNK : Unknown	0%
Response (Possible 24)	19

5f) Improve Capacity to Link Individuals with Special Needs with Available Employment Opportunities

Priority Level	
A : High Priority	32%
B : Medium Priority	63%
C : Low Priority	5%
D : No Need	0%
UNK : Unknown	0%
Response (Possible 24)	19

Economic Opportunity Needs: Other

- Lending funds without restrictions / access to capital
- Reduce low literacy population

a. Small Business Development

Between 2005 and 2007, steps were taken to consolidate small business development resources under one roof, that being the Crossroads Commerce Center near the intersection of State Route 19 and I86. Loans, from several sources, some formerly county-administered, are now approved and administered under the auspices of ACDSI, an arm of the new Allegany Business Center, under the oversight of a Board of Directors comprised of prior ACDSI members plus members who provided oversight for the County Office of Development loan programs.

Allegany Community Development Services, Inc. (ACDSI) is a not-for-profit Community Development Financial Institution (CDFI) certified by the U.S. Department of the Treasury and created to serve entrepreneurs, business owners, and community members who are unable to access traditional credit.

ACDSI currently has available a limited number of business start-up and expansion loans for both income eligible individuals and businesses that employ income eligible individuals. Loan amounts range from \$1,000 to \$2500, with interest rates ranging from 6.5% to 8%. ACDSI loans may be combined with bank or county loans to maximize loan potential.

In addition, ACDSI has partnered with ACCORD Corporation's EAP (Entrepreneurial Assistance Program) Center to offer business development training. Entrepreneurs, especially women and minorities, may demonstrate the ability to successfully operate a business; however, they do not have access to traditional financing and need alternative sources of money. ACDSI recognizes this need and offers loan programs that extend credit to small businesses that cannot obtain financing from conventional lending institutions.

The Allegany Business Center is a partnership that provides a variety of services to small businesses, including:

- Entrepreneurial training
- Individual consulting in marketing, finance and management
- Loan packaging and referrals
- Microenterprise revolving loan fund
- Credit and debt managements
- Services to entrepreneurs with disabilities
- Services to women and minority-owned businesses
- Mentoring

ACCORD Corporation's Entrepreneurial Assistance Program is an Allegany Business Center program, as is the Wheels for Work Program, which provides auto loans to low income individuals who need transportation in order to enter the workforce.

As of 2007 the Allegany County Office of Development, the Friendship Empire Zone of Allegany County, ACDSI, EAP, Wheels for Work are all housed together in a one-stop location at the Crossroads Commerce Center. Readers can find more information at www.alleganybusinesscenter.com

b. Workforce Preparation

The Allegany County One-stop Employment and Training Center provides a full range of services to youth and adults needing to prepare for or enter the workforce. Services include job training, job placement, and supportive services. Job seekers and others can receive information about the job market, including currently available openings.

The Cattaraugus-Allegany Workforce Investment Board allocates funds based on a formula to the Allegany County One-Stop and its counterpart in Cattaraugus County. The formula uses a series of factors including historical allocations to the counties, population, unemployment rates, and minimal funding levels to insure operation.

Allegany County has an Employment Connections Partnership, which includes the Commissioner of Social Services, Employment and Training Center Director, Executive Director of Literacy Volunteers of America-Allegany County, Executive

Director of Southern Tier Traveling Teachers, Inc., Cattaraugus-Allegany BOCES Adult Education Principal, Cornell Corporative Extension and ACCORD Corporation's Deputy Executive Director. The Employment Connections Partnership is developing a strategic plan geared towards improving the county's employment retention rate among employable TANF recipients and to improve the services delivery system for the hard to employ individuals.²⁴

c. Other Cited Priorities

i. Environmental Impact

According to the Soil and Water Conservation District Executive Director, "The proper management of flood plains, regulations that control storm water runoff pre- and post-construction, impacts to wetlands, and sensitive areas associated with well head recharge areas are among the environmental concerns that warrant careful consideration as development is being planned." The base information on geography, soils, stream corridors and flood plains, sensitive areas, etc. is readily available, as is guidance related to proven technologies and management practices.

Those responding to the surveys and others have express environmental concerns as a priority issue. Planners and developers can obtain assistance, including a permit inventory and evaluation, impartial information related to code enforcement, and environmental impact analysis assistance from the Soil and Water Conservation District in Belmont, NY.

ii. Housing, from and Economic Development Perspective

The Allegany County Planning Board, and some town and village plans, cite the need for higher-end housing as a priority need related to economic development. Based on feedback from potential residents and others, it is difficult to find acceptable moderate and high-end housing in the County and this is a concern for some businesses when they are considering locating, remaining or expanding in the County. In addition, it is anticipated that building higher-end housing will allow those who are able to move into the newer housing, freeing some of the decent low-mid level housing for others.

iii. Marketing

Marketing the County's considerable assets, from its natural resources to its ability to package resources for businesses to its fine educational institutions, has been set as a priority, as has the designation and marketing of high priority economic development sites. CDBG funds are being used, in 2007, to support a marketing study, which will enable County leaders to refine the marketing plans for the County and determine marketing strategies.

²⁴ From Allegany Business Center materials

iv. Transportation

Another priority that is receiving attention is that of improving public transportation and other transportation options, particularly for low income residents. An Allegany County Transportation Task Force was formed in June, 2007, with Friendship House of the Allegany-Western Steuben Healthcare Network taking the lead. Allegany County has a transportation system; however, this is noted to meet only some of the needs. In its call for involvement, Friendship House states “The rural nature of Allegany County makes it difficult for low-income residents without vehicles to obtain and maintain gainful employment, attend adult education programs, and readily access healthcare services and retail stores to buy goods/services.” Noted by others is the fact that rural low income citizens may have a vehicle, but costs of insurance, fees, maintenance/repairs and gas are prohibitive.

C. Community and Economic Development Resources

Allegany County is fortunate that governmental and not-for-profit agencies have a collaborative spirit, for the most part, which is attested to throughout this document. That is an important factor in sustaining efforts to improve conditions.

Substantial amounts of information is available about the work that is being done throughout the County focused on community and economic development, and on ensuring that those most in need of the benefits of development efforts are provided access.

Readers are encouraged to access additional information about governmental resources on the Allegany County website www.alleganyco.com, which includes information about the Allegany County Office of Development and the Allegany County One-Stop Employment and Training Center. Information about integrated business services can be found at www.alleganybusinesscenter.com. The Empire Zone can be directly accessed at www.friendshipedz.com and other ACCORD Corporation business and community development programs can be accessed at the ACCORD website www.accordcorp.org. Additional information about the efforts of a number of agencies, as well as data for planning decision-making can be found at the Allegany-Western Steuben Rural Health Network data reserve site at www.alleganydatareserve.org. Regional planning information can be found at the Southern Tier West Regional Planning Board’s site at www.southerntierwest.org.

Although there are considerable resources brought to bear to address the community and economic development needs of Allegany County, the challenges are also considerable. Among the obstacles are:

- Lack of capacity, in the form of staffing for initiatives and to monitor results, without which planned activities may not come to fruition, or be sustained or evaluated.
- Lack of capital and technical resources to carry out plans, for both community and economic development initiatives.
- In some instances, lack of cost-effectiveness in that, even if the resources were available, development would cost more than the expected return on investment.
- On the one hand, too few individuals in need to warrant development, as in the case of water and wastewater development in sparsely populated areas and, on the other hand, so much need that it is not possible to address even a significant portion of the need, as with deteriorated structures.
- Economic development efforts are thwarted by blight, with building deterioration and junk allowed to exist for a number of reasons, including lack of ordinances or enforcement and/or insufficient resources to improve conditions.
- New York State is noted as one of the most highly regulated states in the country, even though there have been periodic efforts at de-regulation. Over-regulation increases development costs and the costs of doing business statewide, but is particularly an issue for rural communities, such as Allegany County. In rural areas, onerous regulations that are imposed with large businesses and urban areas in mind are even more onerous in rural areas. Readers interested in this issue should visit the Legislative Commission on Rural Resources, with access through both the NYS Senate and NYS Assembly sites, which are at www.senate.state.ny.us and www.assembly.state.ny.us. Recent publications include “Actions to Revitalize Rural New York through an Enhanced Empire Zone Program”, promoting regulatory changes to make the program more effective for rural areas.
- Of additional note, related to regulations, is the fact that certification as a ‘woman or minority-owned business’ is often not pursued, because the requirements are too onerous for the benefit received, particularly in a rural area.

D. Antipoverty Strategy

In a number of places in the document, it is noted that low wages, versus welfare dependency, is the foremost poverty issue. In almost all occupational categories, Allegany County wage earners, compared to those in the rest of the state, have severely depressed wages. This appears to be caused somewhat by the types of occupations that are prevalent, although that is not clearly so, in that there is a higher percentage of manufacturing jobs in Allegany County than is found statewide and manufacturing wages are not quite as depressed as those in some other sectors. Even so, overall wages are so depressed as to entirely offset the benefits of a relatively low cost of living. They are also so low that a high percentage (over 20%) of households continue to be eligible for benefits, including Medicaid. In New York State, unlike most others, there is a local share of Medicaid, which drives, and drives up, property taxes, negatively effecting all citizens.

Some of the primary options available to combat this situation are to:

- Foster business development that will not only produce jobs, but will produce jobs with a living wage.
- Ensure that the workforce is trained and available for the jobs being created.
- Provide sheltered and supported work options for those who have certain types of special needs.
- Ensure that low income individuals have job access and are able to sustain participation in the workforce, by providing realistic transportation and child care options, and other supportive services.
- For those for whom this option is desired and feasible, provide entrepreneurial assistance, including for women and minorities, women having the significantly lower wages than men.

PUBLIC NOTICES AND HEARING MATERIALS

INTRODUCTION

Following are copies of the public notices and materials that were distributed to interested parties and to those attending public hearings. The Summary was also posted to the ACCORD Corporation website, separate from this Attachment, to encourage general review of the Plan content.

The HUD Consolidated Plan Public Hearing I: May 10, 2007 Questions; the HUD Office of Community Planning and Development (OCPD) Programs and Goals, and the Planning Document Index were distributed at the first Public Hearing. At the second Public Hearing the HUD Office of Community Planning and Development (OCPD) Programs and Goals was distributed once more, along with the Allegany County HUD Consolidated Plan Public Hearing II: July 5, 2007 Agenda and the Summary.

LEGAL NOTICES OF PUBLIC HEARING

FIRST PUBLIC HEARING

Notice is hereby given that a public hearing will be held at the Allegany County Office Building in Belmont, NY, 2nd Floor, Room 221, Legislative Chambers, on Thursday, May 10 at 5:00 p.m. to provide the citizens of Allegany County with the opportunity to express their views on housing and community development needs, including housing for individuals and families with special needs, public facility, and infrastructure improvements, and measures to improve economic opportunities within Allegany County. Public input is sought to assist in the process of preparing the Allegany County HUD Consolidated Plan. The Plan is being developed by ACCORD Corporation on behalf of Allegany County to benefit the citizens of Allegany County by providing the basis for developing community projects identified to be of highest priority. Accommodations for persons with disabilities are available. Questions about the hearing or its content should be directed to Amber Schroeder at ACCORD Corporation at 585-268-7605 x 1033. Curtis Crandall, Chairman, Allegany County Board of Legislators.

SECOND PUBLIC HEARING

Notice is hereby given that a public hearing will be held at the Allegany County Office Building in Belmont, NY, 2nd Floor, Room 221, Legislative Chambers, on Thursday, July 5, at 5:00 p.m. to provide the citizens of Allegany County with the opportunity to review the draft of the Allegany County HUD Consolidated Plan, which provides details on housing and community development needs, including housing for individuals and families with special needs, public facility and infrastructure improvements, and measures to improve economic opportunities within Allegany County. Public input is sought to assist in the process of reviewing and finalizing the Allegany County HUD Consolidated Plan for 2007-20012. The Plan is being developed by ACCORD Corporation on behalf of Allegany County to benefit the citizens of Allegany County by providing the basis for developing community projects identified to be of highest priority. Accommodations for persons with disabilities are available. Questions about the hearing or its content should be directed to Amber Schroeder at ACCORD Corporation at 585-268-7605 x 1033. John Foels, Allegany County Director of Economic Development.

HUD Consolidated Plan Public Hearing I: May 10, 2007
QUESTIONS

- 1) Public Input: What are the best ways to ensure citizen participation in the development and review of the Plan and of annual updates?
- 2) Research/Data: A listing of documents that will be used in the development of the Plan will be distributed.
 - Are there other resources that should be used?
 - Where can these be accessed?
- 3) Housing: One of HUD goals is to ensure safe and affordable housing for all citizens, including those who have low family incomes, youth, frail elderly, those who are homeless and those who have special health needs.
 - Where are the primary gaps in reaching this goal?
 - What kinds of resources are needed in order to fill those gaps?
- 4) Public Facilities and Infrastructure: Another of HUD goals is to support community development by assisting communities in developing and maintaining public buildings and infrastructure, such as adequate sewer and water systems.
 - What do you see as priorities for addressing public facility and infrastructure needs?
 - Which community/communities are in need of assistance?
- 5) Economic Development: HUD is also concerned with economic development, particularly from the standpoints of
 - a. ensuring that there is economic opportunity for low income individuals and individuals with special needs and
 - b. keeping communities and their neighborhoods vital.
 - What do you see as the most important steps that should be taken to ensure economic opportunity for all citizens? (such as assistance for small business start up and development, job creation incentives, job training/education of the labor force, transportation to improve job access, etc.)
 - Are there particular communities that are most in need of assistance?
 - Are there particular populations of persons who are most in need of assistance?

HUD Office of Community Planning and Development (OCPD)

PROGRAMS AND GOALS

PROGRAMS

- CDBG (Community Development Block Grant)
 - Grants to States and Small Cities
 - Disaster Recovery Assistance
- Economic Development
 - Community Renewal
 - Economic Development Loan Guarantee Fund (Section 108)
 - Brownfields Economic Development Initiative (BEDI)
 - Opportunities for Youth (YouthBuild)
 - Rural Housing and Economic Development
- Affordable Housing
 - HOME Investment Partnerships Program
 - Self-Help Homeownership Opportunity Program (SHOP)
 - Homeownership Zones
- Special Needs Assistance
 - Emergency Shelter Grants
 - Supportive Housing Program
 - Shelter Plus Care
 - Section 8 Moderate Rehabilitation for SRO Dwellings
 - Surplus Federal Property to Assist the Homeless
 - Housing Opportunities for Persons with AIDS (HOWPA)
- Community Viability
 - Energy
 - Environment
 - Historic Preservation

OCPD GOALS

- Decent Housing, which includes
 - Assisting homeless persons obtain affordable housing;
 - Assisting persons at risk of becoming homeless;
 - Retaining the affordable housing stock;
 - Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination;

- Decent Housing, continued
 - Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
 - Providing affordable housing that is accessible to job opportunities.

- A Suitable Living Environment, which includes
 - Improving the safety and livability of neighborhoods;
 - Eliminating blighting influences and the deterioration of property and facilities;
 - Increasing access to quality public and private facilities and services;
 - Reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
 - Restoring and preserving properties of special historic, architectural, or aesthetic value; and
 - Conserving energy resources.

- Expanded Economic Opportunities, which includes
 - Job creation and retention;
 - Establishment, stabilization and expansion of small businesses (including microbusiness);
 - The provision of public services concerned with employment'
 - The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
 - Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
 - Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
 - Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Planning Document Index

DOCUMENT	PRODUCED BY	YEAR
COUNTY and REGIONAL		
1) Regional Development Strategy for the Southern Tier Region	Southern Tier West Planning & Development Bd.	2006
2) Regional Economic Development Strategic Planning Initiative. Prepared for the Commission on the Future	Southern Tier West Planning & Development Board	1999
3) Development Plan. Prepared for the County Legislature's Planning and Development Committee.	H. Kier Dirlam, Planner	2001. Re-issued 2006
4) HUD Continuum of Care Application	ACCORD Corporation	2006
5) Action Plan for Economic Development. Prepared for the Allegany County Legislature	Allegany County Office of Development	1999
6) Results of the Legislative Planning Session	Allegany County Board of Legislators	1998
7) Allegany County Board of Legislators Focus 2004-A Strategic Planning Document	Carr Marketing Communications	2004
8) Committee of 44 Strategic Development Initiative	Grassroots committee of concerned citizens	2002
9) Survey of citizen concerns conducted at the County Fair	Allegany County Planning Board	1996
10) A Study of Potential Recreational and Industrial Development in Allegany County, New York	Allegany County Planning Board	1997
11) Cattaraugus-Allegany Workforce Investment Area 2005-2008 Strategic Plan	Cattaraugus-Allegany Workforce Investment Board	2005
12) Vision 6 Strategic Plan : Allegany County 2002-2006	Allegany County Office of Development	
13) Allegany County Agricultural District Enhancement Plan	Allegany County/Cornell Cooperative Extension	2006
14) Agriculture-Dependent Economic Development for Western NY	Informa Economics Inc. for Buffalo Niagara Enterprise	
15) Strategic Marketing Plan. Prepared for the Allegany Office of Development	Stuart I. Brown Associates, Inc.	In progress 2007
16) HUD Small Cities Program Application	ACCORD Corporation	2006
17) Allegany County HUD Consolidated Plan	ACCORD Corporation	1999
TOWN and VILLAGE		
18) Canaseraga Watershed Eco-Tourism Strategy	Peter J. Smith & Company	
19) Village of Belmont Strategic Plan Materials	Village of Belmont Planning Board	
20) A Comprehensive Plan for the Town and Village of Alfred	Alfred Comprehensive Plan Committee	2004
21) Village of Cuba Strategic Plan for Downtown Revitalization	Stuart I. Brown Associates	2006
22) Village of Cuba Plan	Roger Trancik, FASLA, Urban Design Consultant	1993

Allegany County HUD Consolidated Plan Public Hearing II: July 5, 2007

AGENDA

- 1) History and Purposes of Allegany County HUD Consolidated Plan development.
- 2) Importance of Citizen Participation
- 3) Brief Introduction to the Plan Review Draft, the Table of Contents and the Plan Summary.
- 4) General Section Highlights:
 - a. Jurisdiction Description
 - b. Plan Management and Citizen Participation
 - c. Maps to be Added and Website Access
 - d. Comment Period Input and Plan Updating
- 5) Public Hearing Participant Input: General Section Content
- 6) Municipal and Community Organization Survey Highlights:
 - a. Housing Priorities
 - b. Community Development Priorities
 - c. Economic Development Priorities
- 7) Public Hearing Participant Input: Related to Survey Results
- 8) Data Analyses and Conclusions
 - a. Housing Needs and Priorities
 - b. Homeless Needs and Priorities
 - c. Community and Economic Development Needs and Priorities
- 9) Public Hearing Participant Input: Related to Needs Analyses
- 10) Action: Use of the Allegany County HUD Plan for strategic planning purposes.
- 11) Issues and Obstacles: Legal, financial, demographic and other obstacles to addressing priorities. Sparse population causing or contributing to:
- 12) Public Hearing Participant Input: Related to Actions, Issues and Obstacles.
- 13) Public Hearing Participant Input: On any issue or recommendation.
- 14) Wrap Up

Allegany County 2007-2012 HUD Consolidated Plan

Summary

Issued June, 2007

Introduction

This Allegany County 2007-2012 HUD (U.S. Department of Housing and Urban Development) Consolidated Plan Summary provides the reader with an overview of the purposes and content of the Allegany County 2007-2012 HUD Consolidated Plan (Plan). This summary will be widely distributed, in order to promote interest in, and an understanding of, the Plan, and to generate participation in the planning process.

Plan Access and Review

The entire Plan can be seen and reviewed electronically and, by request, in print copy. The Plan Review Draft is available on the ACCORD Corporation website at www.accordcorp.org or by contacting Amber Schroeder, Executive Assistant, ACCORD Corporation, 84 Schuyler Street, Belmont, New York 14813. (Telephone: 585-268-7605, X 1031. Email: aschroeder@accordcorp.org). The Plan Review Draft will be updated with citizen input, including that which is provided at a Public Hearing, to be held Thursday, July 5, 2007 at 5:00 p.m. in the Legislative Chambers on the 2nd floor of the County Office Building, Belmont, NY, and made during a comment period, which extends from the date of the Public Hearing for 30 days. Review comments are to be submitted to Amber Schroeder in writing, via mail or email. Verbal comments can be made at the Public Hearing.

The Plan Final Version will be presented to the Allegany County Planning Board and the Allegany County Board of Legislators for approval. The Plan Final Version will be made available on the ACCORD Corporation website, by requesting a hard copy from ACCORD Corporation or, for reference, at locations throughout Allegany County, including libraries, ACCORD Corporation offices, County offices, and other offices in the community, yet to be named. In addition, the Plan Final Version will be posted to or linked from a number of websites of organizations concerned with housing, community and/or economic development in Allegany County. Citizens are encouraged to participate by mailing or emailing comments and/or by attending the Public Hearing.

Plan Purposes

It is not the intent of county government, in developing and adopting a HUD Consolidated Plan, to direct or deter the allocation of resources to any of the county's towns, villages, community organizations, special districts, or authorities. Rather, it is county government and the County Planning Board's intent to gather and present data, information from previous and ongoing planning efforts, expertise from a wide variety of sources, and input from the public, so that a solid foundation is laid for resource allocation decisions.

The Plan does provide comparative data from which conclusions can be drawn. The Plan summarizes information about the needs and priorities of the county, towns, villages, and special subdivisions, such as Empire Zone communities. It presents the results of surveys conducted with municipalities and community organizations, in which those that responded have prioritized needs in the areas of housing, community development, and economic development.

Plan Content

The Plan format is drawn from an optional HUD-provided format. It is focused on aspects of housing, community and economic development for which HUD may provide resources. The Plan is divided into 4 sections:

- General
- Housing
- Homeless
- Community and Economic Development

General Section

The General Section content is intended to provide the context within which the Plan is developed and a picture of the county, its residents, its resources and its challenges.

Subsection A. Executive Summary describes the nature and purposes of the Plan and how the Plan was put together.

Subsection B. Strategic Plan provides a mission statement and describes the Plan's context, listing HUD Program Goals.

Subsection C. General Questions describes the county's geography, political subdivisions and population, including data on age cohorts, minorities, and household types. Of particular note is data showing a significant increase in the elderly population and decline in the population of children and youth, between 1980 and 2000. Data attesting to Allegany County's high level of poverty and its depressed wages is presented. Economic development initiatives are highlighted, including business services and Empire Zone activity. The housing stock of Allegany County is described, including data on age, value, and type.

Maps attached to the General Section show, among others, where supported and subsidized housing is located within the county and where health facilities and services for the elderly are located, in addition to population and income by town and village.

Obstacles to meeting needs of those who are underserved are set forth, including:

- Sparse population
- High level of poverty
- Depressed wages/incomes and housing values
- Deteriorating housing stock and public facilities
- Lack of access to capital for all types of developmental activities
- Limited governmental capacity to carry out and/or sustain planned actions
- Limited land use management and use of other tools available to ensure properly planned revitalization and development
- Regulatory obstacles for rural areas such as Allegany County
- Unfunded mandates, particularly passed down from the state to the local level

The above obstacles, and others, are further described in the Plan, in relation to their impact upon addressing priorities.

Subsection D. Managing the Process describes the entities that have a role in developing the Plan and administering outcomes. In addition, this section specifies the steps taken to involve municipalities, community organizations, and citizens in the process.

Subsection E. Citizen Participation describes the ways in which citizens are encouraged to participate in the process of developing the Plan and provides a complaint procedure for those dissatisfied with the process or content.

Subsections F. Institutional Structure and G. Monitoring provide information about the delivery system for deciding upon and carrying out actions to address needs.

Subsection H. Priority Needs Analysis gives a list of the ways in which priorities were determined and gives priority rankings from municipal and community organization surveys. The Top (#1) 'High Priority' Rankings, by category, are as follows: (% refers to the percentage of those responding who ranked the stated need as a "high priority").

HOUSING

Town/Village (54%):	Neighborhood blight, improve safety and livability
Countywide: (89%)	Neighborhood blight, improve safety and livability
Community Organizations: (68%)	Increase supply of emergency housing for those with special needs/non-elderly

ECONOMIC OPPORTUNITY

Town/Village (52%)	Small business, including microbusiness: Establish, stabilize and/or expand
Countywide (77%)	Small business, including microbusiness: Establish, stabilize and/or expand
Community Organizations: (50%)	Small business, including microbusiness: Establish, stabilize and/or expand

COMMUNITY DEVELOPMENT (Infrastructure, public facilities and services)

Town/Village (46%)	Public facilities: Restore, preserve or replace
Countywide (64%)	Telecommunications: Improve infrastructure
Community Organizations: (partial listing asked) (29%)	Property and/or facility deterioration: Clear, demolish or address

COMMUNITY DEVELOPMENT (Facilities and services for those with special needs)

Community Organizations: (64%)	Facilities: Child care centers and/or day care providers
Community Organizations: (64%)	Services: For the homeless

General Section Attachments

- Attachment 1: Population, by Cohort, 1960-2000
- Attachment 2: Map of County, Town and Village Per Capita Incomes
- Attachment 3: Map of the Empire Zone
- Attachment 4: Map of Subsidized and Supported Housing
- Attachment 5: Map of Health and Senior Service Locations

Housing Section

Subsection A. Housing Needs presents a substantial amount of data, including that of the “Comprehensive Housing Affordability Strategy” (CHAS), an initiative that resulted in the provision of 2000 census data in categories specific to the needs of HUD and those either administering HUD Programs or applying for HUD grants. The data is divided into categories, as follows:

- Extremely low and low income households
- Renters and owners
- Affordability and with HUD-defined problems
- Elderly and those with mobility problems
- Youth
- Large families

Subsection B. Priority Housing Needs includes the results of 2007 municipal and community organizations surveys, census and other data, planning document review information, and public and consultation input, in order to set forth overall priorities related to housing. There is an assessment of priorities, including ones for low income, elderly, youth, and those with special needs. This section does not provide a significant amount of information about homelessness, which is covered in the Homeless Section of the Plan.

Subsection C. Housing Market Analysis provides information about the condition of the county's current housing. In addition, it describes the housing that is either operated or subsidized by community organizations specializing in the provision of housing services to eligible individuals and families.

Subsection D. Barriers to Affordable Housing focuses on local laws, enforcement activities, or policies that impact upon the availability and affordability of housing in the county. Other types of obstacles are found in the General Section, Subsection C.

Homeless Section

This section is structured in the same manner as the Housing Section, but focuses specifically on the needs of those who are homeless or at imminent risk of becoming homeless.

Subsection A. Homeless Needs provides available data on evident need. It includes information about HUD-defined 'homeless' and also about locally-defined 'homeless' more commonly found in rural locations, who "... have received an eviction or shut off notice that would render them homeless, living in facilities inappropriate for human habitation, with unsafe or grossly substandard housing, who cannot be maintained in their current environment".

Subsection B. Priority Homeless Needs provides data and commentary on the critical needs of those who are homeless. It also describes priorities related to homelessness prevention and focuses on the particular needs of youth and those with special needs. Plans for addressing identified gaps in services are also described.

Subsection C. Homeless Service Inventory includes a summary of the facilities and services currently available for those identified as homeless or at risk of becoming homeless.

Subsection D. Homeless Strategic Plan describes the continuum of care, interagency collaboration and referral mechanisms, discharge coordination policies and protocols, and projected means by which involved organizations will address homelessness prevention, episodic homelessness and chronic homelessness. Highlighted is the county's HEART Continuum of Care interagency committee that has been organized in order to collaboratively address these issues.

Community and Economic Development Section

This section focuses on the non-housing community and economic development needs of the county, including community development needs eligible for assistance through HUD's Community Development Block Grant (CDBG) Program and related resources. These include public facility improvements, public service improvements, and means to support economic development efforts.

Subsection A. Community and Economic Development Needs includes economic, employment, wage, and other data related to the relative health of the local economy and labor force. This subsection also provides information about public facilities and infrastructure, and information from municipal plans describing community and economic development needs.

Subsection B. Priority Needs for Community and Economic Development provides, primarily from municipal and community organization surveys and from previous planning documents, a summary of priority needs for community and economic development.

Subsection C. Community and Economic Development Resources focuses on existing and planned initiatives designed to address community and economic development priorities, including those of the Allegany County Office of Development; the Allegany Business Center, Allegany County Development Services, Inc., Allegany County Empire Zone; Allegany County One Stop Employment and Training Center and others. This subsection also discusses gaps in resources. There is a particular focus on small business development strategies, including microenterprise, as a top priority in this category.

Subsection D. Anti-poverty Strategy provides perspectives on poverty reduction, particularly related to the need for improved earnings and other household income and reducing costs of essential goods, in that there are very few families who receive financial assistance through public welfare programs.

APPENDICES

Appendix A: 2007 Survey of Municipalities and Survey Responses

Appendix B: 2007 Survey of Community Organizations and Survey Responses

Appendix C: Public Hearing: Questionnaires and Handouts

Appendix D: Chart of Local and Regional Planning Document Content