

Cortland County Consolidated Plan

October, 2002

TABLE OF CONTENTS
CORTLAND COUNTY CONSOLIDATED PLAN

I. INTRODUCTION

Process to Develop the Plan	4
Description and History of Cortland County	5
Map of Cortland County	8

II. HOUSING AND HOMELESS NEEDS ASSESSMENT

Community Profile	10
Housing Data	17
Substandard Housing Assessment	24
Homeless Needs	26
Other Special Supportive Housing Needs	27
Lead-Based Paint Hazards in Housing	29

III. HOUSING MARKET ANALYSIS

Housing Market	33
Public and Assisted Housing	37
Homeless Facilities	43
Other Special Supportive Housing Needs	44
Barriers to Affordable Housing	47

IV. STRATEGIC PLAN

Introduction	51
Affordable Housing	51
Homeless and Other Supportive Housing	63
Non-Housing Community Development Plan	69
Lead-Based Paint	70

APPENDIX 1 - Non-Housing Community Development Plans

PART 1

INTRODUCTION

I. Introduction

This Consolidated Plan has been prepared by Thoma Development Consultants of Cortland, New York in cooperation with the SUNY Cortland Community Outreach Partnership Center (COPC). The COPC is funded by a grant from the United States Department of Housing and Urban Development. This three year COPC project is aimed at extending the talent, expertise, and manpower of the college to the surrounding community. It involves six separate core programs – community planning, housing, crime prevention, economic development, job training and education, and research and evaluation. Preparation of this Consolidated Plan was funded by the COPC and the City of Cortland.

This Consolidated Plan has been developed in accordance with 24 CFR Subpart C – Local Governments; Contents of a Consolidated Plan, 91.200. As a non-entitlement community in the federal Small Cities Community Development Block Grant Program, neither Cortland County nor any of the individual County municipalities are required to complete a full Consolidated Plan. The nature and scope of a Consolidated Plan, however, is one that community leaders determined to be beneficial in its process. The Plan is an extensive look at all aspects of a community’s housing and non-housing needs. The document will be a valuable reference for future housing-related, economic development, and infrastructure funding requests. The Plan is not inflexible; it may be revised and amended by the County as necessary and/or desired.

PROCESS TO DEVELOP THE CONSOLIDATED PLAN AND CITIZEN PARTICIPATION

The concept for the development of a Consolidated Plan arose from the activities of the SUNY Cortland COPC Program. Thoma Development Consultants (TDC) of Cortland was hired to coordinate the development of the Plan. The Plan was developed with the participation, cooperation, and assistance of the Cortland County Planning Office, COPC Program, and SUNY Cortland, with special assistance from the Methods of Social Research II (Fall Semester 2001) sociology course students at SUNY Cortland, their professor, Dr. Richard Kendrick, Assistant Professor of Sociology, and student research assistants Serena Forbes, Casey Greeno, and Cliff Niver. The Methods of Social Research class researched and compiled relative demographic information, completed housing conditions surveys throughout the County, and interviewed local government leaders regarding local non-housing needs. Following the completion of the work by the students, TDC compiled all information, interviewed local stakeholders and housing providers, prepared a draft document and, based on citizen input detailed below, prepared a final plan.

The Citizen Participation Plan is both a required and integral part of the planning process. The Citizen Participation Plan insures that not only will involved community agencies be consulted in the formulation of the Plan, but that the input of County citizens is solicited as well. This process assures that Cortland citizens are provided with adequate information about community development plans, regulations, and legislation and allows citizens a vehicle to recommend changes to program activities, express views, comment on the Towns’, Villages’ and

City's community development plans, projects, and performance. As part of the preparation of this document, a public meeting was held to review data gathered during plan development and to allow public input into objectives and activities to be included Consolidated Plan. Notice of this meeting was published in the local paper, and direct invitations were made to housing providers, social service agencies, elected officials, etc. Prior to Plan adoption, two additional public hearings will allow further opportunity for public input.

DESCRIPTION AND HISTORY OF CORTLAND COUNTY

Cortland County is located in the geographic center of New York State, mid-way between the City of Binghamton to the south and Syracuse to the north. As the northern terminus of the Appalachian region, the County's topography consists of small mountains, rolling hills, gentle valleys, and an abundance of small lakes and streams. The primary County waterway is the Tioughnioga River, which flows southward from the County's northern border, eventually flowing into the Susquehanna River. Cortland County is relatively small, with only 502 square miles. The County consists of 19 municipalities, including 15 towns, three villages, and one city. The City of Cortland, the County's largest municipality, is located in the central-western portion of the County. Most development is located in and around the City with those communities to the north, east, and south of the City being primarily rural in nature. Interstate 81 bisects the County, following the route of the Tioughnioga River, and is the major north/south route through the County (see map at the end of this section).

Much of the early settlement of Cortland County was military tracts, lands awarded to Revolutionary War enlisted men. The County was originally part of Onondaga County to the north but was eventually established as a separate entity in 1808. Although at the time there was much controversy over where the County seat would be located, eventually the City of Cortland was chosen, primarily due to its excellent trade location on the Tioughnioga River, the County's main waterway. The City of Cortland and the surrounding township of Cortlandville eventually became home to the County's "smokestack" industry where a number of locally originated industries established themselves. The County's three Villages, namely, Marathon, Homer, and McGraw, while not nearly as large as the City, established a mix of residential structures, retail businesses, and small industrial concerns. All four municipalities eventually established successful "Downtown" areas that were primarily self-sufficient. The three Villages were also supported by surrounding farms that provided an economic livelihood based on milk production and food supplies, tanneries, gristmills, and other farm-related businesses. The surrounding townships, 15 in all, were primarily agricultural. Most of these townships established small hamlet areas that consisted of post offices, local schools, hotels, mills, and general stores.

Eventually the railroad became a major presence in Cortland County, connecting Cortland County communities and moving goods and services in and out of the County. After World War II, with a heavy reliance on automotive transportation, those who desired employment found ample opportunities in the industrial center of the County, namely, the City of Cortland and the surrounding Town of Cortlandville. New housing initiatives, strip malls, and supermarket chains also were established in this area of the County. Concurrently, there began a slow and steady consolidation and decline in the farming industry, and rail service dramatically

decreased. In the 1960's, New York State constructed Interstate 81 through Cortland County. At the time, there was much discussion as to where the interstate would be placed. Its eventual location served to facilitate the industrialized western area of the County further bolstering this portion of the County as its economic hub and rendering outlying areas as primarily bedroom communities.

This western part of Cortland County is referred to in the Cortland County Overall Economic Development Program, the County's 1980 comprehensive plan, as the Cortland-Homer-Cortlandville Area. Approximately 75% of the Cortland County population resides in this area that includes the Villages of Homer and McGraw and the Towns of Cortlandville and Homer. Easy access to Interstate 81 via major transportation arteries such as NYS Routes 11, 13, 41, and 281 facilitates industrial activity in this area. The area clusters around the City of Cortland, reflecting its importance as a regional center for commerce, industry, health care, culture, government, and economic development. The County's only hospital, Cortland Memorial is located in the City. The State University College at Cortland, with an enrollment of 7,300 students, is within City borders. Most of the County's largest industrial employers are located in this development area.

As previously mentioned, the County's, and particularly the City of Cortland's, original "smokestack" industries were disproportionately rich for an area of its size. Smith Corona Marchant (SCM) employed nearly 4,000 persons in its Cortland/Cortlandville and nearby Tompkins County plants and was the world's largest domestic portable typewriter manufacturer. Brockway Motors manufactured the famed "Husky" truck and employed 500 persons. Wickwire Brothers invented and manufactured wire screen, operated a foundry, and employed 1,500 persons in a campus of buildings on the City's south side. Other early major industrial employers included Overhead Door Company, Wilson's Sporting Goods' Tennis Division, Durkee Bakery, Thompson Boat, Champion Sheet Metal, and numerous other entities. These "homegrown" industries operated from the mid-1800's well into the early 1970's. As the industrial center of the County flourished, many of the smaller hamlets declined due to residents' patronage of the City/Cortlandville area.

In the late 1970's and early 1980's, Cortland County was hard hit by industrial retrenchment that resulted in the downsizing, relocation, or closing of all the aforementioned industries. This resulted in double-digit unemployment and swelled welfare rolls. With the advent of this industrial retrenchment, Cortland had no choice other than to engage in aggressive efforts to stem the tide of economic decline. In 1982, with support from County government, the County's Chamber of Commerce formed an Economic Development Committee which eventually spawned the Cortland County Business Development Corporation (BDC), a Local Development Corporation. Early economic successes of the BDC included the recruitment of Canford Manufacturing, a Division of Stanley Home Products into the City; the Buckbee Mears project which allowed this growing manufacturer of television aperture masks to stay and expand in the City; the creation of the Port Watson Industrial Park which assisted Essex Structural Steel to relocate and expand; and the expansion of Pall Trinity Micro Corporation, a filter manufacturer, in the Town of Cortlandville. A major success was the start-up of a division of Rubbermaid in the City and the creation of 500 new jobs in 1985. Rubbermaid bought out Canford Manufacturing and completed a significant building expansion project.

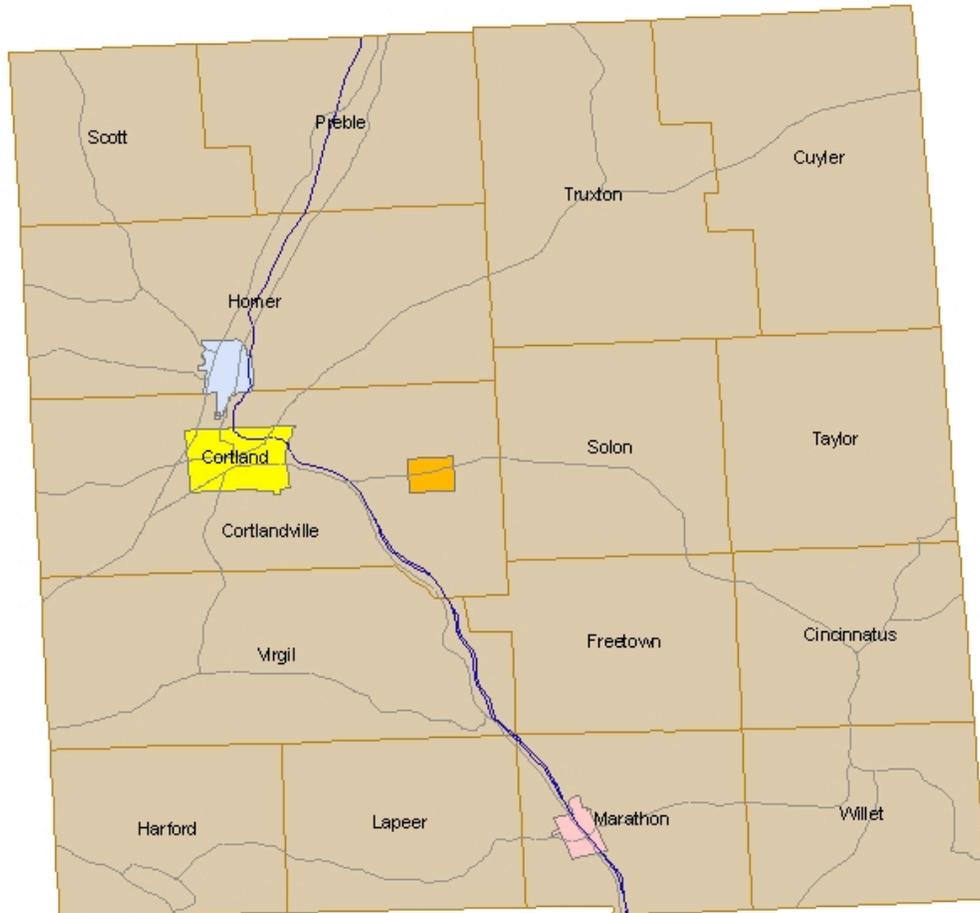
As Cortland County made progress towards economic recovery during the mid 1980's to early 1990's, the County could not foresee a second economic collapse that was looming on the horizon. In the mid-1980's, a fire on the Rosen Site in the City of Cortland alerted authorities to illegally dumped hazardous waste materials. At the time, the City was in negotiations to buy this site to add to the adjacent Noss Industrial Park. A further investigation by the U.S. Environmental Protection Agency resulted in the approximately 20 acre site being added to the National Priority List as a Superfund Site. This halted further development of the most developable vacant industrial site in the City. In 1992, Smith Corona moved its manufacturing facility to Mexico along with 850-950 manufacturing jobs. Its technical support staff was downsized by an additional 300-350 jobs in 1995. SCM vacated Cortland County for good in the Spring of 2001, ending a presence in the community which spanned over 100 years.

In the Fall of 1997, NCC Industries, a division of Maidenform, announced the closing of its Cortland plant and the loss of 350 jobs. In February of 1998, Rubbermaid, which had developed into a manufacturing mainstay in the community for 15 years, announced the closing of its Cortland plant and the loss of 467 jobs. This was immediately followed by the closing of Hevi Duty Electric. Assa International, which started production in the City in late 1998 with the intention of replacing the lost NCC jobs, folded in 2000 with the loss of 35 jobs and the promise of a significant workforce expansion. Buckbee Mears, one of the County's largest industrial employers, has had mercurial fluctuations in its workforce. The company attributes this to the economy and competition in its Asian market. The company's decision to lay off a portion of its workforce and revert to a four day work week at the end of 2001 was the main reason that Cortland County had the highest unemployment rate in the State for December of 2001.

Due to these major economic upheavals, since 1980 the County's unemployment rate has generally exceeded the State and national unemployment rates. As a result of this economic decline, in June 2001 Cortland County was awarded Empire Zone status. The Empire Zone Program is an economic recovery program sponsored by the State's Empire State Development Corporation. It is hoped that this designation will serve as a springboard to attract new business to the area, encourage existing businesses to expand, and aid the County in its vision to develop the Tioughnioga Riverfront. This riverfront development project is seen as a catalyst for economic development, quality of life enhancement, and as a vehicle to rediscover Cortland's past.

As detailed in Part II, the economic setbacks of Cortland County have had a trickle down effect on its municipalities, their housing market, and quality of life.

Cortland County, NY



LEGEND

- State / US Routes
- Interstate 81
- City of Cortland
- Village of McGraw
- Village of Marathon
- Village of Homer
- Towns



PART II

**HOUSING
AND
HOMELESS NEEDS
ASSESSMENT**

II. Housing and Homeless Needs Assessment

COMMUNITY PROFILE

Cortland County is a rural community comprised of 19 municipalities, with a population of 48,599 persons, according to the 2000 Census. It lies in the northern part of the Appalachian Mountain Range known as the Allegheny Plateau, and the southeastern section of the Finger Lakes Region. The County has a sole city, the City of Cortland, where 18,740 persons (nearly 40% of the County's population) reside. The County's second and third largest municipalities, the Towns of Cortlandville and Homer, lie adjacent to the City. Populations in these towns are 7,919 and 6,363, respectively. All other towns within the County have populations of less than 2,500 persons. The County also has three incorporated villages: McGraw, approximately five miles east of the City, in the Town of Cortlandville; the Village of Homer, located just north of the City, in the Town of Homer; and the Village of Marathon, located at the County's southern boundary, in the Town of Marathon. The following Table provides population information for all 19 County municipalities.

Cortland County Population Statistics			
Source: 1990 & 2000 Census			
Municipality	2000 Population	1990 Population	% Change, 1990-2000
Cincinnatus, Town	1,051	1,122	-6.3%
Cortland, City	18,740	19,801	-5.4%
Cortlandville, Town	1,051	1,122	-6.3%
Cuyler, Town	1,036	850	+21.9%
Freetown, Town	789	688	+14.7%
Harford, Town	920	886	+3.8%
Homer, Town	6,508	6,599	-1.4%
Homer, Village	3,368	3,476	-3.1%
Lapeer, Town	686	613	+11.9%
Marathon, Town	2,180	2,019	+8.0%
Marathon, Village	1,063	1,107	-4.0%
McGraw, Village	1,000	1,074	-6.9%
Preble, Town	1,582	1,577	+0.3%
Scott, Town	1,193	1,167	+2.2%
Solon, Town	1,108	1,008	+9.9%
Taylor, Town	500	542	-7.7%
Truxton, Town	1,225	1,064	+15.1%
Virgil, Town	2,287	2,172	+5.3%
Willet, Town	1,011	892	+13.3%
Cortland County	48,599	48,963	-0.7%

Population in the County has remained fairly constant since the 1990 Census, with a population drop of less than 1% from 1990 to 2000. The City of Cortland has experienced a population loss of nearly 6% since 1990. All three Villages in the County have also experienced a loss in population, ranging from a loss of just over 3% to a loss of nearly 7% of the population from 1990 to 2000. Population growth has taken place in the more rural towns, however, including the Towns of Cuyler, Willet, Truxton, Freetown, and Lapeer, all of which experienced double digit population growth.

According to the 2000 Census, the median age in Cortland County is 34.2 years, just slightly younger than New York State's median age of 35.9. As of 2000, 5.9% of Cortland County's population was under the age of five; 17.8% of the population was between the ages of five and eighteen; and, 14.7% of the population was over the age of 62. While the age distribution in Cortland County is comparable to that of New York State, several municipalities have a disproportionate concentration of elderly persons, including: the Village of Homer, with 20.2% of the population over the age of 62; the Town of Cincinnatus, with 18.6% of the population over age 62; and, the Village of McGraw, with 18.6% of the population over the age of 62.

A total of 18,210 households in Cortland County were identified in the 2000 Census. The average household size was 2.5 persons per household, with an average family size of 3.0. Non-family households represented 36.2% of all households in the County; householders age 65 and over, living alone, represented 10.4% of all households in Cortland County. Nearly a third of all households included children under the age of 18. Female-headed households represented 10.3% of all households. Female-headed households were disproportionately represented in the three Villages. In the Village of Marathon, female-headed households accounted for 13.4% of all households, with 13.1% and 12.3% in the Villages of Homer and McGraw respectively.

Data from the 2000 Census indicates that ethnic minorities represent only 3.1% of the County population. The minority population has increased in Cortland County as a percentage of total population since 1990, when minorities represented 1.7% of the total population. While the greatest concentration of minorities reside within the City of Cortland (4.2% of the City population as of 2000), there appear to be no true racial or ethnic clusters in Cortland County.

Economic Climate

As discussed previously, the City of Cortland and the three Cortland County villages each began as military tracts. By the turn of the 20th century, each had established downtown commercial areas that served the needs of their respective citizenry. The City of Cortland was established as the County seat. It was reliant on an industrial base, which continues today. The location of this industrial base precipitated the heavier population growth in the City, as well as in the surrounding suburban areas. Growth within the retail sector of the County has occurred in recent years primarily in strip developments in the suburban areas surrounding the City of Cortland. While the Villages originally had a number of small-scale manufacturers as well as developed downtowns, they are now, by and large, primarily bedroom communities, with small commercial establishments serving the most basic needs of their residents. Development in the

rural towns of Cortland County occurred around hamlet areas that provided very basic services to the surrounding agricultural community. With the decline of the farming community, and the advent of transportation improvements, most of those services are today provided in the urban/suburban areas of the County.

Today, Cortland County continues to have a significant manufacturing base, with 14.4% of the County workforce employed in the manufacturing sector, as compared to 8.6% in New York State, and 11.4% nationwide (U.S. Department of Commerce, Bureau of Economic Analysis Total Full-Time and Part-Time Employment by Industry, 2000). Given the County's rural nature, it is not surprising that farm employment is also strongly represented (3.2% of Cortland County's workforce, as compared to 0.6% for New York State, and 1.9% nationwide). Retail trade represents 19.2% of Cortland's job base, as compared to 14% Statewide. Government and government enterprises, at 15.5% of the job market, are slightly higher than the State average of 14%, due in large part to SUNY Cortland, one of Cortland County's largest employers.

Since the early 1980's, unemployment rates in Cortland County have tended to be slightly higher than Statewide unemployment figures. With the closing of the Rubbermaid plant in 1998, and other significant manufacturing job losses at Buckbee Mears and NCC (a Division of Maidenform), Cortland County's unemployment rate for that year jumped to 7.5%, nearly 34% higher than the unemployment rate for New York State overall. While Cortland County slowly whittled away at its unemployment rate in subsequent years, small layoffs and attrition in manufacturing employment have caused unemployment rates to climb in the latter months of 2001, and early 2002. As of April, 2002, Cortland County's unemployment rate was at 7.8% (34.5% higher than the unemployment rate for New York State), down from a high of 10.1% in January of 2002.

Unemployment Rates, 1997-2002			
	Cortland County	New York State	% Difference
1997	6.7	6.4	4.8%
1998	7.5	5.6	33.9%
1999	6.9	5.2	32.7%
2000	5.9	4.6	28.3%
2001	6.0	4.9	22.4%
Apr, 2002	7.8	5.8	34.5%

Per capita and median incomes in Cortland County have historically fallen significantly below those of New York State. According to the 1990 Census, Cortland County's per capita income was \$11,228, 32% less than New York State's \$16,501 per capita income. In the 2000 Census, Cortland County's per capita income was \$16,622, 29% below the State's per capita income of \$23,389. The 1990 Census indicates that the median household income for Cortland County was \$26,791, 19% less than the statewide figure. The 2000 Census data indicates that Cortland County's median household income was \$34,364, 21% less than the state's \$43,393 median household income.

Median household income in Cortland County has failed to keep pace with the rate of inflation. While the cumulative inflation rate from 1990 to 2000 was 32% for the northeastern United States (U.S. Bureau of Labor Statistics), median household income in Cortland County increased by only 28%. The rate of increase in median household income for all of New York State during that same period was 32%, the actual rate of inflation.

Statistics suggest that the City of Cortland is the poorest community in the County, with a median household income of \$26,478, representing only 61% of New York State's median household income; per capita income for the City is also only 61% of the State's per capita income. The Villages of Marathon and McGraw, and the Towns of Freetown and Harford are also among the poorest municipalities in the County, all with median household incomes of less than 80% of the State's median income. The wealthiest communities in the County, as based on median household income, still fall below both State median household income and State per capita income levels. They include the suburban areas of Homer and Cortlandville, which have the highest per capita incomes in the County, and the Towns of Virgil, and Preble, which have the highest median household incomes in the County. The Town of Preble serves as a bedroom community for the Syracuse MSA and is home to the Song Mountain ski center, while the Town of Virgil hosts some higher-end housing surrounding one of central New York's larger ski resorts, Greek Peak.

The following two tables detail the County's per capita and median household incomes:

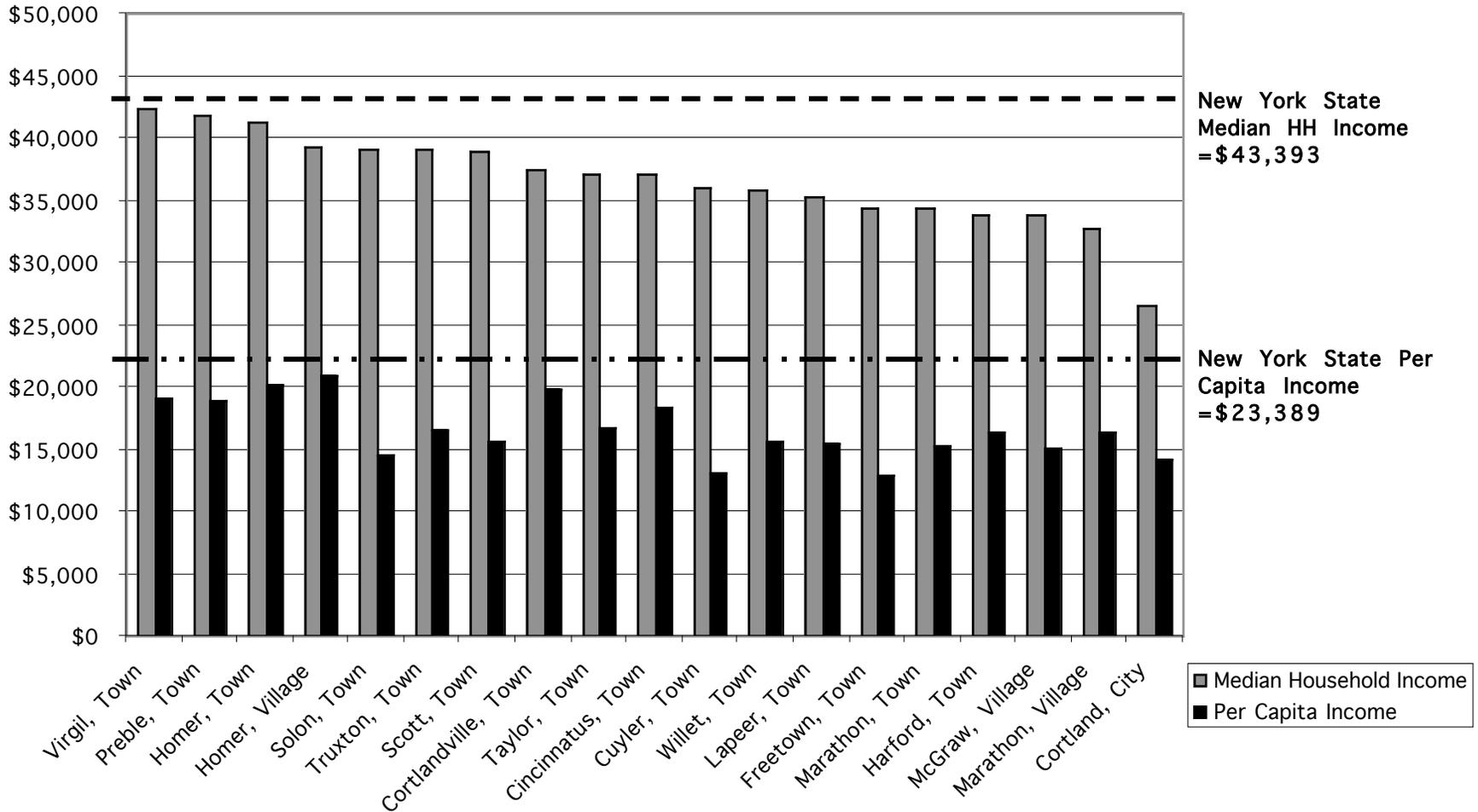
Per Capita & Median Household Income

Source: 2000 Census

Municipality	Median Household Income		Per Capita Income	
	Dollars	% of NYS	Dollars	% of NYS
Cincinnatus, Town	\$37,014	85%	\$18,345	78%
Cortland, City	\$26,478	61%	\$14,267	61%
Cortlandville, Town	\$37,458	86%	\$19,887	85%
Cuyler, Town	\$36,023	83%	\$13,111	56%
Freetown, Town	\$34,327	79%	\$12,969	55%
Harford, Town	\$33,750	78%	\$16,346	70%
Homer, Town	\$41,321	95%	\$20,145	86%
Homer, Village	\$39,310	91%	\$20,918	89%
Lapeer, Town	\$35,250	81%	\$15,484	66%
Marathon, Town	\$34,274	79%	\$15,322	66%
Marathon, Village	\$32,639	75%	\$16,379	70%
McGraw, Village	\$33,750	78%	\$15,076	64%
Preble, Town	\$41,908	97%	\$18,983	81%
Scott, Town	\$39,000	90%	\$15,588	67%
Solon, Town	\$39,167	90%	\$14,555	62%
Taylor, Town	\$37,031	85%	\$16,677	71%
Truxton, Town	\$39,115	90%	\$16,516	71%
Virgil, Town	\$42,292	97%	\$19,024	81%
Willet, Town	\$35,893	83%	\$15,552	66%
Cortland County	\$34,364	79%	\$16,622	71%
New York State	\$43,393	100%	\$23,389	100%

Median Household & Per Capita Income Cortland County Municipalities

Source: 2000 Census



According to the 2000 Census, 9.3% of families in Cortland County fall below the poverty level, as compared to 11.5% of families statewide. Individuals living alone and female-headed households were more likely to fall below the poverty line, however. 15.3% of all individuals living alone in Cortland County had incomes below poverty level, as compared to 14.6% statewide; 32.6% of female-headed households in Cortland County fell below the poverty line per the 2000 Census, compared to 29.2% statewide.

The greatest concentration of impoverished persons in the County is located in the City of Cortland, where 24.7% of individuals have incomes below poverty level, and 13.9% of families are below the poverty level (both are significantly above State and County levels). The Town of Cuyler also surpasses State and County levels of persons below poverty level, with 16.8% of individuals in Cuyler falling below poverty levels. The percentages of individuals and families below poverty level for the municipalities in Cortland County, as based on Census 2000 data, are listed below.

Poverty Status: Cortland County Municipalities		
Source: 2000 Census		
Municipality	% of Individuals Below Poverty Level	% of Families Below Poverty Level
Cincinnatus, Town	7.3%	4.5%
Cortland, City	24.7%	13.9%
Cortlandville, Town	12.6%	8.2%
Cuyler, Town	16.8%	10.3%
Freetown, Town	13.3%	10.0%
Harford, Town	8.3%	6.0%
Homer, Town	9.4%	6.3%
Homer, Village	9.7%	7.2%
Lapeer, Town	10.7%	11.1%
Marathon, Town	10.9%	8.6%
Marathon, Village	12.4%	11.4%
McGraw, Village	9.9%	9.8%
Preble, Town	7.7%	5.2%
Scott, Town	9.9%	7.7%
Solon, Town	9.1%	6.4%
Taylor, Town	11.4%	8.2%
Truxton, Town	11.6%	8.9%
Virgil, Town	6.7%	5.2%
Willet, Town	12.9%	9.2%
Cortland County	15.5%	9.3%
New York State	14.6%	11.5%

HOUSING DATA

According to the 2000 Census, Cortland County has 20,116 housing units, of which 18,210 or 90.5% are occupied. Of those, 11,714 or 64.3% are owner occupied, and 6,496 or 35.7% are renter occupied. Homeownership rates were lowest in the City of Cortland (not quite 44%), and the three Villages (ranging from approximately 58% to 69%). There was a 2.3% homeowner vacancy rate and an 8.1% rental vacancy rate in Cortland County as of the 2000 Census, nearly double Statewide vacancy rates of 1.6% and 4.6% respectively. Homeowner vacancy rates were greatest in the Village of McGraw and the Town of Truxton, with rates of 4.9% and 3.6% respectively. Rental vacancy rates were greatest in the Towns of Virgil, Scott, and Freetown, and the Village of McGraw, all of which had rental vacancy rates of 15.0% or greater. Census data for Cortland County municipalities regarding housing units, homeownership, and vacancy rates are summarized in the tables below.

Cortland County Housing Units				
Source: 2000 Census				
Municipality	Total Housing Units	% Occupied Housing Units	% Vacant Housing Units	% For Seasonal Use
Cincinnatus Town	453	92.3	7.7	2.0
Cortland City	7,550	91.7	8.3	.5
Cortlandville Town*	3,431	92.3	7.7	1.1
McGraw Village	444	86.0	14.0	1.4
Cuyler Town	406	88.4	11.6	4.4
Freetown Town	321	83.2	16.8	4.0
Harford Town	363	93.9	6.1	0.6
Homer Town*	2,603	94.0	6.0	1.1
Homer Village	1,453	94.5	5.5	1.4
Lapeer Town	269	91.1	8.9	2.2
Marathon Town*	861	94.5	5.5	1.4
Marathon Village	439	95.4	4.6	0.7
Preble Town	703	87.5	12.5	9.1
Scott Town	478	87.2	12.8	8.2
Solon Town	419	91.2	8.8	5.0
Taylor Town	216	81.9	18.1	11.6
Truxton Town	536	82.1	17.9	12.7
Virgil Town	982	84.8	15.2	7.7
Willet Town	525	70.1	29.9	24.6
Cortland County	20,116	90.5%	9.5%	2.9%

*Town data includes Village data.

Rental housing cost as a function of household income in Cortland County appears to be comparable to Statewide data. 40.2% of renters in the Cortland County pay more than 30% of their household income towards gross rent, as compared to 40.5% Statewide. More than 40% of renters in the City of Cortland and the Towns of Lapeer and Solon pay in excess of 30% of their household income towards gross rent. Despite this, a high cost of housing as it relates to income in the County is indicated by the County being designated as a Difficult Development Area by the U.S. Department of Housing and Urban Development. This means the ratio of fair market rent to area and median income is within the top 20% of all metropolitan counties in the United States.

Rental Housing in Cortland County			
Source: Census 2000			
	Rental Occupied Housing Units	Rental Vacancy Rate	Renters Paying >30% Of Income for Housing
Cincinnatus Town	88	9.3%	30.3%
Cortland City	3,899	7.7%	44.4%
Cortlandville*	936	11.4%	38.9%
McGraw Village	130	15.0%	37.3%
Cuyler Town	61	11.6%	29.8%
Freetown Town	40	16.7%	25.8%
Harford Town	61	0%	33.4%
Homer Town*	601	6.5%	32.2%
Homer Village	425	6.0%	36.7%
Lapeer Town	50	3.8%	41.0%
Marathon Town*	233	2.9%	23.1%
Marathon Village	175	2.2%	20.9%
Preble Town	102	3.8%	36.1%
Scott Town	42	16.0%	25.0%
Solon Town	47	0%	40.0%
Taylor Town	34	5.6%	30.4%
Truxton Town	95	6.9%	27.5%
Virgil Town	137	19.4%	26.2%
Willet Town	70	2.8%	37.5%
Cortland County	6,496	8.1%	40.2%

* Town data includes Village data.

With respect to housing cost, homeowners fared better in Cortland County as compared to renters. Of all homeowners in Cortland County, 20.1% are paying more than 30% of their household income toward housing cost, compared to 26.3% statewide. The Village of Marathon, and the Towns of Marathon and Freetown had the highest percentages of homeowners paying more than 30% of their income for housing, all in excess of the state figure of 26.3%.

Owner-Occupied Housing in Cortland County				
Source: Census 2000				
	Owner Occupied Housing Units	Home Ownership Rates	Homeowner Vacancy Rate	Homeowners Paying > 30% of Income for Housing
Cincinnatus town	330	78.9%	2.4%	18.6%
Cortland City	3,023	43.7%	3.1%	19.4%
Cortlandville*	2,230	70.4%	2.2%	24.3%
McGraw Village	252	66.0%	4.9%	11.3%
Cuyler Town	298	83.0%	2.6%	15.4%
Freetown Town	227	85.0%	2.6%	27.0%
Harford Town	280	82.1%	2.8%	16.6%
Homer Town*	1,845	75.4%	1.6%	14.5%
Homer Village	948	69.0%	2.0%	13.4%
Lapeer Town	195	79.6%	2.5%	15.1%
Marathon Town*	581	71.4%	2.2%	27.3%
Marathon Village	244	58.2%	3.2%	28.2%
Preble Town	513	83.4%	.6%	22.4%
Scott Town	375	89.9%	2.3%	19.4%
Solon Town	335	87.7%	.9%	21.0%
Taylor Town	143	80.8%	2.1%	37.7%
Truxton Town	345	78.4%	3.6%	14.9%
Virgil Town	696	83.6%	2.0%	22.4%
Willet Town	298	81.0%	3.2%	19.4%
Cortland County	11,714	64.3%	2.3%	20.1%

*Town data includes Village data

Overall, 4,966 households, representing nearly 30% of all households in the County, are faced with unaffordable housing cost. These households are paying more than 30% of their household income towards their housing costs.

The housing stock in Cortland County is slightly older than the Statewide average. The median “year structure built” for housing units in Cortland County is 1947, based on 1990 Census data, as compared to a median age of 1952 statewide. [1990 data is the most recent data available for median age of housing, and is still considered applicable and relevant, given the relatively static nature of population and housing trends in Cortland County over the last decade.] Generally, the housing stock is older in the City of Cortland, the Villages of Homer and Marathon, and the Towns of Marathon, Cincinnatus, and Scott, all with a median “year structure built” of 1939. Please note that 1939 is the default year used for this statistic and actual median year built may be earlier. The median “year structure built” of housing in Cortland County’s municipalities, based on the 1990 Census data, is presented below.

Median Year Structure Built Cortland County	
<small>Source: 1990 Census</small>	
Municipality	Median Year Structure Built
Cincinnatus, Town	1939
Cortland, City	1939
Cortlandville, Town	1963
Cuyler, Town	1964
Freetown, Town	1967
Harford, Town	1962
Homer, Town	1942
Homer, Village	1939
Lapeer, Town	1955
Marathon, Town	1939
Marathon, Village	1939
McGraw, Village	1939
Preble, Town	1962
Scott, Town	1968
Solon, Town	1967
Taylor, Town	1948
Truxton, Town	1965
Virgil, Town	1971
Willet, Town	1965
Cortland County	1947

According to 2000 Census data, the median value for owner-occupied housing in Cortland County, at \$74,700, is almost half of New York State's median value of \$148,700. More than 80% of owner occupied housing in Cortland County is valued at \$100,000 or less, as compared to 32% Statewide.

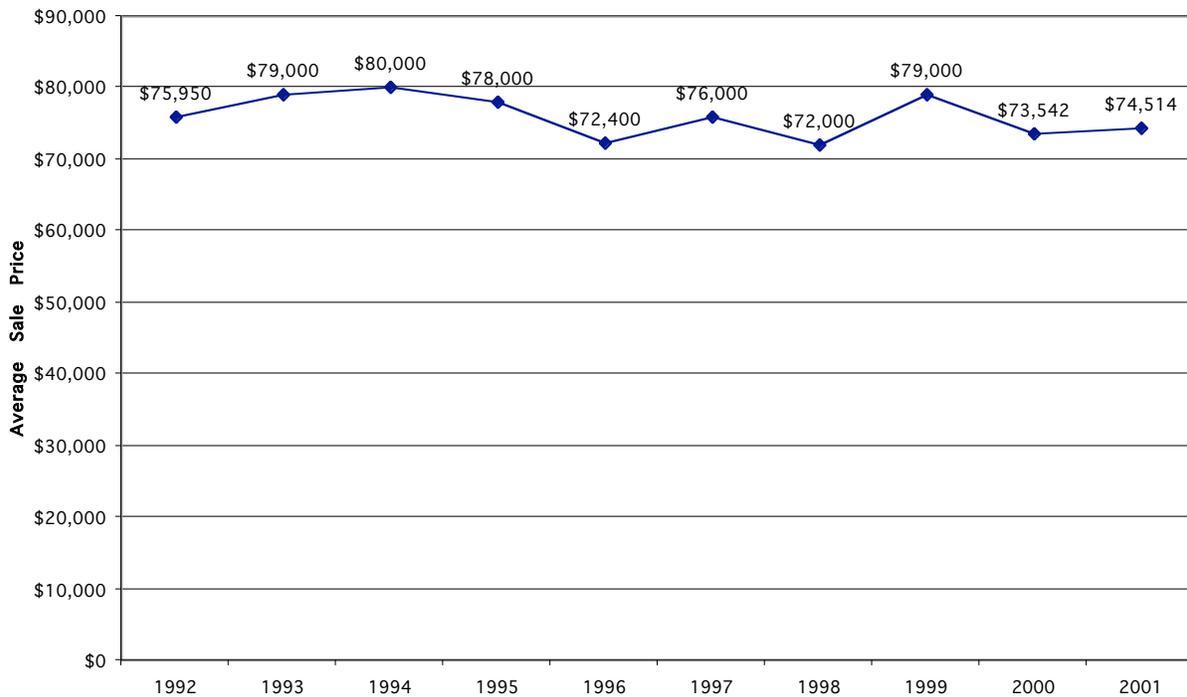
When comparing the change in median housing values for owner occupied housing units from 1990 to 2000, Cortland County experienced a 12.8% growth in dollar value of owner occupied housing, similar to New York State's 12.9% growth rate. When compared to an inflation rate of nearly 32% for the northeastern United States in the period 1990 through 2000 (U.S. Bureau of Labor Statistics), State and County housing values failed to keep pace with inflation.

Median Value, Owner Occupied Housing Units			
1990 - 2000			
Source: 1990 Census & 2000 Census			
Municipality	Median Value, 1990	Median Value, 2000	% Change, 1990-2000
Cincinnatus, Town	\$45,300	\$62,600	38%
Cortland, City	\$67,000	\$71,000	6%
Cortlandville, T.	\$73,400	\$84,900	16%
Cuyler, Town	\$50,800	\$67,600	33%
Freetown, Town	\$47,500	\$57,400	21%
Harford, Town	\$48,500	\$65,400	35%
Homer, Town	\$70,600	\$81,600	16%
Homer, Village	\$69,400	\$77,900	12%
Lapeer, Town	\$53,800	\$66,500	24%
Marathon, Town	\$54,600	\$63,800	17%
Marathon, Village	\$52,100	\$63,600	22%
McGraw, Village	\$55,500	\$64,100	15%
Preble, Town	\$72,200	\$86,000	19%
Scott, Town	\$59,900	\$73,900	23%
Solon, Town	\$55,000	\$53,700	-3%
Taylor, Town	\$43,000	\$56,500	31%
Truxton, Town	\$52,600	\$72,400	38%
Virgil, Town	\$63,200	\$74,600	18%
Willet, Town	\$44,300	\$58,700	33%
Cortland County	\$66,200	\$74,700	12.8%
New York State	\$131,600	\$148,700	12.9%

Housing values in the City of Cortland and the Town of Solon fared worse than the State in terms of relative housing values. In the City of Cortland, from 1990 to 2000, the median value for owner occupied housing increased by only 6%, one-fifth of the rate of inflation and less than half of the rate of growth experienced Statewide. In the Town of Solon, median housing value actually dropped by 3% in the period 1990 to 2000. The growth rates for median housing value in the Towns of Cincinnatus, Truxton, Harford, Cuyler and Willet, on the other hand, have exceeded the inflation rate during that period, if only slightly.

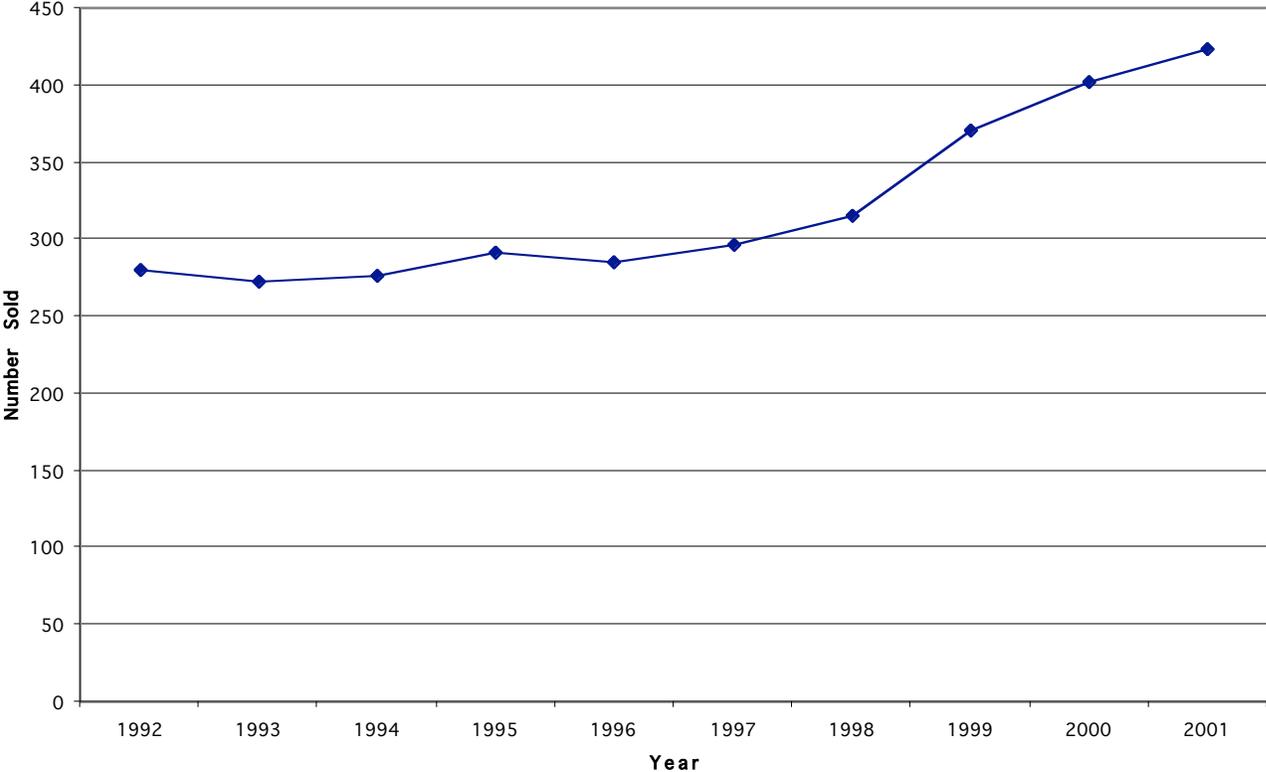
According to Cortland County Board of Realtors, sales prices for residential property in Cortland County have been relatively static for the years 1992 to 2001. In 1992, the average sale price for residential property in Cortland County was \$75,950; the average sale price in 2001 dropped slightly, to \$74,514. If adjusted to reflect the inflation rate during this period, this represents a nearly 25% drop in value.

**RESIDENTIAL SALE PRICES,
Cortland County 1992-2001**
Source: Cortland County Board of Realtors



While property values in Cortland County have eroded over time, home sales have increased steadily. In 1992, a total of 280 homes were sold in Cortland County. As of 2001, annual home sales in Cortland County had grown to a total of 423.

**RESIDENTIAL PROPERTIES SOLD,
Cortland County, 1992 - 2001**



With regard to rental housing, median gross rent in Cortland County was \$471 per month, according to the 2000 Census, roughly 70% of the median gross rent for New York State. Median gross rent was highest in the Town of Virgil at \$589 per month, presumably due to rental properties in the vicinity of the Greek Peak ski resort, and the Town of Preble, which serves as a bedroom community for the Syracuse MSA, at \$564 per month. Median gross rents were lowest in the Town of Marathon (including the Village), and the Town of Cincinnatus. The rate of increases in median gross rent in the County fell behind both the rate of increase in median household incomes and the rate of inflation for the period 1990 to 2000. Rental cost increased by 19% during that period, while median household income for the County increased by 28%, and the inflation rate for that period was 32%.

Median Gross Rent Cortland County Municipalities	
Source: 2000 Census	
Cincinnatus, Town	\$425
Cortland, City	\$449
Cortlandville, T.	\$515
Cuyler, Town	\$527
Freetown, Town	\$538
Harford, Town	\$494
Homer, Town	\$479
Homer, Village	\$474
Lapeer, Town	\$440
Marathon, Town	\$420
Marathon, Village	\$415
McGraw, Village	\$464
Preble, Town	\$564
Scott, Town	\$550
Solon, Town	\$544
Taylor, Town	\$542
Truxton, Town	\$472
Virgil, Town	\$589
Willet, Town	\$506
Cortland County	\$471

SUBSTANDARD HOUSING ASSESSMENT

Methodology

In order to provide an estimate of substandard housing in Cortland County, a windshield survey of a sampling of houses throughout the County was conducted. Based on a visual inspection of housing exteriors, surveyors determined if the homes met the definition of substandard, as defined by New York State Governor's Office for Small Cities the administrative entity for the HUD Small Cities Community Development Block grant Program. This definition is included in the following page. Percentages of substandard housing in each municipality were extrapolated from the findings of these windshield surveys, and grouped based on the similarities in the various market segments defined in Part III.

Definition of Substandard:

A. STRUCTURAL COMPONENTS - Upon structure inspection various components should be categorized as primary or secondary as follows:

Primary Components - Foundation, exterior wall structure, roof structures, floor structures, columns, joists, and partitions.

Mechanical Components - Windows and doors, plumbing, heating and electrical.

Secondary Components - Siding material, roofing material, porches and exterior stairs and railings, chimneys, flooring material, ceilings, lighting, ventilation, interior stairs and railings.

B. DEGREE OF DEFICIENCY - After deficient structural components are classified as either primary or secondary, they shall be assessed for the degree of deficiency as follows:

Critical - Building component is badly deteriorated, sinking, leaning, non-operative or non functional, out of plumb, or unsafe to an extent requiring complete replacement (50% or more of system required replacement).

Major - Building component is badly deteriorated and in need of major repair (20-50% of system/component is loose, cracked, damaged, worn or rotted to an extent requiring replacement).

Minor - Item is worn, loose, or cracked (10-20% of component system requires replacement).

Sound - Item needs no more than normal maintenance (less than 10% of component or system requires replacement).

C. Structural Conditions

Standard - Requiring no more than observable, normal maintenance; dwelling units which have no deficiencies, or only slight observable deficiencies.

Substandard- Inspection reveals (A) two or more primary components and/or mechanical components with critical or major deficiencies; or (B) single primary component or mechanical component with critical or major deficiency and two or more secondary components with major or critical deficiencies.

Dilapidated - Structurally substandard to a degree requiring clearance; buildings that have critical deficiencies in two of the primary structural components, or a critical deficiency in a primary component combined with major deficiencies in three or more of the other structural components.

Findings and Conclusions of Substandard Housing Assessment

Based upon the methodology indicated above, it is estimated that as many as 65 to 75% of housing units within the City of Cortland may be substandard according to the definition of the New York State Governor's Office for Small Cities. In the suburban areas of the County, it is estimated that 25 to 35% of housing units meet the definition of substandard. In the Villages, where the housing stock tends to be older, 53 to 63% of housing units are estimated to meet the definition of substandard, while in the rural areas it is estimated that 39 to 49% of housing units are substandard.

HOMELESS NEEDS: NATURE AND EXTENT OF HOMELESSNESS

Cortland County's Department of Social Services (DSS) is the entity that primarily deals with homeless issues in the County. "Homelessness" is defined by DSS as any individual that is undomiciled even though said person(s) may be temporarily living with a friend or in a publicly supported program. Homelessness may occur because of transience, domestic violence, jail releases, natural disasters such as floods or fires, youth homelessness, drug/alcohol or other rehabilitation releases, evictions, and medical reasons. According to DSS, the most common homeless populations in Cortland County, in no particular order, are pregnant and parenting teens, single at-risk teens, single homeless persons, abused and battered spouses and their children, victims of natural disasters, hospital discharges, and others claiming to be homeless. In many instances, the Cortland social service network refers the person or persons to DSS to determine categorical and financial eligibility. DSS will then establish a case management file or refer the person to another appropriate agency. DSS has kept statistics on the number of homeless persons that it has temporarily housed in hotels and motels (there are no homeless shelters in Cortland County) since 1984. The number of homeless individuals assisted by DSS range from a low of 36 in 1984 to a high of 473 in 1991. The average is 220 per year. As of April 2002, the number of individuals for the year is 104, which includes 62 adults and 42 children.

Other local not-for-profit agencies that deal with the homeless include the Salvation Army, the YWCA's Aid to Victims of Violence Program, the Cortland Chapter of the American Red Cross, and Catholic Charities.

The Salvation Army deals primarily with transient males. In order for the Salvation Army to provide assistance, they require that the City of Cortland Police Department complete a background check on the person seeking assistance. If the person needs temporary shelter, the Salvation Army provides a stipend for a room at the Gable Inn, a single room occupancy hotel in the City, or at the Downes Motel, also located in the City. The Salvation Army occasionally provides a Greyhound bus ticket for a homeless person needing to get to a specific destination. The number of persons served on a yearly basis is approximately 25 and has been fairly stable for a number of years.

The YWCA's Aid to Victims of Violence (AVV) provides temporary shelter to battered spouses and their children. More often than not, the battered spouse is female. AVV maintains a safe house at an undisclosed location in the City of Cortland. They assist approximately 300 persons per year, with approximately 70 of them needing shelter assistance. This is broken down into 40 adults per year and 30 children.

The Cortland Chapter of the American Red Cross deals with homeless persons who are victims of natural disasters, typically fires, wind storms, or floods. There may also be some circumstances where one's home is temporarily deemed uninhabitable such as furnace failures or unacceptable levels of carbon monoxide in the home. The Red Cross works closely with local fire departments in identifying persons in need. In 2001, the local Red Cross chapter assisted 71 individuals: 40 adults, 10 teens, and 21 children. Their assistance is typically in the form of a housing voucher for hotel accommodations. This voucher can also be used if a family seeks temporary shelter with another family.

Catholic Charities works with those persons who have a mental health diagnosis including drug and alcohol abuse. The diagnosis must be recognized by the State Office of Mental Health or the Office of Alcohol and Substance Abuse Services (OASAS). These clients have typically been discharged out of a rehabilitation facility and technically meet the definition of "homeless". Catholic Charities is certified for 80 beds under mental health and drug and alcohol combined. Catholic Charities also deals with mental health issues on an emergency assistance basis. The agency is also certified for 48 housing slots through the Section 8 Housing Choice Voucher Program for rental housing vouchers.

OTHER SPECIAL SUPPORTIVE HOUSING NEEDS

Mentally Retarded and/or Developmentally Disabled Clients

There are a number of agencies in Cortland County, all headquartered in the City of Cortland, that service the living and housing requirements of persons with special needs. Central New York Developmental Services is the State Regulatory agency for County entities that deal with Office of Mental Retardation and Developmental Disabilities (OMRDD) clients. They own and manage, and in two instances rent, several residential sites located in Cortland County. They also supervise clients who are located and living in family care. Because Developmental Services is a State agency and better funded, they tend to provide oversight for those persons with the most severe disabilities whose care tends to be more expensive. Most of their clients, therefore, require supervised care, although there are some persons who are more independent.

NYSARC of Madison and Cortland Counties, a private, not-for-profit agency, owns and maintains supervised and supported housing in Cortland County. Four of their residences are supervised round-the-clock. Three are located in the City of Cortland and one is located in the Town of Cortlandville on Westmore Lane. They provide supportive housing to more independent clients at various sites throughout the City of Cortland. The City is the residential area of choice because the client can access public transportation more readily. They own a supportive housing structure on Evergreen Street.

The Franziska Racker Center provides a myriad of services to OMRDD clients. They own and maintain three (3) homes in Cortland County where 24 hour supervised housing is provided. The Racker Center also provides services to approximately 100 Cortland County residents, both children and adults, who live with their own families. This is an unduplicated number that does not include clients of Developmental Services and NYSARC who may also utilize the Racker Center's services.

Other Elderly Housing

There are three nursing homes in Cortland County that provide institutionalized care. While the majority of those in nursing homes are elderly, these facilities are licensed for anyone needing such medical care. They include the Cortland Memorial Hospital, located in the City of Cortland, Northwoods, located on Kellogg Road in the City, and the Cortland Care Center, located on Route 13 in the City of Cortland.

There are also three licensed adult homes located in Cortland County. They include the Brewster House in the Village of Homer, the Greenbriar Adult Home, also located in the Village of Homer, and the Rosewood Adult Home located in the hamlet of Cincinnatus in the Town of Cincinnatus. There is also a licensed family care home located in the Town of Marathon. Walden Place, an assisted living facility opened in Cortlandville in January of 2002. According to the County's Area Office on Aging, the majority of elderly prefer to live in their own homes.

Head Trauma Facilities

The Cortland Community Reentry Program, Inc. is a private, non-profit agency that provides comprehensive neurological rehabilitation services to address the needs of persons recovering from brain injuries. Clients are those who are over the acute phase of their injury and need rehabilitative services. The agency serves the needs of approximately 50 persons. It is the only program of its kind in New York and is one of only a handful of programs in the United States. The Program owns and manages a small number of homes in the community, rents units on the open market, and places program participants in subsidized housing when available.

Foster Care/Youth Facilities

The Cortland County Department of Social Services manages foster care in the County. The average number of children in foster care averages 100 children per month and has been at this level since 1998. Generally these children range in age from birth to age 18, however, there are circumstances where the person may be as old as 21. The main reasons for placement in the foster care system include child behavioral problems (such as children classified as PINS: Persons in Need of Supervision or juvenile delinquents); alcohol or drug abuse on the part of the parents; domestic/family violence; cognitive and/or emotionally low functioning parents; and

derivative neglect (an accumulation of such circumstances including unsafe housing, frequent truancy, lack of food, transience, etc).

Although a disproportionate number of children in the foster care system come from the City of Cortland, the majority of foster care placement occurs in more rural settings outside of the City. The majority of children in foster care, 60 – 70%, are those classified as PINS or juvenile delinquents.

The Good Hope Youth Home is located on Lorings Crossing in the Town of Cortlandville. It serves youth aged seven through sixteen who are in the juvenile justice system. It operates as a temporary, non-secure juvenile detention facility.

Cortland County does not have any facilities that deal solely with homeless teens or teens in need of transitional housing. Although data on the numbers of teens needing such assistance is purely anecdotal, DSS, the Community Action Program of Cortland County (CAPCO), Aid to Victims of Violence, and area school guidance counselors agree that there are a number of teenagers who are living “couch to couch” in Cortland County and there is no program or place that offers assistance to this population.

LEAD-BASED PAINT HAZARD IN HOUSING

The Center for Disease Control considers childhood lead poisoning to be a common environmental disease of young children. Most childhood lead poisoning cases in the United States are caused by ingestion by normal hand-to-mouth activity. Commonly, the source of poisoning is lead dust and chips that come from deteriorated lead-based paints. Children under the age of 6 years are considered to be at the highest risk. According to the 2000 Census, there are 3,451 children under the age of 6 in Cortland County.

While paint containing greater than 600 parts per million (ppm) of lead was banned from residential use in 1978, many housing units built prior to 1978 continue to have lead-based paint. The likelihood, extent and concentration of lead, as well as the potential for the paint to be in a deteriorated condition, increases with the age of the building. According to the New York State Consolidated Plan, 2001-2005, it is estimated that 90% of the housing units built before 1940, 80% of the housing units built between 1940 and 1959, and 62% of housing units built between 1960 and 1979 contain some lead-based paint which presents the potential for lead hazards.

There is also believed to be a correlation between income levels and potential exposure to lead hazards, because lower income families are more likely to live in older, more dilapidated housing where peeling and chipping lead-based paint is more likely to be found. The New York State Consolidated Plan, 2001-2005 assesses the extent of the hazards posed by lead-based paint by considering both the age of the housing stock and the income of the households to estimate the portion of the housing stock that is both old and more likely to be poorly maintained. According to that document, and as based upon an analysis of 1990 census data, 59% of all housing units in New York State built before 1940 are inhabited by households with incomes at

or below 50% of the local area median income (thus classified by the U.S. Department of Housing and Urban Development as “low income”). For housing stock built between 1940 and 1979, 49% of the units are occupied by families meeting the “low income” definition.

According to the 2000 Census, 8,269 housing units in Cortland County were built prior to 1940, with 3,076 housing units built between 1940 and 1959, and 5,039 housing units built between 1960 and 1979. Based on New York State’s estimate of the percentage of housing units with lead-based paint for each of these categories, and the percentage of units estimated to be occupied by “low income” families, it is projected that 7,128 housing units in Cortland County have a potential lead-based paint hazard. This represents over 35% of the 20,116 housing units in Cortland County identified in the 2000 Census. These calculations are summarized in the table below.

Estimated Low Income Households Containing Lead-based Paint Hazard in Cortland County New York					
Data Source:	2000 Census	2001-2005 NYS Cons. Plan	Calculated	2001-2005 NYS Cons. Plan	Calculated
Age of Unit	Housing Units, Cortland County	% Units w/LBP	# Units w/LBP, Cortland County	% Units Occupied by Low Income	#Low Inc. Units w/LBP, Cortland
Pre-1940	8,269	90%	7,442	59%	4,391
1940 - 1959	3,076	80%	2,461	49%	1,206
1960 - 1979	5,039	62%	3,124	49%	1,531
Total	16,384	79.5%	13,027	55%	7,128

Another way to assess the impact of environmental lead hazards on children is to screen the children for elevated levels of lead in their blood. In 2001, the most recent year for which data is available, the Cortland County Health Department reports that 744 children, representing approximately 21% of the population of children under the age of six living in Cortland County, were screened for lead levels in the blood stream. A total of eight children, representing approximately 1% of the children tested, had elevated blood levels (as defined by the Center for Disease Control), with lead levels greater than or equal to 10 micrograms per deciliter. Of these, three children (0.4% of the children tested) had lead levels greater than or equal to 20 micrograms per deciliter, the level requiring an environmental assessment to evaluate and control lead hazards in the child’s environment.

When comparing this data to statewide figures on elevated lead levels in children, Cortland County appears to have a lower incidence of elevated lead levels in children under the age of six, suggesting that the lead-based paint hazard may be less in Cortland County than elsewhere in New York State. In 1998, the most recent year available for New York State data, 29% of the state’s 1.7 million children under the age of six were tested. Of the children tested, 2.7% had elevated blood levels (greater than or equal to 10 micrograms per deciliter), nearly three times the incidence of elevated lead levels indicated in Cortland County. It should be

noted, however, that the incidence of lead levels requiring environmental assessments in Cortland County was similar to the state-wide figure (0.3% in Cortland County, as compared to 0.4% statewide).

As a consequence of blood tests identifying children under the age of six with elevated lead levels, Cortland County Health Department has inspected 55 housing units since 1994 for possible lead hazard. Of those housing units, 50 were found to contain lead hazard. Risk reduction measures were undertaken in 33 of those housing units to reduce the lead-based paint hazards.

The table below summarizes the activities of Cortland County Health Department with regard to the issue of lead hazard, for the years 1994 through 2001.

Cortland County Environmental Health LEAD PROGRAM SUMMARY									
	1994	1995	1996	1997	1998	1999	2000	2001	TOTALS
Cases with Lead Levels <20	1	2	1	0	1	0	0	1	6
Case with Lead Levels >20	4	14	4	3	8	5	3	3	44
Total Cases Referred	4	16	5	3	9	5	3	4	49
Initial Inspection	5	13	4	8	14	5	2	4	55
# Housing Units w/ Lead Hazard	4	17	3	6	11	4	2	3	50
Completed Risk Reductions	0	5	0	7	12	3	4	2	33

PART III

HOUSING MARKET ANALYSIS

III. Housing Market Analysis

HOUSING MARKET

Cortland County's demographics and housing data, as detailed in Section II, clearly show that the County has a diversified housing market. In general, the market can be divided into four distinct segments, although exceptions may be found in each market and/or individual municipality. The four market segments are (1) the "urban center", specifically the City of Cortland; (2) villages, including the Village of Homer, Village of McGraw, Village of Marathon, and the unincorporated hamlet of Cincinnatus; (3) suburban areas, including all or parts of the Town of Cortlandville, Town of Homer, and Town of Virgil, particularly those portions of the Towns nearest the City of Cortland; and (4) rural areas, including the remaining towns and smaller hamlets further removed from the City of Cortland. Parts of the Towns of Cortlandville, Homer and Virgil are also considered rural since these towns tend to transition from suburban near the City to rural at their further edges. The County has a low number of minorities and, while the City has the largest number of minorities, there are no significant concentrations of minorities in Cortland County.

The four market segments are detailed fully below:

1. Urban Center – The City of Cortland constitutes the only urban center in Cortland County and accounts for 38.5% of the County's population. The City is fully built out and has the highest population density in the County, more than twice that of the next most dense municipality, the Village of Homer, and 50 times higher than the County density. As detailed in Section II, the City has a high number of lower income residents. According to 2000 Census data, the City had a poverty rate of 24.7%, nearly five percentage points higher than any other municipality in the County. Eighty percent (80%) of Cortland County's public housing is located in the City, and this housing has a two to six month waiting list. As the seat of Cortland County, and its sole city, it is the governmental and business center of the County. Nearly all of the County's social services, Cortland Memorial Hospital (the County's only hospital), SUNY Cortland, and a large percentage of the County's major employers, are located in the City.

As a result of its size and prominence in the County, the City has a diverse offering of housing options including public housing, subsidized rental housing, market rate rental housing, as well as owner-occupied single family homes in various price ranges and physical conditions.

Much of the City's housing stock is older, with a median age pre-1939. In fact, 60% of homes in the City were constructed prior to 1939 and approximately 75% of homes date from the 1950's or earlier. While there are a number of newer neighborhoods, the typical City house is a late 19th/early 20th century two-story wood frame structure. Over the years, many of these older structures have been converted into multi-family apartment houses, particularly in the neighborhoods in the vicinity of SUNY Cortland, as discussed more fully below. The combination of an older housing stock and many lower income residents has resulted in a housing stock that is in poor condition. It is estimated that as many as 65 to 75% of housing units in the City are substandard. This substandard housing is not concentrated in one area of the City, but in pockets and neighborhoods throughout the City. Rental housing is more apt to be

substandard than owner-occupied housing. While the City has been aggressive in pursuing State and federal funds to maintain its housing stock, urban decay remains a serious problem. While there are several newer, “upscale” housing developments in the City, the overall age and physical decay of the housing stock has been cited by local economic development officials as a deterrent in recruiting new businesses to the area.

The City of Cortland also has a very low rate of homeownership. According to 2000 Census data, only 43.7% of City residents own their own homes. This is a drop of nearly two percentage points since 1990, is 33% lower than the next lowest homeownership rates in the County, and lags behind that of the County, New York State, and the entire country. The presence of SUNY Cortland and the many rental units associated with the student population is an important factor in the high rental rates in the community. Nevertheless, even with the student rental population taken into account, the City’s homeownership rate is low. The City has operated first-time homebuyer assistance programs for many years, and these have likely prevented the homeownership rate from dropping even further. More recent efforts to promote homeownership outside of the City, however, have impacted the City’s efforts. The construction of a 72 unit subsidized rental project in the City in the mid 1990’s, as well as a number of smaller new rental projects, have also likely led to an increase in the rental rate.

The rental market in the City appears to be saturated. Vacancy rates have risen to 7.7%. Housing providers note a greater abundance of available rental units, and rents and assessed values of income properties are stagnant or declining. Over the past ten years, rents have dropped when compared to the rate of inflation over the same period. Conversely, according to local realtors and housing providers, the private, for-sale real estate market is very tight in the City and the County as a whole. This is a very recent trend, developing late in 2001. There are fewer homes for sale, and homes are often selling in a few weeks at or above asking prices. Numerous properties receive several offers. If this trend continues it will likely place inflationary pressures on the market, driving up prices in the near future. While low interest rates and a struggling stock market account for high demand, the exact cause of this emerging trend, particularly the lack of homes for sale are unknown. It is important to note that this is a regional issue, rather than one endemic to the City or County.

Off-campus student housing generated from the presence of SUNY Cortland is also a significant force in the housing market. The College provides on-campus housing for less than half of its students and relies on the private sector to supply the balance. It is estimated that between 3,000 and 4,500 students live in private housing near the College. This housing is concentrated in older neighborhoods surrounding the College. Much of it is poorly maintained, and the preponderance of students in these neighborhoods tend to negatively impact quality of life. Many older, often historic, homes have been divided into student apartments, and much of their character has been lost in the process. Most of the City’s National Register listed Historic District is located within a close distance to the College and this trend has the potential to negatively impact the District. The presence of so much student housing also creates competition with lower income renters, exacerbating the difficulties local renters face in locating quality affordable housing.

2. Villages– Cortland County has three incorporated villages, Homer, Marathon and McGraw, all of which have commonalities in their housing markets. The unincorporated hamlet of Cincinnatus is also grouped with the three Villages as part of this market segment. Cincinnatus is the largest of the hamlets in the County, and includes a number of businesses, a school and public infrastructure such as sidewalks and water. While many of the County’s hamlets portray some of the housing characteristics of the incorporated Villages, Cincinnatus is the only hamlet large enough and similar enough to be included with the three Villages as a cohesive housing segment.

Housing within this market segment generally consists of older, two story single-family homes with a moderately high density. They are served by municipal infrastructure that may include water, sewer, and sidewalks, and have a central “downtown” core. This market segment is most like the Urban Center in that the style, condition, age, and density of the homes are similar. As with the City, the Villages have clusters and neighborhoods of substandard and deteriorated housing. A major difference between the City and the Villages is that the homeownership rates in the Villages are near or exceed the national average, while the City’s is far below. Nevertheless, this segment has seen many single-family homes converted to rental units, which detracts from community character and creates other problems, including illegal parking issues, and a higher percentage of substandard housing. Most of the land area within the Villages is fully developed.

The major housing issue facing the Villages is the decay of its older housing stock and the need to stimulate housing rehabilitation and maintenance. It is estimated that 53 to 63% of the housing units in the Villages are substandard. The Village of Homer has a lower substandard rate than other communities in this segment. The lack of funding for strong, proactive, building code enforcement is a contributing factor to the level of substandard housing in the Villages.

3. Suburban Area – Portions of the towns geographically closest to the City of Cortland have housing market characteristics best described as suburban. The suburban areas of the County are located in portions of the Towns of Cortlandville, Homer, and, to a lesser extent, the Town of Virgil. Since the City is wholly surrounded by the Town of Cortlandville, most of the areas considered suburban are located in Cortlandville. The suburban portions of these towns are generally located within five miles of the City of Cortland, with the outer areas transitioning to rural. The housing stock in these suburban areas is newer than most other areas of the County, with most homes built post 1950. The vast majority of the housing stock consists of moderate to higher priced single-family homes in good condition, with several “upper-end” housing developments. Older homes associated with the earlier agricultural roots of this area are scattered throughout. The better quality housing in the suburban areas is reflected in the income levels of its residents, which are generally higher than elsewhere in the County. Because of its higher incomes and newer housing, the suburban areas of the County have the lowest incidences of substandard housing in the County, estimated at between 25 and 35%. These areas may or may not have municipal water and sewer infrastructure, and generally do not have amenities such as sidewalks. The suburban areas also contain most of the commercial “sprawl” development, which in Cortland is concentrated along the Route 281/ Route 13 corridor in Cortlandville.

Suburban development in the County is rather limited, and there is significant available land to permit future new development. Since major industries are located in or near the urban and suburban areas of the County, and since the City of Cortland and nearby Villages are built out, most new residential development is likely to continue to expand outward from the City. Combined with the tight housing market detailed previously, increased development pressure on the Suburban areas of the County is anticipated, and therefore this market segment is likely to increase as rural areas become suburbanized.

4. Rural Areas – The vast majority of the land area of the County can be classified “rural” and typified by low population densities and large tracts of open land. Four towns have population densities less than 30 people per square mile, and eight towns have population densities between 30 and 60 people per square mile. Approximately 50% of the County’s housing units are in a rural area. These rural areas have large tracts of agricultural and woodlands, with randomly dispersed individual homes, small clusters of homes and small hamlets. The County’s rural, agricultural nature is one of the defining characteristics of the community, and is one which residents seem to want to preserve.

Most Towns have at least one or more small hamlet areas. The number of homes in these hamlets may be as few as a dozen or as many as 60-70. The hamlet of Virgil, with over 125 homes, is the largest hamlet in this segment of the County’s housing market, (not including Cincinnatus, which is grouped with the Villages above). A number of the hamlet areas are served with public water, but most of the rural areas have no municipal infrastructure. The housing stock in the rural areas of the County varies widely. While the median age of homes in rural areas is typically newer than in the City or villages, there are many older homes dating from the 19th and early 20th century. These older homes are often one and a half to two story wood framed homes, many of which are current or former farmhouses. Many are in poor condition. The balance of the housing stock consists of small to moderately sized homes, (many of which are modular), and single or double-wide mobile homes, all in varying conditions. Larger, higher priced homes are also scattered throughout these areas and in small clusters. While the numbers vary from town to town, it is estimated that between 40% and 50% of the homes in rural areas are substandard. The hamlet areas of these rural communities tend to consist of older homes and are more likely to have concentrations of substandard housing.

Homeownership rates are high, with average rates over 80%. The rural areas of the County have seen greater population growths than the rest of the County in recent years. This growth of the rural areas over the past ten years is likely due to the availability of relatively inexpensive land for new housing. Much of the growth of housing in this area is from mobile homes (including double-wides), which constitute a growing percentage of the housing stock. These homes provide inexpensive housing alternatives for lower income residents, but also add population to communities without providing much additional tax base. In response to the influx of mobile homes, many rural communities have instituted mobile home moratoriums or ordinances to control mobile home growth. While this helps to control the proliferation of older mobile homes that may be unsafe or that harm community character, it also places a barrier to one avenue of affordable housing for lower income individuals and families.

There is one aberration in the County's housing market worth noting. While the Town of Virgil is primarily rural, with a few small pockets of suburban development near the City of Cortland, the Town has a significant housing development related to the Greek Peak Ski Resort, located a few miles east of the Virgil hamlet. The Greek Peak development includes 107 one to three bedroom townhouses, 64% of which are year round homes. The balance are seasonal homes, or are rented on a weekly or monthly basis. There are also 66 building lots for single-family homes, of which 48 are still available for development. These building lots include twenty small lots for "detached townhouses", twenty-two 3/4 acre lots, and twenty-four 5 acre lots. The larger lots are intended for higher end homes larger than 1,700 square feet. The homes must be of log construction. The recent completion of a man-made lake and park, and plans for a hotel with a golf course and a conference center will likely encourage additional growth in this area.

A major gap in the County's housing market is the lack of available, quality, moderate to higher-end housing choices for both purchase and rent. Because Cortland County is located in the middle of "technology triangle" with three designated New York State Centers for Advanced Technology located nearby in Syracuse, Binghamton, and Ithaca, it has identified high-tech industries, specifically biotechnology, information technologies, and semi-conductors, as excellent opportunities for growth in the County.

The County has been fortunate to attract two such companies in recent years. The current housing stock however, particularly in the City, does not offer housing choices of the type, quality, and price that the higher educated, higher paid employees of these types of firms desire. This includes quality single-family houses for rent, good condition homes in good neighborhoods ranging in purchase price from \$100,000 to \$200,000, and quality apartment/townhouse rentals in complexes with amenities. As aforementioned, the lack of appropriate housing in the City and County increases the difficulty of attracting such businesses to the community. While it is likely that the aforementioned Greek Peak development, as well as other "higher-end" developments in suburban areas of the County, will fill part of the demand for moderate to higher priced homes, a large gap remains.

PUBLIC AND ASSISTED HOUSING

Public Housing

The Cortland Housing Authority (CHA) is a public housing agency that owns and operates most of the federally subsidized housing units in Cortland County. Most of these housing units are located in the City of Cortland. This is due to the fact that that 40% of the County's population lives in the City and that most of the County's services are located in the City and are easily accessible by foot.

The Housing and Homeless Needs Assessment in Part II describes the Cortland Housing Authority (CHA) as the owner and operator of most of the federally subsidized housing units in Cortland County. As aforementioned, most of these housing units, 300 out of 380, are located in the City of Cortland. CHA owns and manages two senior citizen high-rise buildings in the City

of Cortland. One high rise is located at 42 Church Street and consists of 80 one-bedroom and efficiency units and 39 efficiency units. The other building is located at 51 Port Watson Street and consists of 120 one-bedroom units for low income elderly. CHA also owns a 50 unit complex of family units that is located on Pendleton Street in the City.

The Cortland Housing Authority is also the entity in the County that is responsible for the Section 8 Housing Choice Voucher Program for rental assistance. The number of vouchers currently in existence exceeds 300. Over 80% of the vouchers are issued in the City of Cortland.

In addition to a number of scattered site units located in the City of Cortland, CHA also owns and operates a number of complexes outside of the City. In the Village of Homer, there are 16 one-bedroom CHA units for the elderly located at 17 River Street and four (4) family units located at 19 River Street. In the Town of Cincinnatus, six (6) units of family housing are located at 5688 Main Street and four (4) one-bedroom units for the elderly are located at 2742 Lower Cincinnatus Road. In the Village of McGraw, CHA owns and maintains 12 one-bedroom units for the elderly on South Street in addition to two family duplexes on North Street. In the Village of Marathon, there is a 16 unit complex of one-bedroom units for the elderly located at 23 Galatia Street. Lastly, in the Town of Truxton, there is a 12 unit complex of one-bedroom units for the elderly that is located side-by-side to four (4) units of family housing.

Most of CHA's housing complexes have waiting lists that average between two to four months or longer. There is more interest in living in Cortland, Homer, and McGraw due to the nearness of services that are available on foot, the availability of job opportunities, and the fact that a larger percentage of the County's population reside in this area. There has been, however, full tenancy in the outlying areas as of late. This tends to be more cyclical in nature whereas the Cortland, Homer, and McGraw areas generally have waiting lists. All of CHA's properties are in good condition.

The Cortland Housing Authority is also the entity in the County that is responsible for the Housing Choice Voucher Program for rental assistance. The authority currently has 306 vouchers, of which 293 are being utilized. There is a waiting list of over seven to eight months to receive voucher assistance and it is anticipated that program will be fully utilized by the end of 2002. The waiting list for vouchers is growing as new vouchers received in 2000 and 2001 are absorbed. In the past 12 months the waiting list has grown from 140 to 240. Nearly 80%, of the vouchers are issued in the City of Cortland. With a significant increase in the poverty rate over the last decade, the demographics indicate that voucher assistance and the overall need for subsidized housing assistance will continue to grow well into the future. CHA has indicated their intention to apply for additional Housing Choice Vouchers in Federal Fiscal Year 2003 and it appears that such vouchers are badly needed.

It is worth noting that the CHA has had a fairly "open" policy regarding the placement of disabled, mental health, alcohol diagnosed, and other special needs populations. A recent survey of their housing units indicates that a significant percentage of housing units are occupied by tenants who are disabled/handicapped and are below the age of 62. In the Housing Choice Voucher Program, the percentages range from 45 – 65% and were compiled based on the number of bedrooms in each unit. In the senior high rise apartments, 34% of tenants were

disabled/handicapped and 66% of this 34% were less than 62 years of age. This appears to be a growing trend that is echoed by local agencies such as Catholic Charities and other agencies that deal with mental health clients. Although CHA has accepted handicapped non-seniors into its senior housing complexes, there is growing concern about the continuation of this trend and whether this placement is advantageous for either the elderly or the special needs client. It is anticipated that a decision will eventually have to be made on limiting the percentage of units available to the non-elderly in senior complexes if the trend continues as anticipate

Following is an inventory of all public housing units in Cortland County:

42 Church Street, Cortland, NY

40 Efficiencies, 79 one-BR units
Elderly
Condition: Good
Vacancies: 2 Efficiencies & 1 one-BR
Waiting List: No Waiting List for Efficiencies
2 to 4 month for one-BR

51 Port Watson Street, Cortland, NY

120 one-BR units
Elderly
Condition: Good
Vacancies: 2
Waiting List: 2 to 4 month

Pendleton Street, Cortland, NY

50 units (17 three-BR units, 22 four-BR units, 11 five-BR units)
Family
Condition: Good
Vacancies: 2
Waiting List: 2 to 4 month

5688 Main Street, Cincinnatus, NY

6 units (4 two-BR units, 2 three-BR units)
Family
Condition: Good
Vacancies: 0
Waiting List: 2 to 6 month

**2742 Lower Cincinnatus Road,
Cincinnatus, NY**

4 one-BR units
Elderly
Condition: Good
Vacancies: 0
Waiting List: 6 month

**109, 111, 113, 113 1/2 Pendleton Street,
Cortland, NY**

4 units (3 two-BR units, 1 three-BR unit)
Family
Condition: Good
Vacancies: 1
Waiting List: 6 to 9 month

5 South Street, McGraw, NY

12 one-BR units
Elderly
Condition: Good
Vacancies: 1
Waiting List: 6 month

30 North Street, McGraw, NY

2 two-BR units
Family
Condition: Good
Vacancies: 0
Waiting List: 6 to 9 month

23 Galatia Street, Marathon, NY

16 one-BR units
Elderly
Condition: Good
Vacancies: 1
Waiting List: No Waiting List

17 River Street, Homer, New York

16 one-BR units
Elderly
Condition: Good
Vacancies: 0
Waiting List: 6 month

19 River Street, Homer, NY

4 units
Family
Condition: Good
Vacancies: 0
Waiting List: 6 month

3705 Route 13, Truxton, NY

12 one-BR units
Elderly
Condition: Good
Vacancies: 0
Waiting List: No Waiting List

3707 Route 13, Truxton, NY

4 units
Family
Condition: Good
Vacancies: 0
Waiting List: 4 to 6 month

25 - 27 River Street, Homer, NY

2 3-BR units
Family
Condition: Good
Vacancies: 0
Waiting List: 6 to 9 month

20 1/2 - 22 South Ave., Cortland, NY

2 3-BR units
Family
Condition: Good
Vacancies: 0
Waiting List: 4 to 6 month

26 - 28 North Street, McGraw, NY

2 3-BR units
Family
Condition: Good
Vacancies: 0
Waiting List: 6 to 9 month

10 - 12 Pomeroy Street, Cortland, NY

2 3-BR units
Family
Condition: Good
Vacancies: 0
Waiting List: 4 to 6 month

139 Port Watson Street, Cortland NY

2 3-BR units
Family
Condition: Good
Vacancies: 0
Waiting List: 6 to 9 month

Other Subsidized Housing

The Cortland Housing Assistance Council (CHAC) is a non-profit Rural Preservation Company located in the City of Cortland. They own and manage 57 units of low income housing in the City and manage the YWCA's safe house for the Aid to Victims of Violence Program. Besides five sites of one and two units located at scattered sites in the City, CHAC owns and maintains a five unit site of family housing on Homer Avenue in the City, a 10 unit complex on Maple Avenue that is prioritized for single parents, and a 33 unit building located in the former Pomeroy School on Pomeroy Street. As of May of 2002, there were no vacancies at any of the sites and waiting lists averaged six months. There were approximately 75 to 100 people on the waiting list.

The private entities that own and operate low income housing include Pioneer Development, which owns a 72 unit complex located on Port Watson Street in the City. It additionally owns and manages Creamery Hills, a 24 unit complex primarily for the elderly located in the Town of Harford. Contin SEC Corporation owns Friendship House which is a 101 unit complex for the elderly located on Leon Avenue in the City of Cortland. Lastly, Conifer Development owns and operates approximately 58 units of family housing adjacent to the CHA complex on Pendleton Street. Many of these subsidized units are full and have waiting lists.

Following is an inventory of assisted/subsidized housing in the County:

Friendship House/Contin SEC. Corp.

13 Leon Avenue, Cortland, NY
100 units
Elderly
Condition: Good
Vacancies: 0
Waiting List: 12 people

Homer/Maple Avenue

26 Homer/Maple Avenue, Cortland, NY
5 Units
Family
Condition: Good
Vacancies: 0
Waiting List: not available

Port Watson Commons

124 Port Watson Street, Cortland, NY
72 units
Family
Condition: Very Good
Vacancies: 0
Waiting List: 15 people

South Avenue

4 South Avenue, Cortland, NY
2 Units
Family
Condition: Good
Vacancies: 0
Waiting List: not available

Creamery Hills

Creamery Road, Harford, NY
24 units
Elderly
Condition: Very Good
Vacancies: 0
Waiting List: 1 to 2 years (10 people)

South Avenue

6 South Avenue, Cortland, NY
1 Unit
Family
Condition: Good
Vacancies: 0
Waiting List: not available

Maple Avenue Single Parent

18-20 Maple Avenue, Cortland, NY
10 units (2 Structures)
Single Parent Family
Condition: Good
Vacancies: 0
Waiting List: not available

Pomeroy Street

7 Pomeroy Street, Cortland, NY
2 Units
Family
Condition: Good
Vacancies:
Waiting List: not available

Pomeroy School Apartments

47 Pomeroy Street, Cortland, NY
33 Units
Family
Condition: Good
Vacancies: 0
Waiting List: not available

Washington Street

4 Washington Street, Cortland, NY
2 Units
Family
Condition: Good
Vacancies:0
Waiting List: not available

HOMELESS FACILITIES

As previously detailed in Part II, *Homeless Needs*, there are a number of local government and not-for-profit agencies that deal with homeless issues. Homeless assistance is oftentimes spearheaded by the Department of Social Services. The goal of DSS and the not-for-profit agencies is to determine program eligibility so that the best placement or assistance can be provided. This hopefully lessens the likelihood of duplication of services.

As previously mentioned, the Salvation Army deals primarily with transient males who may need temporary, one or two night stays in the City of Cortland or may need financial assistance with paying for a bus ticket to an out-of-town destination. Many of the not-for-profit agencies do not see a demand for a homeless shelter in the community. Many times it is not advisable to commingle different needs populations in a homeless shelter. (For example, abused children and their battered mothers with transient males). According to recent figures provided by the Salvation Army, approximately 25 males (and sometimes females) were assisted with temporary housing in 2001. This number appears to be consistent from year to year. Placement in the Gable Inn is extremely cost effective (\$8 per night in the SRO for males only). The quality of this housing, however, is questionable. The Downes Motel also provides a special rate to the Salvation Army. This option is usually used when there is the need to provide assistance to a female.

The YWCA's Aid to Victims of Violence (AVV) provides temporary shelter to approximately 30 battered spouses and approximately 40 of their children on a yearly basis. AVV maintains a safe house at an undisclosed location in the City of Cortland. There are four bedrooms in the house and, as of June 2002, there were nine individuals living there. If the demand exceeds the supply at one particular time, victims of domestic abuse are temporarily housed in local motels. If there is a particular urgency, clients may be moved to a nearby county for safety purposes or to the Syracuse homeless shelter. In Cortland County, there is a lack of transitional housing for this population. Oftentimes, the battering spouse maintains all financial records and assets in his name. If a spouse leaves her husband, the time needed to become financially independent may take up to three years. According to AVV Program administrators, AVV could utilize a number of lower priced quality income units where the AVV would work with the landlord and the AVV client on financial independence and other issues. At the present time, housing a family in local hotels when there is no room available in the safe house is not a cost effective solution. The safe house was also established for short term living (three months or less).

Catholic Charities is certified for 80 beds under mental health and drug and alcohol combined. They own and operate a 14-bed alcohol halfway house at 29 Charles Street in the City of Cortland and a 10-bed mental health community residence with round-the-clock supervision located at 28 Madison Street, also in the City. They case manage an additional 12 supportive rental housing units (6 for mental health and 6 for alcohol/drug) that are rented on the open market, all in the City of Cortland. Because changing apartments may be traumatic to these clients, Catholic Charities strives to allow their clients to remain in the same apartments even though their case may no longer be managed by the agency. Thus, Catholic Charities finds the need to look for new, affordable rental units in the City on a fairly regular basis.

Catholic Charities also purchased the former Briarwood Nursing Home located on Riverview Street in the City of Cortland. This structure contains three, one bedroom apartments. One side of the structure is considered single room occupancy (SRO) and is certified for seven (7) beds. Catholic Charities provides 50 hours of supervision to the site on a weekly basis. At the present time, solely male clients occupy this building, although demand for a female occupied facility such as this has been indicated. As mentioned previously in Section II, Catholic Charities is also certified for 48 housing slots (amount varies) through the Housing Choice Voucher Program for rental housing vouchers.

The number of new cases for Catholic Charities, particularly for alcohol abuse, is escalating significantly. Social Security Insurance (SSI) is not available for alcohol diagnosis so the client is usually financially challenged. In 2002, a record number of new cases, 14, were opened in one month alone. Finding affordable, quality rental units, particularly in the City of Cortland, can be difficult. The SRO on Riverview Street is filled to capacity with male clients. At the present time there are not enough supervised units available for females. There is often pressure for subsidized housing providers to house some of the mental health clientele in public housing. This is more fully discussed following.

OTHER SPECIAL SUPPORTIVE HOUSING NEEDS

Housing for the Mentally Retarded and the Developmentally Disabled

The Central New York Developmental Services owns and manages, and in two instances rents, several residential sites located in Cortland County including three in the Town of Cortlandville, one in the Town of Homer, one in Truxton, one in the Village of McGraw, and two in the City of Cortland which serve the collective needs of 63 persons. They also supervise 14 clients located in family care and provide overall supervision and outreach to NYSARC and the Franziska Rackers Center.

NYSARC of Madison and Cortland Counties owns and maintains supervised, round-the-clock residences for OMRDD clients at 24 Stevenson Street for eight (8) persons, at 13 Cherry Street for three (3) persons, and 3 MacGregor Street for six (6) persons, all in the City of Cortland. They also own and manage a Town of Cortlandville residence for eight (8) persons on Westmore Lane. They provide supportive housing to more independent clients at various sites throughout the City of Cortland. The City is the residential area of choice because the client can access public transportation and other services more readily. As of June 2002, NYSARC rents over 20 units of rental housing in the City. They own a supportive housing structure on Evergreen Street. According to program administrators, there is a lack of good quality rental units in the City and units that are wheelchair accessible. These clients are all low income so their ability to pay for higher priced, better quality rental units is diminished. Finding landlords who will work with this population and make physical improvements to rental units to accommodate their needs is also problematic.

As previously mentioned, the Franziska Racker Center provides a myriad of services to OMRDD clients. They own and maintain three (3) homes in Cortland County where 24 hour supervised housing is provided. This includes a home on Miller Drive in the Village of Homer for five (5) persons, one on Levydale Drive in the Town of Cortlandville where four (4) persons reside, and one on Circle Drive in the City of Cortland for four (4) persons. The Racker Center also provides services, including respite, habilitation, and financial assistance to approximately 100 Cortland County residents, both children and adults, who live with their own families. This is an unduplicated number that does not include clients of Developmental Services and NYSARC who may also utilize the Racker Center's services. Administrators note that there is a growing need in the community to provide services to this population. As their parents age and are no longer able to care for their disabled adult children in their own home and with advancements in medicine which allow these disabled clients to live longer, there is more pressure on these service providers in terms of the numbers of persons eligible for assistance.

Elderly Housing

The Cortland Memorial Hospital, located in the City of Cortland, includes a nursing home facility that is licensed for 120 persons; Northwoods, located on Kellogg Road in the City, is a 200 bed nursing home facility; and the Cortland Care Center, a 200 bed facility located on Route 13 in the City of Cortland. There are also the three aforementioned licensed adult homes located in Cortland County including the Brewster House in the Village of Homer, the Greenbriar Adult Home, also located in the Village of Homer, and the Rosewood Adult Home located in the hamlet of Cincinnatus in the Town of Cincinnatus. There is also a licensed family care home located in the Town of Marathon and Walden Place, an 80 unit assisted living facility, opened in January of 2002.

According to the County's Area Office on Aging Director, supervised or institutionalized care for the elderly can be termed "stable" at this point with need and demand on a par. There is a problem, however, in that the majority of elderly prefer to live in their own homes. There are a number of criteria that are utilized in determining if the elderly should be living independently. These include such factors as the ability to care for oneself, the ability to obtain and take medications, and the safety of their dwelling unit, to name just a few of the criteria. Right now there is a shortage of qualified health aides, especially at the County level, who make visitations to the elderly to determine the suitability of the living situation. Given the overall poor population in the County and the aging housing stock, it has been determined that a significant amount of housing occupied by the elderly pose significant threats to the health and safety of the elderly homeowner.

Head Trauma Housing

The Cortland Community Reentry Program, Inc. owns and manages one and two family housing units located on Rickard, Pendleton, and Greenbush Streets in the City of Cortland. At the present time, they also have clients living in approximately ten rental units in the City. Again, the City is the place of choice because of the Reentry Program's administrative offices

being located in the City, the nearness of other services, and the availability of public transportation. Patients with traumatic brain injuries are living longer than ever. There is better on-the-scene care of the injured, more traumatic brain injury care facilities in the country, and overall better acute care which prolongs life. The prognosis for the future is that more and more patients will survive their injuries. Programs such as the one located in Cortland are anticipated to grow. One of the problems is that there are not enough quality rental units on the Cortland market which are accessible to those in wheelchairs including handicapped ramps and other amenities such as grab bars and wider doorways.

Foster Care/Youth Facilities

The Cortland County Department of Social Services manages foster care in the County, as previously mentioned. More children needing foster care come from the City of Cortland, however, children are more often placed in rural County settings. More needs to be done to encourage persons who live in the City of Cortland to become foster parents.

Although data on the numbers of teens needing housing assistance is not well-documented in the County, agencies such as DSS, the Community Action Program of Cortland County (CAPCO), Aid to Victims of Violence, and area school guidance counselors seem to all agree that some type of transitional housing is needed for runaway teens, teens who have aged out of the foster care system, teens who have disruptive family situations, pregnant and parenting teens, etc. A housing program that would not only provide a secure place to live but also encourage life skills such as the attainment of a diploma or GED, job training, parenting, and independent living skills is needed.

BARRIERS TO AFFORDABLE HOUSING

There are a number of barriers to affordable housing that exist in Cortland County. They are detailed following:

Age and Condition of the Housing Stock

Whether or not economically affordable, a residence should not be considered “affordable housing” if it does not meet basic health and safety standards. As detailed previously in this section, Cortland County has an older housing stock, a large percentage of which is considered substandard.

This problem is particularly acute in the rental market where often the only rents that are affordable to lower income residents are for units that are in poor condition. In Cortland County, public and other subsidized housing, which is generally in good to excellent condition, have a high demand, while the vacancy rates for rental properties in the County as a whole is 7.7%. There are few unsubsidized quality rentals available that are in good condition and have rents affordable to lower income individuals and families.

The age and condition of the housing stock also impacts affordable homeownership opportunities for lower income families and individuals. Homes within the price range of lower-income families are most commonly in substandard condition. Often, banks and other lending institutions are unwilling to provide financing for homes in need of repair, and insurance companies are unwilling to provide coverage. For those lower income households that do own their own home, limited financial resources are often directed towards mortgage, tax, and utility payments, prohibiting them from repairing and improving their homes. Older homes in poor condition also often have higher utility costs, further burdening lower income households.

Lack of State and Federal Resources

For much of the lower income population in the County, affordable housing cannot be a reality without financial assistance from the State or Federal Governments. This assistance can be in the form of grants to assist in home purchases or rehabilitation, funds for public housing, the Housing Choice Voucher Program to assist in providing affordable rents, and other forms of financial assistance for affordable housing. Many Cortland County communities have been successful in securing State and federal funding for housing rehabilitation and homeownership initiatives, but the amount of funding available from these sources has not kept pace with inflation. For example, the maximum single purpose grant through the Small Cities Community Development Block Grant Program has been \$400,000 for most of the last 20 years (it was increased to \$600,000 for a short period of time during the mid 1990’s). While this amount could at one time rehabilitate 30-35 homes, inflation has cut this number nearly in half. Therefore, the impact of these funding sources on the communities is diminishing. Concurrently, competition for these funds has increased. At least one needy County municipality has been unable to secure federal housing rehabilitation funds after numerous attempts. In addition, some

municipalities have not pursued the funding sources that are available, diminishing their resident's ability to secure safe and affordable housing.

Similar problems exist in the rental market. As detailed previously, subsidized and other publicly assisted rental projects have long waiting lists, while the overall rental vacancy rate is high. There is also a large waiting list for Housing Choice Voucher Program. The lack of additional housing vouchers for rental housing prevents many residents from obtaining safe, decent, affordable housing.

While additional State and Federal funding for affordable housing would significantly increase the availability of affordable housing in the community, it is unlikely that additional resources will be forthcoming, given the current economic and political climates.

Zoning, Ordinances, and Other Public Policies

Each municipality within the County is responsible for its own code enforcement, municipal zoning, and land use ordinances. The level of control and sophistication of these controls varies widely throughout the County. For the most part, existing land use and zoning controls in the County do not limit or hinder the availability or development of affordable housing. In fact, the lack of strong code enforcement and/or other controls involving the upkeep and maintenance of residential properties, particularly rental properties, may negatively impact the quality of the housing available to and occupied by lower income residents.

As aforementioned, many communities have instituted mobile home ordinances that control the placement of mobile homes, particularly used and older mobile homes. While mobile homes are not desirable additions to a community's housing stock and are not a good long-term affordable housing solution, they nevertheless are a popular and affordable alternative for many lower income families. The County has at least six mobile home parks. Thus, a conflict exists between protecting community character and the preferred housing choice, albeit a poor one, of many lower income residents.

Lack of Available Infrastructure

Geographically, only a small percentage of the County is served by municipal water and/or sewer. These areas must rely on private wells and septic systems that can be expensive to build and maintain. This is a more serious problem in areas where a more dense level of housing is expected to develop, specifically in the suburban areas of the County. The Town of Cortlandville currently needs to install over five miles of new sewer lines to serve neighborhoods that have developed over the past 30-50 years. The need to install water and sewer service in newer, developing areas significantly raises the cost of such development, which subsequently limits the affordability of housing in these areas.

Local Market Conditions

The current condition of the housing market is not one that supports the creation and development of affordable housing in the community. There are very few homes for sale in the market in relation to the demand for housing, creating competition for homes and driving up prices. This makes it far more difficult for lower income purchasers to buy a home.

The rental market places different burdens on lower income households. Renters in and around the City of Cortland must compete for housing with students from SUNY Cortland, who often pay higher rents for units in poor condition. This competition for housing leaves lower-income renters with difficulty in securing decent, affordable housing. Furthermore, the County, and the City of Cortland in particular, has seen the value of rental properties drop over the past ten years when compared to inflation. In tandem with other factors, this has led to a lack of investment in income properties and a decline in their condition. Therefore, many renters are faced with rents that are unaffordable for apartments that are in poor condition.

PART IV
STRATEGIC PLAN

IV. Strategic Plan

INTRODUCTION

This Strategic Plan delineates the County's priorities for assisting its low income in addressing its housing and community development needs. The information in this section is based on the analysis of the housing needs of the County and presents the communities' strategy to address those needs. The general community development issues involved include: (A) Housing and Affordable Housing; (B) Homelessness; (C) Other Special Needs; and, (D) Non-Housing Community Development Plans.

Since each County municipality will be individually responsible for implementing activities within its borders, and since Cortland County is a non-entitlement Community under the Small Cities Community Development Block Grant Program, it is not appropriate to determine investment priorities on a geographic basis. Prioritization of needs was determined through: 1) the relative seriousness of the need and its effect on low to moderate income persons and families; 2) prevalence of that need in the Community, or specific municipality, neighborhood, or region of the Community; and, 3) public input.

The greatest obstacle to meeting the under-served needs of Cortland County residents, and in addressing the issues identified in this plan, is the lack of financial resources, particularly from the State and federal governments. Cortland County is fortunate to have strong organizational capacity available through entities such as the Cortland Housing Authority, Cortland Housing Assistance Council, Community Action Program of Cortland County, YWCA, private consultants, and others. Past successes clearly demonstrate the community's ability implement projects and programs that address the specific needs of the community. Addressing the under-served needs of the County, however, will require significant long-term financial investments that far exceed the financial wherewithal of local and County government. As detailed in Part III, the impact of State and federal funding has diminished over time due to inflation, while competition for funding has increased. The current political climate makes any significant increases in State or federal funding unlikely. Therefore, the Cortland community will need to be aggressive and creative in securing State and federal funds and leveraging private funds to mitigate the serious housing and community development problems detailed below.

AFFORDABLE HOUSING

The prioritized affordable housing needs of Cortland County are summarized in the following table. Objectives and activities to address these affordable housing needs follow the table.

PRIORITY HOUSING NEEDS TABLE

Priority Housing Needs (households)			Priority Need Level			Estimated Units	Estimated Dollars to Address
			High, Medium, Low, No Such Need				
			0-30%	31-50%	51-80%		
Renter	Small Related	Cost Burden >30%	High	High	Medium	1,500	\$12.4 million
		Cost Burden >50%	High	High	Medium		
		Substandard	High	High	High		
		Overcrowded	Low	Low	Low		
	Large Related	Cost Burden >30%	High	High	High	1,200	\$6.6 million
		Cost Burden >50%	High	High	High		
		Substandard	High	High	High		
		Overcrowded	Low	Low	Low		
	Elderly	Cost Burden >30%	High	High	Medium	800	\$4.8 million
		Cost Burden >50%	High	High	Medium		
		Substandard	High	High	High		
		Overcrowded	Low	Low	Low		
	All Other	Cost Burden >30%	High	Medium	Medium	700	\$3.2 million
		Cost Burden >50%	Medium	Medium	Medium		
		Substandard	High	High	High		
		Overcrowded	Medium	Low	Low		
Owner	Cost Burden >30%	Low	Medium	Medium	5,700	\$65 million	
	Cost Burden >50%	Low	Medium	Medium			
	Substandard	High	High	High			
	Overcrowded	Low	Low	Low			

OBJECTIVE # 1: Improve the condition of the existing housing stock in the community, especially housing which is owned, occupied, or available to low to moderate income residents.

Need: As previously indicated, Cortland County has a high rate of substandard housing. Although detailed housing condition studies have not been conducted Countywide, in the City of Cortland it is estimated that up to 75% of all housing units occupied by low to moderate income individuals and families are substandard. Within the Villages and hamlets, more than 60% of the housing stock occupied by low to moderate income persons and families may be considered substandard. In the suburban and rural areas, it is estimated that as much as a third to nearly half of housing units occupied by low or moderate income persons and families are substandard. There is a direct correlation between the condition of housing units and the income level of

residents. For many low and moderate income home-owners, the costs of mortgages, taxes, insurances, day-to-day living expenses, etc. often means there is little money available for general maintenance, let alone major repairs. As a result, the housing stock suffers.

In the rental market, it is not unusual for lower income households to occupy rental units. This is due to the individual household's inability to save for the down payment and closing costs needed for homeownership. Oftentimes, lower income households with no access to rental subsidies must seek dwelling units with lower rental costs. These units tend to be in the highest level of disrepair. This circumstance is exacerbated further within the City of Cortland and its suburbs, where low-to-moderate income tenants must also compete with students from SUNY Cortland for quality, affordable housing, with student housing generally supporting higher rents than family housing. The following activities will provide a vehicle for improving the condition of housing stock in the community.

Activity 1: Renovate existing rental properties thru rehabilitation programs.

In order to address the physical deterioration of rental housing in Cortland County, municipal and County governments and housing agencies within the community should continue to seek federal, state and local funds to assist income property owners renting to low-to-moderate income tenants with housing rehabilitation efforts. While vacancy rates in rental housing are high in Cortland County overall, particularly within the City, and median gross rents are relatively low, waiting lists are long for quality, subsidized housing. By providing financial assistance and incentives to rehabilitate existing, substandard rental properties, the community can effectively increase the amount of available, quality rental housing, while assuring that rents remain affordable. Renovation and development of the upper stories of downtown commercial buildings as quality rental housing should be encouraged in the City and Villages. Potential funding sources for these activities include the Small Cities Community Development Block Grant program. Continuation of interest subsidies, deferred payment loans, and other incentives and financing mechanisms offered in support of these activities should be tied to the owner providing on-going maintenance and up-keep *after* the completion of renovation and restoration work.

Activity 2: Renovate owner-occupied housing through rehabilitation programs.

In order to address the physical deterioration of owner-occupied housing in Cortland County, municipal and County governments and housing agencies within the community should continue to seek federal, state and local funds to assist low to moderate income home-owners with housing rehabilitation efforts. Deferred payment loan programs enable low and moderate income home-owners to make essential repairs that they might not otherwise be able to afford, in order to meet housing standards. A rehabilitation program can also be incorporated into first-time home buyer programs. Potential funding sources for owner-occupied housing rehabilitation activities include the Small Cities Community Development Block Grant program and the HOME program.

Activity 3: More aggressive code enforcement to maintain rental and owner-occupied housing units as “standard”.

Financial incentives for housing rehabilitation programs should be coupled with strict code enforcement efforts to ensure properties, particular rental properties (including student housing), are maintained as standard.

Activity 4: Coordinate inspection of student housing and enforcement of housing code to ensure that student housing meets housing code standards, at a minimum.

University and City Code enforcement should form partnership in the inspection of student housing and the enforcement of housing code to ensure that “student housing” is safe and adequate, and fully complies with housing code.

Activity 5: Review local codes, and revise as needed to enable “proactive” code enforcement.

Existing local codes should be reviewed and updated to enable proactive code enforcement, particularly in the areas of property maintenance and removal of blight.

Proposed Accomplishments: The activities detailed above are expected to improve the quality of the existing housing stock in Cortland County, in order to increase the quantity and quality of housing units available to low and moderate income households. These efforts to eliminate substandard housing conditions will result in an overall reduction and/or elimination of blighting conditions in the community’s housing stock, and will stimulate a reinvestment in blighted neighborhoods within the County.

OBJECTIVE # 2: Increase the level of homeownership

Need: With homeownership rates in the City of Cortland falling below 45%, the need to promote homeownership is greatest within the City itself. A significant supply of low cost, often lower quality rental housing in the community has resulted in an influx of low income renters. These renters often occupy converted single-family dwelling units, resulting in a loss of community character and neighborhood stability. The majority of rental units are owned by absentee landowners. Further exacerbating the problem within the City are relatively high rental vacancy rates which tend to discourage investment in the maintenance of older rental properties.

Even as rental vacancy rates remain high within the City of Cortland, demand for single-family home ownership opportunities exceeds supply on a nearly County-wide basis. The conversion of older, single-family homes to lower-end, multi-family dwellings or student housing in the City and the Villages has been a contributing factor in the declining availability of single family home ownership opportunities, while contributing to declining neighborhood stability and character, as well as disinvestment in the housing stock.

Activity 1: Encourage and promote homeownership through programs that provide assistance to low- and moderate-income first-time home buyers.

Municipal and County governments, and local housing agencies in the Cortland area should identify and seek funding sources to provide assistance and counseling to first-time home-buyers. Programs for low and moderate income first-time home buyers should include financial assistance towards down payments and closing cost, as well as rehabilitation assistance. Potential funding sources for such programs include the Small Cities Community Development Block Grant program and the HOME program. Programs allowing for mortgage payment assistance to low to moderate income families should also be considered, either separately or in conjunction with down-payment assistance programs, to enable a larger number of low and moderate income families to realize the dream of home-ownership. A potential source of funding for such programs is the Section 8 Housing Choice Voucher program.

Activity 2: Limit the conversion of single-family homes to rental properties.

With high rental vacancy rates within the City and Villages, and the erosion of neighborhood character and housing quality arising from the conversion of single family residential properties to multi-family rental units and student housing, municipal governments should limit the conversion of older single family homes to multi-family rental properties through zoning, plan reviews and stronger code enforcement.

Proposed Accomplishments: The conversion of existing rental units, both single and multi-family, to owner occupied units will serve to stabilize neighborhoods, and when coupled with rehabilitation incentives, will stimulate and encourage reinvestment in the housing stock and preservation of neighborhood character.

Providing programs that enable low and moderate income families to become homeowners serves to expand their housing choices while providing the potential for realization of an otherwise nearly unattainable dream of owning their own home. Homeownership serves to stabilize neighborhoods, and promote reinvestment and community pride, particularly when coupled with rehabilitation assistance.

Limiting the conversion of single-family homes to multi-family rental units through zoning, plan reviews, and strong code enforcement efforts will serve to control the proliferation of less desirable rental housing while increasing the potential market for single-family homes.

OBJECTIVE #3: Increase access to affordable, quality rental properties

Need: While rental vacancy rates remain high in the City and villages, waiting lists for quality subsidized housing and Section 8 Housing Choice Vouchers remain long. The high vacancy rates suggest that *new* subsidized housing may not be appropriate, however, the long waiting lists

for subsidy programs suggest that the supply of *affordable* quality rental properties is an issue in Cortland County.

Activity # 1: Income property rehabilitation incentive programs should be conditioned on rent subsidy programs and/or affordable rents.

Rental property rehabilitation programs (as discussed in Objective #1) if successful, will increase the amount of available *quality* rental properties. Linking rent subsidy/assistance programs and/or affordable rents as a prerequisite for participation in the rehabilitation programs will ensure that these rental units, once brought into compliance with housing quality standards, will remain affordable to low to moderate income persons and families.

Activity #2: Identify and pursue funding opportunities for additional rental assistance programs, as they become available.

Cortland County community housing agencies should seek to provide additional subsidies, including additional Housing Choice Vouchers, to low and moderate income families and individuals, for existing rental housing which meets housing quality standards, as funding become available. As detailed more fully under the “Homeless and Supportive Housing Needs” section below, there is a significant need to provide affordable housing that is accessible to disabled individuals. Funding should be sought to provide rental subsidies specifically for this population.

Proposed Accomplishments: A stronger supply of affordable rental housing that meets housing quality standards will ensure that even those in the community with limited financial resources will have access to decent, affordable housing options.

OBJECTIVE #4: Increase the availability of rental and ownership opportunities for middle and upper-middle income families

Need: As mentioned previously, demand for single-family home ownership opportunities exceeds supply on a nearly County-wide basis. Availability of higher-end single family homes is even more limited. Because of the limited availability of higher-end homes, fewer upwardly-mobile professionals “buy-up”, thus limiting the number of “starter homes” available to potential low and moderate income home buyers.

Higher income rental housing for professionals is also very limited. City and County economic development efforts to attract high-technology firms is challenged by the current housing situation in the County. Potential new employers have noted community housing options and condition as a deterrent to locating operations in this community. Professionals relocating to this area often seek housing in neighboring communities, due to the lack of housing choice.

Activity: Stimulate the creation and availability of high quality homes for middle and upper middle income families.

Market rate housing is generally the domain of private, for profit developers. However, there are steps that municipalities can take to stimulate development. The City, towns and villages within the County should review existing zoning regulations to assure that they allow for and encourage this type of development. The municipalities should work with developers to expand water and sewer services to potential new development areas and should identify areas within the community where new developments could occur. Streamlining of required permitting would also serve to encourage development, with one agency serving as a single point of access to “shepherd” development applications through the regulatory maze.

Proposed Accomplishments: Based on the lack of availability of homes on the market, increasing supply of “higher-end” homes of this type for sale will increase the availability of “starter homes” for low to moderate income families. Increasing the availability of both rental and single family homes in this class will assist in economic development efforts to entice high technology, professional employers to the area.

OBJECTIVE #5: Cultivate improved tenant-landlord relations by educating both tenants and landlords on their respective rights and responsibilities, and creating a forum for dispute resolution.

Need: Lack of maintenance and upkeep in rental properties is often perpetuated by a lack of education and information on the part of both landlords and tenants regarding their respective responsibilities, as well as their rights. Too often, failure to address a maintenance issue can be the result of disagreements and misunderstandings regarding who is responsible for addressing the issue. Tenants need to be educated as to the landlord’s responsibilities to maintain rental properties within a standard defined by code, and empowered to ensure that their landlords fulfill those responsibilities, maintain their properties within those standards, and respect their tenants’ rights including their Fair Housing Rights. Tenants must also be aware of their responsibilities as renters. Landlords need to be educated with regard to their responsibilities to provide safe, decent housing, while being given a means to enforce the fulfillment of their tenant’s responsibilities and obligations, short of eviction proceedings, which should be considered only as a last resort.

Activity: Create a Landlord–Tenant Organization.

A Landlord-Tenant Association should be developed to promote improved relations by educating both tenants and landlords regarding their rights and responsibilities and developing a forum for tenant-landlord mediation and dispute resolution. Other possible functions of this group would include joint marketing and referrals for rental housing, and peer oversight and endorsement (i.e. a “good housekeeping seal” for “quality” landlords), and others as may be defined by the needs of both tenant and landlord members.

Proposed Accomplishment: Education and empowerment of both tenant and landlords will serve to raise standards and expectations with regard to maintenance and repair of the rental housing stock. Improved understanding, communication, and cooperation between tenants and landlords will enable timely and effective problem resolution.

OBJECTIVE #6: Develop a stronger working relationship and coordination of efforts between SUNY Cortland and the community to mitigate the impact of student housing on City neighborhoods and to assure appropriate, safe, and attractive off-campus housing options for undergraduate and graduate students.

Need: The presence of SUNY Cortland in the center of the City of Cortland has many impacts, both positive and negative, on the community. As is inevitable with almost any full-time higher education institution, many SUNY Cortland students choose to live in private “off-campus” housing. While the exact number of students living in City neighborhoods is not tracked by the College, available data provides some insight into the numbers. The College has approximately 5,500 full-time undergraduate students and 300 graduate students, in addition to over 1,800 part-time students. Enrollment has been on an upward trend reaching a 20-year high in 2001. Only 2,765 students, less than 50% of all full-time students, were living in campus housing in the fall of 2002. The maximum on-campus capacity is just over 2,800 students. Therefore, between 3,000 and 4,500 students live in neighborhoods surrounding the College. This accounts for 16% to 24% of the total City population, and is thus an enormous factor in the City’s housing market. The SUNY Cortland “2002-2003 Off-Campus Housing List” identifies fewer than 1,300 “slots” for off-campus housing.

While inspections of rental housing in the City occurs every three years, much student rental housing is in poor condition. Even properties that are in compliance with basic housing codes are often poorly maintained and uncared for. The City Code Enforcement Office reports numerous complaints and problems associated with student housing, including parking on front lawns, inappropriate furniture on porches and lawns, overcrowding etc. While many landlords are responsible and attempt to maintain their properties, many others are not. As detailed below, the profit margins on student rentals are often higher than standard rentals. As a result, these landlords should be expected to invest the funds needed to maintain their properties in an attractive and aesthetically pleasing manner.

Since student housing typically generates a greater income than can be derived on the open market, there is market pressure on landlords to cater to students. This forces local residents to compete with students for rental housing. This competition limits residents’, particularly lower-income residents, ability to secure affordable rental housing in the City.

Quality of life in neighborhoods surrounding the College is also diminished, due to the decline in quality of the housing stock, the transitional nature of residents, and other problems typically associated with this population. Potential homebuyers typically shy away from these neighborhoods due to these problems, fueling their decline.

In past years, little attention has been paid to off-campus student housing by the College, to the extent that the College is unable to determine the number of students living in off-campus housing or the number of City apartments occupied by students. City efforts have focused mainly on law and code-enforcement activities that are primarily reactive rather than proactive. Cooperation between the two entities on this issue has been sporadic at best.

Activity 1: Establish a standing committee, consisting of City, College, and neighborhood representatives, focused on identifying and addressing off-campus housing issues.

The percentage of the City's housing stock occupied by off-campus college students is large enough to be the focus of continuous attention by both the City of Cortland and SUNY Cortland. A standing committee should be established specifically to focus on the myriad of issues arising from off-campus student housing and to develop initiatives to improve the quality of life and quality of housing in student-dominated neighborhoods. This committee should consist of City Government/staff representatives, College administration representatives, neighborhood residents, students, and property owners. This committee would recommend/ coordinate activities including, but not limited to, those outlined below. The establishment of this committee may best be spearheaded under the auspices of the COPC program.

Activity 2: With input and cooperation from the City and other interested entities, establish a College run "training" program to educate students living off campus regarding their rights and responsibilities.

Moving into an off-campus apartment is often a student's first experience in living in an unsupervised setting. There is virtually no training or support provided to these individuals as they assume the responsibilities of becoming an independent householder. An informational/training program should be developed to teach them of the local laws, regulations, and responsibilities that are pertinent to living in a City neighborhood. (such as noise control, garbage pickup, maintenance, etc.) Students must be made aware of their responsibility to be a "good neighbor", and what that entails. Training must also be provided so that these students have a knowledge of their rights as tenants, what they can expect and demand of landlords, and what landlords can legally expect and demand of them. Such information and training can take the form of informational brochures and handouts, on-line information, public service announcements/information, special workshops or perhaps, a one-credit class that students wishing to move off campus are encouraged to take.

Activity 3: Revise zoning regulations to specifically address issues related to off-campus student housing.

The City of Cortland is currently undergoing revisions in its local zoning/code enforcement regulations. These changes should take into account that a relatively high percentage of the City's rental market consists of off-campus student housing. It should be understood that this type of housing differs from traditional rental property, and the same regulations may not be appropriate for both. Therefore, innovative approaches should be considered in dealing with off-campus student housing. This may include specifically defining what constitutes "student housing", creating overlay districts limiting the areas where student housing is allowed, inspecting student housing more often than other rental housing, creating an inspection process administered by the

College itself, altering maximum occupancies by un-related individuals, etc. Research should be conducted into approaches that other College communities similar to Cortland have undertaken.

Activity 4: Establish an “endorsement” or “preferred housing” program for off campus housing

In tandem with the other activities detailed above, the aforementioned committee, in partnership with SUNY Cortland and the City of Cortland, should consider establishing a mechanism to assist students in locating acceptable housing and to provide incentives to property owners to provide the highest quality housing possible. Such a program could establish clear and high standards for rental housing, and require rentals to meet such standards in order to be included in College lists of apartments or to advertise on campus or in campus publications. The current College listings of off-campus apartments account for less than half off-campus student housing and apparently has few requirements for inclusion. Efforts should be made to expand this list, while at the same time have clear thresholds for inclusion. Marketing efforts should be made to encourage students to utilize such a list as their “first stop” in locating housing. Providing a searchable, computerized database should be considered. As more students rely on these listings to secure housing, the benefits to landlords of being included in them increases. The specifics any such program should be developed by the aforementioned committee.

Proposed Accomplishments: These activities, and others identified by the above committee, will create a working partnership between the City of Cortland and SUNY Cortland to mitigate the negative impacts of off-campus student housing. It is, unfortunately, a widely accepted reality in most college communities that “student housing” not provided by the educational institution will be in poor or run-down condition and that quality of life problems associated with student-dominated neighborhoods is simply a fact-of-life. Many colleges and universities, including SUNY Cortland, pay little attention to off-campus housing issues. Cortland can no longer accept this as a paradigm and the activities proposed herein will work to change it, improving the quality of housing available to students as well as the quality of life for all residents.

HOMELESS AND OTHER SUPPORTIVE HOUSING

The prioritized homeless needs of Cortland County are summarized in the following table. Objectives and activities to address these affordable housing needs follow the table.

PRIORITY HOMELESS NEEDS TABLE

Priority Needs (Homeless)	Priority Need Level High, Medium, Low, No Such Need			Estimated Dollars to Address
	Families	Individuals	Persons w/special needs	
Assessment/ Outreach	LOW	LOW	MEDIUM	N/A
	Families	Individuals	Persons w/special needs	
Emergency Shelter	LOW	LOW	LOW	N/A
	Families	Individuals	Persons w/special needs	
Transitional Housing	LOW	LOW	MEDIUM	To Be Determined
	Families	Individuals	Persons w/special needs	
Permanent Supportive Housing	LOW	LOW	LOW	N/A
	Families	Individuals	Persons w/special needs	
Permanent Housing	LOW	LOW	LOW	N/A
	Families	Individuals	Persons w/special needs	
Elderly	LOW			N/A
Frail Elderly	LOW			N/A
Severe Mental Illness	LOW			N/A
Developmentally Disabled	LOW			N/A
Physically Disabled	MEDIUM			N/A
Person w/ Alcohol/ Drug Addiction	MEDIUM			N/A
Persons w/ HIV/ AIDS	LOW			N/A
Other (specify)	HIGH (comprehensive needs assessment for homeless/transitional housing needs)			To Be Determined

Objective #1: Develop More Quality Transitional/Special Needs Housing Units in the Community

Need: In Cortland County, particularly in the City of Cortland, there are a number of special needs populations that could take advantage of transitional housing units. There are also some special needs populations that are being placed in subsidized elderly housing which may not be the proper placement. For many elderly, the ability to remain living in one's home is preferable and more affordable than assisted living care. For many of these special needs persons, the City of Cortland tends to be the living area of choice because most of Cortland County's governmental and not-for-profit agencies that deal with these special needs populations are headquartered in the City, most of the County's housing units are located in the City, and interrelated services and/or job opportunities that are associated with special needs populations are located in the City of Cortland. Public transportation is more readily available in the City.

Activity 1: Complete an In-depth Needs Assessment of the Special Needs Populations in the Community

Catholic Charities needs more transitional housing, particularly for female recovering alcoholic clients. As detailed below, there is also a need for transitional housing for abused and battered spouses, homeless teens, and for persons with disabilities leaving institutions or other treatment centers. Further, there are other special needs populations in the community that need to plan for their future housing needs. Identifying and quantifying this need may best be accomplished by the completion of a needs assessment that would be specific to special needs populations.

Catholic Charities has already filled a single room occupancy site for males in the Cortland community. It appears that there will be more than enough need to do the same for females. Catholic Charities may have the financial resources and existing staff to develop such a housing facility without having to wait for the completion of a community needs assessment. This is not necessarily true for other Cortland agencies.

The YWCA's Aid to Victims of Violence Program and CAPCO have both identified the need to assist special needs populations with transitional housing. The AVV recognizes the need to develop transitional housing outside of the realm of the temporary housing provided through their safe house for abused and battered spouses and their children. Transitional housing, and concurrent social services, would allow an abused spouse to reestablish a financial base in the household, assist the children with their emotional and other needs, and build self esteem in the head of household. It is anticipated that the entire process could take as long as three years. There would have to be heightened security for the family so that the battering spouse would not re-inflict harm on the family or harm others in the nearby vicinity. A successful program would also need to include working with a landlord who would be flexible, particularly with respect to rent payments, as the AVV spouse struggles with the issues related to financial independence. This includes acquiring the needed educational skills, procuring employment, and recognizing the need to be responsible and pay debt on time. Although there is a need in the community for a certain number of these transitional housing units,

the needs assessment would quantify the need and project the long-term prospect for success.

CAPCO, DSS, and local high school guidance counselors, in particular, have identified the need in the community to provide transitional housing for youth. Many teens, while not literally sleeping on the streets, are roaming from house to house in an attempt to find shelter. The reasons are many: from school problems, to family disruption, to unintended pregnancy, etc. Most of the teens are undereducated, have a high drop out rate, and lack the skills for independent living. Identifying the numbers of such teens, coordinating needed services, and quantifying the long-term need in the community would best be addressed through a needs assessment. This assessment would form the basis for justifying future funding requests.

It is also apparent that certain other special needs populations are increasing in number. This includes homeless women, OMRDD clients, head trauma patients, physically disabled, and the elderly. Each population has their own living issues and supportive living needs. The proper placement of these special needs populations, particularly in the rental housing market, is important for their health and safety. The ability of the community to provide the rental units which are of a quality, cost, and which provide needed accommodations is indeed questionable. A needs assessment would assist special needs providers in being more proactive in developing housing at a time when statistics and demographics indicate an escalating need.

Activity 2: Develop Transitional /Special Needs Housing Through Interagency Cooperation

For some local human service agencies, the ability to develop transitional housing or special needs housing is a financial and administrative challenge. Cortland County already has a strong network of human resource providers and government agencies that work cooperatively to address many local community needs issues. This effort is aided by their participation in the Resource Allocation Committee (RAC), which is an organization of most of the major human resource providers, faith based organizations, and government agencies in the County. On a regular basis, the RAC does an internal needs assessment to determine some of the major needs of participating organizations and the community at-large. The RAC would be an excellent source to determine the funding available for transitional/special needs housing and which agencies would be administrators and financial contributors to such a program(s). It would also be worthwhile for committee members to consider the inclusion of local developers when discussing the development of new housing or the rehabilitation of existing housing.

Activity 3: Provide Safer Dwelling Units for Special Needs Populations

As a society, we are living longer and, oftentimes, better. The ability to live independently in safe housing saves society millions of dollars in nursing home and institutionalized care. In order for this safe living to be a reality, certain housing

accommodations must be available. There are a number of special needs populations in the County that require special accommodations made to their dwelling units to make them more accessible and/or make them safer. This may include such accommodations as: low pile carpeting for persons that walk with a cane; relocating electrical panels for the elderly so they are no longer going up and down unsafe cellar stairs; or providing other accommodations for higher functioning persons with mental retardation who have the ability to live on their own with limited supervision, such as providing appliances that have safety features for persons with mental disabilities. Those in wheelchairs need the proper ramping, widened doorways, height appropriate cabinetry, bathrooms, etc. to accommodate their needs.

Programs that provide rehabilitation assistance for special needs housing must be developed. Since there is a high vacancy rate in the rental housing market, it appears that this is the most feasible and cost effective avenue to pursue. Therefore, programs that provide financial incentives to landlords must be developed. This program should be coupled with an educational program that would educate income property owners on the needs of certain populations. Proactive enforcement of the Americans with Disabilities Act (ADA), as well as recently-enacted new building codes that have stronger accessibility requirements is also necessary. Building Code Officers and other housing providers should be trained in ADA and new Building Code requirements, and should be knowledgeable of available programs so that they can provide referrals and technical assistance to clients or property owners who made need additional assistance. Administrators of rental rehabilitation programs should encourage property owners to include accessibility features into rehabilitation projects. For special needs populations who own and occupy their own homes, particularly the elderly living on fixed incomes, owner-occupied housing rehabilitation programs should be developed.

Proposed Accomplishments: The completion of a County-wide needs assessment, geared solely to the above mentioned special needs populations, would better quantify and identify the County's housing needs. There are already demographics and local statistics available that indicate the need to provide some special needs housing at the present time. This includes housing for female alcoholics. It is not clear, however, what the long-term community need is for some populations, who will administer certain programs, and from where the funding will emanate. The completion of a needs assessment will guide the process. Once the number and type of housing units needed is identified, success will be measured by the number of new housing units that are developed or rehabilitated. Since vacancy rates are presently high, this may be an opportune time to entice previously disinterested landlords into making their units more accessible to special needs populations. Feedback will be sought from local human service providers who deal with special needs populations seeking housing in the community to determine if there are more quality units available. For special needs owner-occupants, accomplishments will be measured by the number of units that are rehabilitated.

OBJECTIVE #2: Encourage More Families to Become Foster Parents, Particularly in the City of Cortland

Need: Many children who are placed in foster care originally come from families located in the City of Cortland. Many of the foster care placements are made outside of the City, however. This results in not only the child changing their living situations but also having to change schools. Encouraging more placement in the City would result in less disruption in the child's life and hopefully would result in less of a tendency for teens who are foster children to run away or be truant. This action would hopefully help to reduce the number of teens needing transitional housing.

Activity 1: Provide More Outreach in the City of Cortland

Funding should be sought to provide more outreach to City of Cortland families to become foster parents. This could be accomplished through traditional print and radio advertising, and through local churches.

Proposed Accomplishments: Success would be measured by an increase in the number of new foster families in the City of Cortland and a reduction in the number of teens needing transitional housing.

OBJECTIVE #3: Reduce barriers to County residents with physical disabilities

Need: Persons with disabilities encounter multiple barriers to living in the community, including housing, transportation, access, and limited income. Persons with disabilities are disproportionately poor, increasing the difficulty individuals and families have in locating appropriate and affordable housing. This is most acute for larger families since most public and subsidized housing have only one to two bedrooms. It is difficult to find three to four bedroom affordable rental units in the County, and it is nearly impossible to find ones that are accessible to those with physical disabilities. Often, people must move into an institution or become homeless because they cannot make necessary modifications to existing dwelling units upon becoming disabled. This most often affects elderly homeowners who, because of injury or sickness, are faced with permanent or temporary physical disabilities. These people often end up in nursing homes when modifications to their existing homes would allow them to return to their homes and remain independent. Medicaid, Medicare, and most private insurance plans do not provide home modifications for persons with disabilities.

Many persons with disabilities must rely on public transportation to access jobs, services, and shopping. Without an adequate public transportation system, persons with disabilities are often forced to live near service providers and other facilities despite personal preferences. For Cortland County, this means the City of Cortland and, as detailed previously, the housing available in the City is older. It is often more costly and more difficult to modify these homes than newer homes. The present public bus system in Cortland County has limited service and hours, making it difficult for disabled individuals and families to live in outlying areas. The public transportation systems needs to be revised to better serve those with physical disabilities.

Activity 1: Stimulate development of more accessible or adaptable dwelling units, particularly for larger families

Existing rental rehabilitation programs in the County should encourage the inclusion of accessible components as part of rehabilitation programs. Where possible, rehabilitation work undertaken as part of normal rehabilitation should be designed to be accessible. Housing providers should work with, and encourage, property owners to create accessible units beyond those required by law, particularly for larger units or when

the unit being rehabilitated is vacant. A training workshop for Code Enforcement Officials, landlords, and other housing providers should be developed so that all are knowledgeable on the need and requirements for accessible housing and in providing reasonable accommodations for the physically disabled. The CHA should consider requesting Housing Choice Vouchers targeted for the disabled.

Activity 2: Develop a database of accessible apartments and track vacancies in such apartments.

With such a limited number of accessible housing units available, an inventory should be completed and a searchable database developed to track all accessible housing units in the County. Housing and social services providers should work with property owners so that they are notified when such units are available. This will help those with physical disabilities to locate suitable housing and to ensure that accessible housing is actually occupied by those that need it.

Activity 3: Create a source of emergency funding to assist in making modifications to allow those with physical disabilities to remain in their homes.

When a family member is injured or disabled, it is often difficult or impossible to complete necessary accessibility modifications. Funding should be sought to establish a loan/grant funding program to assist people in completing necessary alterations. Such a funding source should have provisions for providing low interest loans to families with moderate incomes that may not be eligible for other assistance programs.

Proposed Accomplishments: By stimulating the development of accessible housing units and by providing those with physical disabilities assistance in locating appropriate housing, a greater percentage of County residents with physical disabilities will have access to affordable housing options that meet their needs. Accomplishments can be measured by the number of accessible housing units created.

NON-HOUSING COMMUNITY DEVELOPMENT PLANS

In addition to addressing housing needs, non-housing community development plans were prepared for each County municipality. These plans identify prioritized community development needs in the areas of public facilities, public service, infrastructure, and economic development. These needs were identified based on interviews with local officials and stakeholders and represent their views and opinions. Please note that since no response was received from the Town of Marathon, no plan for the Town is included. The non-housing community development plans for individual County municipalities are included in Appendix 1 of the document.

LEAD-BASED PAINT HAZARDS

OBJECTIVE #1: Evaluate Older Housing Stock For Potential Lead Hazards, And Mitigate Identified Lead Hazards.

Need: Lead poisoning is a common environmental disease in children in the United States, often caused by the ingestion of lead dust and chips from deteriorated lead-based paint from older homes. Cortland County is committed to reducing the lead-based paint hazard found in housing within the community.

Activity 1: Cortland County Environmental Health Department's Evaluation & Risk Reduction Program.

Screening children for elevated levels of lead in the bloodstream is one method of identifying environmental exposure to lead. Since 1993, New York State has required screening for elevated lead levels for all one- and two-year-olds. The results of screenings performed in Cortland County are reviewed by the County's Environmental Health Department. If lead levels in the bloodstream exceed 20 ug/dl, the Health Department will conduct a lead investigation, including a risk assessment of the home (if lead levels fall between 14 and 19 ug/dl, retesting is required; if two consecutive tests fall between 14 and 19 ug/dl, a lead investigation is required).

If, as a result of these investigations, lead hazards are identified in the home, risk reduction/interim control measures must be undertaken by the owner. These measures might include wet scraping and painting, wrapping or encapsulation, and even soil removal. In extreme cases, full abatement procedures may be required. Failure to complete the required work can result in enforcement action taken against the owner.

Activity 2: Evaluation & Interim Control Programs through Housing Rehabilitation Projects

Numerous housing rehabilitation programs have been undertaken in Cortland County utilizing Small Cities Community Development Block Grant and HOME Investment Partnership Program Funds. Projects funded through these sources are required to do a risk assessment (utilizing EPA Certified Risk Assessors), and testing as indicated for lead-based paint hazard in participating housing units. If a lead hazard is identified through evaluation and testing, interim control measures are undertaken as part of the rehabilitation project in order to eliminate or otherwise control the potential lead hazard. If the cost of repair, rehabilitation and hazard mitigation measures for any one unit exceeds \$25,000, full abatement procedures must be undertaken by a Certified Abatement Contractor.

Activity 3: Public Housing & Housing Choice Voucher Program.

Cortland Housing Authority (CHA) recognizes the potential risk from lead-based paint hazard to children under the age of six. The Pendleton Street Public Housing Complex, the only public housing for families in Cortland County built prior to 1979, was tested for lead hazard in the late 1980's, and no lead-based paint was identified at that time. All other family public housing in Cortland County was built after the ban on lead-based paint. On this basis, the Housing Authority has determined that no lead-based paint hazard exists in public housing in Cortland County.

In the Housing Choice Voucher Program (formerly Section 8 Voucher Program), housing units must be inspected and certified to meet housing quality standards prior to occupancy by the holder of a voucher. If children under the age of six will be living in the housing unit, the unit must also undergo a lead hazard risk assessment, and testing as indicated. If a lead hazard is identified, the owner must mitigate or otherwise eliminate the hazard prior to receiving CHA approval for occupancy.

Proposed Accomplishments: Through the above listed-activities, which effectively reduce the lead-based paint hazard found in low income housing options within the community, the incidence of lead poisoning cases in children under the age of six will be reduced in Cortland County.

OBJECTIVE # 2: Increase the number of Certified Abatement Contractors in Cortland County.

Need: Risk Reduction/Interim Control Measures must be performed by a contractor who has successfully completed an eight-hour training course covering lead-based paint hazards, hazard control, and safe work practices. This training course is available through Cornell University, Syracuse University, University of Buffalo, and local private consultants. Numerous local contractors have received the required training.

In cases where full abatement is required, an Environmental Protection Agency (EPA) Certified Lead Abatement Supervisor/Contractor must perform the work. This certification requires successful completion of a 32-hour course covering topics including health effects, medical monitoring, personal protective equipment, hazard control strategies, sample collection and reporting methodology. There is currently only one EPA Certified Abatement Contractor in Cortland County.

Activity: Provision of training for Lead Abatement Certification to contractors.

It appears that the cost of the EPA certification course, when coupled with lost work time associated with the coursework, has been a deterrent to contractor certifications necessary for Lead Abatement Projects. It is recommended that the County

identify potential resources for the provision of training for Lead Abatement Certification to contractors at no cost, or at a reduced rate.

Proposed Accomplishments: Provision of training at no cost or a reduced cost is expected to facilitate an increase in the number of certified contractors available locally. This will enable the completion of lead abatement projects, when required, in a more timely, and cost effective manner.

OBJECTIVE # 3: Increase awareness of potential lead-based paint hazards and appropriate control measures through public education programs.

Need: Risk reduction with regard to lead-based paint begins with awareness. Parents of young children need to be able to identify potential hazards in order to prevent exposure. Homeowners, rental income property owners, and untrained contractors may inadvertently create or exacerbate a hazard from existing lead-based paint when undertaking renovations, repairs and improvements to housing units built prior to 1979.

Activity: Conduct a Public Education Campaign on Lead-Based Paint Hazards.

It is recommended that the County identify resources to undertake public education campaigns to raise the awareness of the general public with regard to potential lead-based paint hazards, particularly as it relates to exposure by children under the age of six. It should also target homeowners, landlords, and contractors with regard to hazards associated with lead-based paint dust created when undertaking certain property repairs, as well as potential hazard control and containment measures that may be undertaken by the owner or required of a contractor.

Proposed Accomplishments: A public education campaign regarding the hazards associated with lead-based paints will enable the parents of young children, renters, homeowners, landlords and contractors to identify, and therefore mitigate, control or otherwise contain the potential lead hazards, thus reducing the potential risk of exposure to lead, and the resulting number of cases of lead poisoning.

APPENDIX 1
**NON-HOUSING COMMUNITY
DEVELOPMENT PLANS**

TOWN OF CINCINNATUS

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers		
Youth Centers		
Neighborhood Facilities		
Child Care Centers		
Parks and/or Recreation Facilities	HIGH	POOL
Health Facilities		
Parking Facilities	HIGH	AT SCHOOL
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	HIGH	
Water Improvements	MEDIUM	
Street Improvements	LOW	
Sidewalk Improvements	HIGH	
Sewer Improvements	LOW	

CINCINNATUS(continued)

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	
Handicapped Services	LOW	
Youth Services	MEDIUM	
Transportation Services		
Substance Abuse Services	HIGH	TREATMENT FOR YOUTH & ADULTS
Crime Awareness	MEDIUM/HIGH	
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	HIGH	
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs	LOW	
Non-Residential Historic Preservation Needs	LOW	

CINCINNATUS (continued)

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business	MEDIUM	
Other Businesses	HIGH	
Technical Assistance	LOW	
Other Economical Development Needs	MEDIUM	MORE BUSINESSES
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements	LOW	
Lead Based Paint/Hazards	LOW	
Code Enforcement		
Housing Rehabilitation		
PLANNING:		

CITY OF CORTLAND

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	LOW	
Youth Centers	MEDIUM	
Neighborhood Facilities		
Child Care Centers	LOW	
Parks and/or Recreation Facilities	HIGH	COMM. PARK WITH C'VILLE; MULTI-PURPOSE SPORTS FACILITY; RIVERWALK; POOL REPLACEMENT/UPGRADE
Health Facilities	MEDIUM	TRAUMA CENTER
Parking Facilities	HIGH	DEMOLITION OF CAVELLI'S AND EXPAND GROTON AVE. LOT USING VFW AREA
Other Public Facilities	HIGH	SHARED POLICE/FIRE FACILITY; NEW DPW SALT BARN; UPGRADE TRAFFIC EQUIPMENT
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements	LOW	
Flood Drain Improvements	HIGH	OTTER CREEK; DRY CREEK; KENNEDY PARKWAY PURCHASE LAND TO CREATE HOLDNG FACILITY
Water Improvements	LOW	
Street Improvements	HIGH	REPAVING; CAPITAL CONSTRUCTION PROGRAM; S. MAIN STREET PROJECT
Sidewalk Improvements	HIGH	
Sewer Improvements	MEDIUM	I AND I STUDY

Asbestos Removal	LOW	
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	
Handicapped Services	MEDIUM	
Youth Services	MEDIUM	GREATER COORDINATION AND INTERFACING OF EXISTING SERVICES
Transportation Services	MEDIUM	COMMUTER SERVICES TO BINGHAMTON AND SYRACUSE
Substance Abuse Services	HIGH	
Employment Training	HIGH	RETRAINING OF UNEMPLOYED/DISPLACED WORKERS
Crime Awareness	MEDIUM	
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	LOW	
Child Care Services	LOW	
Health Services	LOW	
Other Public Service Needs	MEDIUM	MUNICIPAL POWER DEVEL.; TREE REMOVAL/REPLACEMENT MORE HOUSING FOR MENTALLY CHALLENGED
Accessibility Needs	MEDIUM	
Residential Historic Preservation Needs	MEDIUM	MAINTAIN INTEGRITY OF TOMPKINS ST. AREA, ELIMINATE RUN DOWN FRATS AND STUDENT HOUSING

Non-Residential Historic Preservation Needs	MEDIUM	SAME AS ABOVE
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation	HIGH	DEVELOP MCNEIL'S BUILDING ON SOUTH MAIN DEVELOP ROSEN SITE
Commercial-Industrial Infrastructure	HIGH	INFRASTRUCTURE TO ROSEN SITE TO ALLOW DEVELOPMENT
Other Commercial-Industrial Improvements	HIGH	ACTIVITIES TO PROMOTE DOWNTOWN AS COMMERCIAL CENTER OF CITY
Micro-Business	MEDIUM	CREATE CITY INCUBATOR TO PROMOTE MICROBUS
Other Businesses	HIGH	RECRUTE HIGH-TECH EMPLOYERS
Technical Assistance	LOW	
Other Economical Development Needs		IMPROVEMENTS TO CITY'S TECHNICAL INFRASTRUCTURE
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements	MEDIUM	PURSUE MUNICIPAL ELECTRIC POWER
Lead Based Paint/Hazards	LOW	
Code Enforcement	HIGH	
Housing Rehabilitation	HIGH	
PLANNING:	HIGH	NEW MASTER /CONSOLIDATED PLAN; LONG RANGE E.D. & HOUSING PLANS

TOWN OF CORTLANDVILLE

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	MEDIUM	GROWING ELDERLY POPULATION WILL LIKELY REQUIRE FACILITIES
Youth Centers	LOW	
Neighborhood Facilities	LOW	
Child Care Centers	MEDIUM	FEW CENTERS OUTSIDE OF CITY
Parks and/or Recreation Facilities	HIGH	CORTLAND SPORTS COMPLEX; TIOUGHNIOGA RIVER TRAIL; STAR ROAD COMMUNITY PARK
Health Facilities		
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	LOW	FLOODING/DRAINAGE PROBLEMS AT "RENAISSANCE"; BLODGETT MILLS AND OTHER AREAS
Water Improvements	HIGH	ASSURE PROTECTION OF SOLE SOURCE AQUIFER; PROVIDE WATER TO AREAS
Street Improvements	LOW	ROUTE 281 RECONSTRUCTION WILL SIGNIFICANTLY IMPACT TOWN
Sidewalk Improvements	LOW	PUBLIC SIDEWALKS ON ROUTE 281
Sewer Improvements	HIGH	EXTENSION OF MUNICIPAL SEWER SERVICE TO HIGHLAND ROAD AREA

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	
Handicapped Services	LOW	
Youth Services	LOW	BETTER PROMOTION OF YOUTH PROGRAMS IN TOWN
Transportation Services	LOW	BETTER PROMOTION OF EXISTING SERVICES
Substance Abuse Services		
Employment Training		
Crime Awareness	LOW	NOT A SIGNIFICANT ISSUE, BUT CRIME RELATED ISSUES ARE GROWING
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs		

Residential Historic Preservation Needs		
Non-Residential Historic Preservation Needs		
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure	HIGH	EXTENSION OF WATER, SEWER INFRASTRUCTURE ON RT. 13 SOUTH AND POLKVILLE AREA
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs	LOW	RELATIONSHIP BETWEEN BUSINESS & WELLHEAD PROTECTION; FIBER OPTIC
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		
Code Enforcement	LOW	EXISTING EFFORTS APPEAR EFFECTIVE
Housing Rehabilitation	LOW	SCATTERED NEED IN TOWN, PERHAPS BLODGETT MILLS AREA
PLANNING:		

TOWN OF CUYLER

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	HIGH	CONVERT EXISTING OR CONSTRUCT NEW MULTI-PURPOSE BUILDING
Youth Centers		
Neighborhood Facilities	HIGH	CONVERT EXISTING OR CONSTRUCT NEW MULTI-PURPOSE BUILDING
Child Care Centers		
Parks and/or Recreation Facilities		
Health Facilities		
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements		
Water Improvements		
Street Improvements		
Sidewalk Improvements		
Sewer Improvements	MEDIUM	MAINTAIN SEWER SYSTEM

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services		
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Employment Training		
Crime Awareness		
Fair Housing Counseling		
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs	HIGH	NEW TOWN HALL
Accessibility Needs		
Residential Historic Preservation Needs	HIGH	MAINTAIN EXISTING PROPERTIES
Non-Residential Historic Preservation Needs		

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards	HIGH	OLDER HOMES CONTAIN LEAD BASE PAINT
Code Enforcement		
Housing Rehabilitation	HIGH	MANY HOMES NEED REHABILITATION
PLANNING:		

TOWN OF FREETOWN

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	LOW	
Youth Centers	LOW	
Neighborhood Facilities		
Child Care Centers	LOW	
Parks and/or Recreation Facilities	MEDIUM	
Health Facilities	MEDIUM	
Parking Facilities	MEDIUM	
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	MEDIUM	
Water Improvements	HIGH	
Street Improvements	MEDIUM	
Sidewalk Improvements	MEDIUM	
Sewer Improvements	LOW	

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	
Handicapped Services	MEDIUM	
Youth Services	LOW	
Transportation Services	LOW	
Substance Abuse Services	MEDIUM	
Crime Awareness	MEDIUM	
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	LOW	
Child Care Services	LOW	
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs	LOW	
Non-Residential Historic Preservation Needs	LOW	

FREETOWN (continued)

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation	LOW	
Commercial-Industrial Infrastructure	LOW	
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses	MEDIUM	
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements	MEDIUM	
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation	LOW	
PLANNING:		

TOWN OF HARFORD

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers		
Youth Centers		
Neighborhood Facilities		
Child Care Centers		
Parks and/or Recreation Facilities	LOW	
Health Facilities		
Parking Facilities		
Other Public Facilities	HIGH	NEW TOWN HALL
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	MEDIUM/HIGH	SEVERAL TOWN ROADS NEED FLOOD DRAIN IMPROVEMENTS
Water Improvements	HIGH	FUNDING RECEIVED FOR WATER SYSTEM UPGRADE IN HARFORD MILLS
Street Improvements		
Sidewalk Improvements		
Sewer Improvements		

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	MOST SERVICES PROVIDED BY CORTLAND COUNTY
Handicapped Services		
Youth Services	MEDIUM	NEED ADDITIONAL FUNDS FOR ACTIVITIES IN YOUTH BUDGET
Transportation Services		
Substance Abuse Services		
Employment Training		
Crime Awareness	LOW	HAVE NEIGHBORHOOD WATCH PROGRAM
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs	MEDIUM	RABIES CLINIC
Accessibility Needs		
Residential Historic Preservation Needs	LOW	

Non-Residential Historic Preservation Needs	LOW	NEED ADDITIONAL GENERAL OPERATION FUNDS FOR HISTORIAN'S OFFICE
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation	MEDIUM	CURRENT HUD GRANT HELPING TO ALLEVIATE ISSUES
PLANNING:		

TOWN OF HOMER

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	LOW	ALREADY HAS ONE
Youth Centers	MEDIUM	TOWN HAS YOUTH RECREATION PROGRAM, BUT NO YOUTH CENTER
Neighborhood Facilities		
Child Care Centers	LOW	AFTER SCHOOL PROGRAM AND DAY CARE CENTER ALREADY AVAILABLE
Parks and/or Recreation Facilities	HIGH	EXTREMELY HIGH NEED FOR RECREATIONAL FIELDS
Health Facilities	HIGH	
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements		
Water Improvements		
Street Improvements	HIGH	ROADS BADLY IN NEED; MAJOR BRIDGE RECONSTRUCTION
Sidewalk Improvements	MEDIUM	
Sewer Improvements		NO PUBLIC SEWER IN THE UNINCORPORATED TOWN

HOMER (continued)

Asbestos Removal	MEDIUM	GENERAL REMOVAL
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	
Handicapped Services	LOW	
Youth Services	LOW	
Transportation Services	MEDIUM	NEED FOR MORE, EXTENDED PUBLIC TRANSIT ROUTES IN THE TOWN
Substance Abuse Services		
Crime Awareness		
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	LOW	
Child Care Services	LOW	
Health Services	HIGH	HIGH NEED FOR CLINIC OR HOSPITAL –MUST TRAVEL TO CORTLAND
Other Public Service Needs		
Accessibility Needs	LOW	
Residential Historic Preservation Needs	LOW/MEDIUM	
Non-Residential Historic Preservation Needs	HIGH	MAJOR HISTORIC BRIDGE RECONSTRUCTION

HOMER (continued)

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses	MEDIUM	
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation		
PLANNING:		

VILLAGE OF HOMER

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers		
Youth Centers		
Neighborhood Facilities		
Child Care Centers	LOW	POSSIBLE LOCATION OF DAY CARE CENTER IN VILLAGE
Parks and/or Recreation Facilities	HIGH	ATHLETIC FIELD SPACE FOR HIGH SCHOOL; DURKEE PARK; NEW SKATEBOARD PARK
Health Facilities		
Parking Facilities	MEDIUM	UPGRADE MUNICIPAL PARKING FACILITIES, MOVE PARKING SIGNS BLOCKED BY TREES
Other Public Facilities	HIGH	SEEK NEW POLICE DEPT. SITE: FEASIBILITY OF USING TRAIN STATION SITE
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	HIGH	CORTLAND, WILLIAMS, GROVE, JAMES, STREETS, COPELAND AVE., AND FACTORY BROOK
Water Improvements	HIGH	CONSTRUCT NEW WATER TANK ON CEMETERY HILL
Street Improvements	HIGH	CONTINUE ONGOING UPGRADE TO VILLAGE STREETS
Sidewalk Improvements	HIGH	NOTED IN '02 STRATEGIC PLAN TO UPGRADE SIDWALKS FROM ROUTE 281 EAST TO CBD
Sewer Improvements		

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services		
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Employment Training		
Crime Awareness		
Fair Housing Counseling		
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs	MODERATE	MAKE SIDEWALKS AND PUBLIC BUILDINGS ACCESSIBLE (UPPER FLOORS OF TOWN HALL)
Residential Historic Preservation Needs	MODERATE	CONTINUE TO FINANCIALLY FACILITATE HISTORIC PRESERVATION

Non-Residential Historic Preservation Needs		
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation	HIGH	EFFORTS TO DEVELOP MORE BUSINESS IN VILLAGE/FINGER LAKES TECHNOLOGY PARK
Commercial-Industrial Infrastructure	HIGH	CONTINUE TO WORK WITH BUSINESS DEVELOPERS TO EXPAND WATER AND SEWER
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs	HIGH	CONTINUE TO PROMOTE VILLAGE BUSINESS LOAN FUND
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		
Code Enforcement	HIGH	CONTINUE PRESENT EFFORTS AND EXPLORE WAYS TO PAY FOR INCREASED EFFORTS
Housing Rehabilitation	HIGH	CONTINUE TO IDENTIFY NEIGHBORHOODS AND HOMES IN NEED OF REHABILITATION
Annexation	HIGH	ANNEX CEMETERY PROPERTY, GUTCHESS R-1 PROPERTY, DURKEE PARK, MOBIL GAS
PLANNING:	MODERATE	VILLAGE NEEDS TO RE-DO ITS MASTER PLAN AND SUBDIVISION REGULATIONS

TOWN OF LAPEER

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	MEDIUM	NEED MULTI-USE BUILDING
Youth Centers		
Neighborhood Facilities	MEDIUM	NEED MULTI-USE BUILDING
Child Care Centers		
Parks and/or Recreation Facilities		
Health Facilities		
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements		
Water Improvements		
Street Improvements		
Sidewalk Improvements		
Sewer Improvements		

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services		
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Employment Training		
Crime Awareness		
Fair Housing Counseling		
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs	MEDIUM	NEW TOWN HALL
Accessibility Needs		
Residential Historic Preservation Needs		

Non-Residential Historic Preservation Needs		
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards	HIGH	OLDER HOMES CONTAIN LEAD BASED PAINT
Code Enforcement		
Housing Rehabilitation	HIGH	MANY HOMES NEED REHABILITATION
PLANNING:		

VILLAGE OF MARATHON

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	MEDIUM	NEW FACILITY FOR SENIORS
Youth Centers		
Neighborhood Facilities		
Child Care Centers		
Parks and/or Recreation Facilities		
Health Facilities		
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	HIGH	FLOOD CONTROL FOR TIOUGHNIOGA
Water Improvements	HIGH	DEVELOPMENT OF SECONDARY WELL SOURCE; REPLACEMENT OF LATERALS
Street Improvements		
Sidewalk Improvements	MEDIUM	
Sewer Improvements		

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services		
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Employment Training		
Crime Awareness		
Fair Housing Counseling		
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs		

Non-Residential Historic Preservation Needs		
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs	HIGH	DOWNTOWN REVITALIZATION; MARKETING OF VACANT SITES
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation	HIGH	TARGETED REHABILITATION IN NEIGHBORHOODS
PLANNING:	MEDIUM	UPDATES OF PLANNING/ ZONING DOCUMENTS

VILLAGE OF MCGRAW

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers		
Youth Centers		
Neighborhood Facilities		
Child Care Centers		
Parks and/or Recreation Facilities	MEDIUM	UPGRADE PARK, NEW SWIM FACILITIES, LIGHTING ON BENNETT ST. SOCCER SITE
Health Facilities		
Parking Facilities	HIGH	DEVELOP MORE PARKING ON MAIN STREET/GENERAL BUSINESS DISTRICT
Other Public Facilities	HIGH	PRESERVE AND UPGRADE LIBRARY; TREE PLANTING FOR CEMETERY AND SOCCER FIELD
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	HIGH	NORTH, CHURCH, WEST ACADEMY STREETS & TROUT BROOK WATERSHED
Water Improvements	HIGH	MEET STORMWATER MANDATES; PROTECT SHALLOW WELL; SEEK TRANSMISSION FROM CORTLAND/CORTLANDVILLE
Street Improvements		UPGRADE VILLAGE STREET
Sidewalk Improvements		CONTINUE VILLAGE SIDEWALK REPLACEMENT EFFORTS

Sewer Improvements		
Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	CONTINUE TO IMPROVE AGING SERVICES AT MCGRAW SENIOR CENTER
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Employment Training		
Crime Awareness		
Fair Housing Counseling		
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs	LOW	CONTINUE EFFORTS TO INCREASE HANDICAP ACCESS THROUGHOUT THE VILLAGE

Residential Historic Preservation Needs	LOW	MAINTAIN INTEGRITY OF RESIDENTIAL STRUCTURES
Non-Residential Historic Preservation Needs	LOW	MAINTAIN INTEGRITY OF NON-RESIDENTIAL STRUCTURES
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance	MEDIUM	ESTABLISH BUSINESS ORGANIZATION IN VILLAGE
Other Economical Development Needs	MEDIUM	CONTINUE VILLAGE REVOLVING LOAN FUND
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation	MEDIUM	CONTINUE TO IDENTIFY RESIDENTIAL STRUCTURES IN NEED OF ASSISTANCE
Records Management	HIGH	COMPLETE RECORDS MGMT. ROOM; INDEXING BOARD MINUTES AND CEMETERY INFO
PLANNING:	MEDIUM	UPDATE VILLAGE MASTER PLAN

TOWN OF PREBLE

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	LOW	HAD ONE IN FIRE STATION W/LOW TURN OUT; MOST NOW TRAVEL TO TULLY OR HOMER
Youth Centers	MEDIUM	RECREATION PARK GOOD FOR SUMMER, NEED WINTER ACTIVITIES
Neighborhood Facilities		
Child Care Centers	MEDIUM	ONE IN CHURCH, RUN PRIVATELY, GOOD TURNOUT, WAITING LIST
Parks and/or Recreation Facilities	LOW	ONE PARK, POSSIBLY WOULD LIKE TO DEVELOP POOL
Health Facilities	LOW	GO TO CORTLAND OR TULLY, NO PRIVATE, CONTRACT WITH TLC SERVICES
Parking Facilities		
Other Public Facilities	HIGH	NEED NEW HIGHWAY BUILDING, POSSIBLY SENIOR CITIZEN HOUSING
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements		
Water Improvements		
Street Improvements		
Sidewalk Improvements		
Sewer Improvements		

Asbestos Removal	LOW	SOME OLD HOUSES WITH ASBESTOS SHINGLES
Other Infrastructure Improvement Needs	MEDIUM/HIGH	NEED ROOF FOR POST OFFICE; NEED NEW TRUCK FOR FIRE DEPARTMENT
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	MANY TRAVEL
Handicapped Services		
Youth Services		OFFERED THROUGH SCHOOLS
Transportation Services	MEDIUM	NO REGULAR SERVICE, BUT SERVICE IS NEEDED
Substance Abuse Services		
Crime Awareness		
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	LOW	
Child Care Services		
Health Services	LOW	MOST TRAVEL TO TULLY OR CORTLAND
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs		
Non-Residential Historic Preservation Needs	MEDIUM	WANT TOWN HALL LISTED ON NATIONAL HISTORIC REGISTER

PREBLE (continued)

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation	MEDIUM	INSULATION & HEATING REHABILITATION NEEDED
Commercial-Industrial Infrastructure	MEDIUM	SEE ABOVE
Other Commercial-Industrial Improvements	MEDIUM	
Micro-Business	MEDIUM	
Other Businesses	MEDIUM	30-40 BUSINESSES ALONG 281, MANY NEED WORK
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements	MEDIUM	NEED INSULATION IN MANY HOMES & BUILDINGS, REPLACE HEATING SYSTEM IN TOWN HALL
Lead Based Paint/Hazards	LOW	SOME IN OLDER HOMES
Code Enforcement	MEDIUM	ONE OF 30 COMMUNITIES COVERED BY THE SAME OFFICER & 6 WORKERS FROM LIFE SAFETY CONSULTANTS
Housing Rehabilitation	HIGH	MANY HOMES IN SUBSTANDARD CONDITION, EXCEPT NEAR LAKE, COULD USE HOUSING REHAB PROGRAM
PLANNING:		

TOWN OF SCOTT

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	LOW NEED	ONE LOCATED AT CHURCH
Youth Centers		
Neighborhood Facilities	LOW	TOWN HALL SERVES THAT PURPOSE
Child Care Centers		IN HOME DAY CARE PROVIDERS, LOW YOUTH POPULATION
Parks and/or Recreation Facilities	LOW	TWO WELL-MAINTAINED PARKS
Health Facilities		
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements		
Water Improvements	MEDIUM	NEW PUMP NEEDED FOR COMMUNITY WELL—SERVES 48 HOMES
Street Improvements		
Sidewalk Improvements		
Sewer Improvements		

SCOTT (continued)

Asbestos Removal		
Other Infrastructure Improvement Needs	MEDIUM/HIGH	NEW FURNACE IN TOWN HALL; NEED SALT STORAGE BUILDING; NEED ROAD MAINTENANCE EQUIPMENT
PUBLIC SERVICE NEEDS:		
Senior Services		GOOD PROGRAM AT CHURCH; MEALS ON WHEELS PARTICIPATES
Handicapped Services	HIGH	NEED FUNDING TO PUT IN TOWN HALL
Youth Services		
Transportation Services		
Substance Abuse Services		
Crime Awareness		
Fair Housing Counseling		
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs		
Non-Residential Historic Preservation Needs		

SCOTT (continued)

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements	LOW	POSSIBILITY FOR WINDMILLS— GOOD LOCATION
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation		
PLANNING:		

TOWN OF SOLON

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers		
Youth Centers		
Neighborhood Facilities		
Child Care Centers		
Parks and/or Recreation Facilities		
Health Facilities		
Parking Facilities		
Other Public Facilities	MEDIUM	TOWN HALL
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	MEDIUM	MINOR FLOOD PROBLEMS NEAR WIDGER ROAD
Water Improvements		
Street Improvements	MEDIUM	APPROX. 1 MILE OF ROADWAY NEEDS TO BE REBUILT
Sidewalk Improvements		
Sewer Improvements		

Asbestos Removal		
Other Infrastructure Improvement Needs	HIGH	SALT BARN
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	
Handicapped Services		
Youth Services	LOW	
Transportation Services		SERVICES PROVIDED BY COUNTY
Substance Abuse Services		
Employment Training		
Crime Awareness		
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling		
Child Care Services	LOW	
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs		

Non-Residential Historic Preservation Needs		
ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements	MEDIUM	IMPROVEMENTS TO TOWN HALL
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation	MEDIUM	
PLANNING:		

TOWN OF TAYLOR

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers		
Youth Centers		
Neighborhood Facilities		
Child Care Centers	LOW	PRIVATE CHILD CARE FACILITY WITH 20 SLOTS ALREADY EXISTS
Parks and/or Recreation Facilities	MED/HIGH	10 ACRE PLOT OF LAND TOWN WOULD LIKE TO PURCHASE FOR PICNICING AND HIKING
Health Facilities		
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	LOW/MEDIUM	ONE FIELD ALWAYS FLOODS, REQUIRES DRAINAGE SYSTEM
Water Improvements		
Street Improvements	HIGH	11 MILES WELL MAINTAINED; 18 MILES REQUIRE SEASONAL MAINTENANCE; 5 ROADS (4.5 MILES) NEED TOTAL REBUILD
Sidewalk Improvements	MEDIUM	
Sewer Improvements		

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services		
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Crime Awareness		
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	LOW	
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs	LOW	
Non-Residential Historic Preservation Needs	HIGH	ONE ROOM SCHOOL HOUSE; CHURCH ERECTED 1895; NEED HISTORIC SOCIETY GET FUNDS FOR RESTORATION

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		
Code Enforcement		
Housing Rehabilitation	HIGH	SERIOUS HOUSING NEEDS
PLANNING:		

TOWN OF TRUXTON

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	LOW	CURRENTLY USE BASEMENT OF CHURCH
Youth Centers		
Neighborhood Facilities		
Child Care Centers	LOW	AFTERSCHOOL PROGRAMS AVAILABLE; LOW YOUTH POPULATION
Parks and/or Recreation Facilities	LOW	ONE PARK WITH BASEBALL, BASKETBALL, IN OKAY CONDITION
Health Facilities		
Parking Facilities	LOW	TOWN HALL & FIRE DEPT. PROVIDE ADEQUATE PARKING FOR TOWN
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements	LOW	ADEQUATE
Flood Drain Improvements	HIGH	THE ENTIRE RIVER NEEDS TO BE CONTROLLED
Water Improvements		PRIVATE WELLS
Street Improvements	MEDIUM	40 MILES OF ROAD, 1/3 OF WHICH ARE GRAVEL, WOULD LIKE A BETTER BASE AND TOP
Sidewalk Improvements		
Sewer Improvements		

TRUXTON (continued)

Asbestos Removal		
Other Infrastructure Improvement Needs	MEDIUM	NEED NEW MUNICIPAL BUILDING; NEED FIREPROOF AREA FOR RECORDS STORAGE
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	CURRENTLY SERVICES ARE PROVIDED AT TOWN HALL; BUT NEED KITCHEN FACILITY
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Crime Awareness		
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	LOW	
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs		
Non-Residential Historic Preservation Needs		

TRUXTON (continued)

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		ONLY HAS ONE GAS STATION, TWO BARS AND ONE SKI CENTER
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:	HIGH	NEED FOR FLOOD CONTROL PROGRAMS AND HOUSING REHABILITATION SERVICES
Energy Efficiency Improvements	MEDIUM	IMPROVEMENTS NEEDED IN TOWN GARAGE AND FIRE HALL
Lead Based Paint/Hazards		
Code Enforcement	LOW	NO FULL TIME OFFICER, NOT RATED HIGHLY
Housing Rehabilitation	HIGH	HAVE NOT RECEIVED HOUSING REHAB GRANT
PLANNING:		

TOWN OF VIRGIL

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	MEDIUM	CURRENTLY USE TOWN OFFICE SPACE BUT NEED OWN FACILITY
Youth Centers	HIGH	NO FACILITY CURRENTLY AVAILABLE
Neighborhood Facilities	MEDIUM	HAVE A TOWN PARK, BUT NOTHING SPECIAL
Child Care Centers	LOW	IN HOME DAYCARE PROVIDERS AVAILABLE
Parks and/or Recreation Facilities	LOW	USE SCHOOL GROUNDS FOR RECREATION
Health Facilities	LOW	CONTRACT WITH TLC SERVICES
Parking Facilities	LOW	TOWN HALL & FIRE DEPT. PROVIDE ADEQUATE PARKING FOR TOWN
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements	MEDIUM	NEED TO UPGRADE THE TRANSFER STATION
Flood Drain Improvements		
Water Improvements		
Street Improvements		
Sidewalk Improvements		
Sewer Improvements		

VIRGIL (continued)

Asbestos Removal		
Other Infrastructure Improvement Needs		
PUBLIC SERVICE NEEDS:		
Senior Services	LOW	CURRENTLY SERVICES ARE PROVIDED AT TOWN HALL; BUT NEED KITCHEN FACILITY
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Crime Awareness	LOW	NEIGHBORHOOD WATCH PROGRAM ALREADY IN PLACE
Fair Housing Counseling	LOW	
Tenant/Landlord Counseling	LOW	NEED IS LOW BECAUSE HIGH OWNER OCCUPANCY RATE IN TOWN
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs	LOW	
Residential Historic Preservation Needs	LOW	
Non-Residential Historic Preservation Needs	LOW	HAVE TOWN HISTORIAN

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:	MEDIUM	NEED PUBLIC HOUSING FOR SENIORS
Energy Efficiency Improvements	HIGH	
Lead Based Paint/Hazards	LOW	
Code Enforcement		
Housing Rehabilitation	HIGH	HIGH NEED DUE TO HIGH % OF ELDERLY ON FIXED INCOME
PLANNING:	LOW	“ZONING LAW” TO UPDATE OLD PLAN, IDENTIFY AREAS FOR NEW RESIDENTIAL & NEW INDUSTRIAL DEVELOPMENT

TOWN OF WILLET

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low	Description of Need
PUBLIC FACILITY NEEDS:		
Senior Centers	LOW	NEW BUILDING SHARED WITH CINCINNATUS
Youth Centers	LOW	JOINT YOUTH PROGRAM WITH CINCINNATUS
Neighborhood Facilities		
Child Care Centers		
Parks and/or Recreation Facilities	MEDIUM	WILLET USES HUD PROGRAM INCOME TO FUND PARKS MAINTENANCE—NEW POOL PROPOSED
Health Facilities		
Parking Facilities		
Other Public Facilities		
INFRASTRUCTURE IMPROVEMENT:		
Solid Waste Disposal Improvements		
Flood Drain Improvements	LOW	
Water Improvements		
Street Improvements	LOW	
Sidewalk Improvements		
Sewer Improvements		

Asbestos Removal	NO NEED	
Other Infrastructure Improvement Needs	MEDIUM	NEED NEW FIRE EQUIPMENT
PUBLIC SERVICE NEEDS:		
Senior Services		
Handicapped Services		
Youth Services		
Transportation Services		
Substance Abuse Services		
Crime Awareness		
Fair Housing Counseling		
Tenant/Landlord Counseling		
Child Care Services		
Health Services		
Other Public Service Needs		
Accessibility Needs		
Residential Historic Preservation Needs		
Non-Residential Historic Preservation Needs		

ECONOMICAL DEVELOPMENT NEEDS:		
Commercial-Industrial Rehabilitation		
Commercial-Industrial Infrastructure		
Other Commercial-Industrial Improvements		
Micro-Business		
Other Businesses		
Technical Assistance		
Other Economical Development Needs		
OTHER COMMUNITY DEVELOPMENT NEEDS:		
Energy Efficiency Improvements	LOW	CONVERTED TO HIGH PRESSURE SODIUM STREET LIGHTS, INSTALLATION OF NEW LIGHTING IN MUNICIPAL BUILDING
Lead Based Paint/Hazards		
Code Enforcement	LOW	CONTRACT WITH ATLANTIC INLAND FOR CODE ENFORCEMENT
Housing Rehabilitation	LOW	TOWN HAS COMPLETED 3 CDBG REHAB GRANTS
PLANNING:	MEDIUM	CONDUCT PUBLIC SEWER/WATER PALNNING STUDY