



Welcome!

Broome County Housing Needs Assessment Study

Public Open House



**BROOME COUNTY
NEW YORK**

OCTOBER 12, 2023

What is the Housing Needs Assessment?

Phase I: Research, Analysis, and Public Input

Demographic
Analysis

Demographic
Analysis

Community
Survey

Stakeholder
Interviews

Steering
Committee

Phase II: Identifying Housing Needs

Housing
Challenges

Housing
Affordability

Households In
Need

Housing Needs by
Income/price/type

Phase III: Housing Strategy

Setting Goals

Programs,
Policies &
Regulations

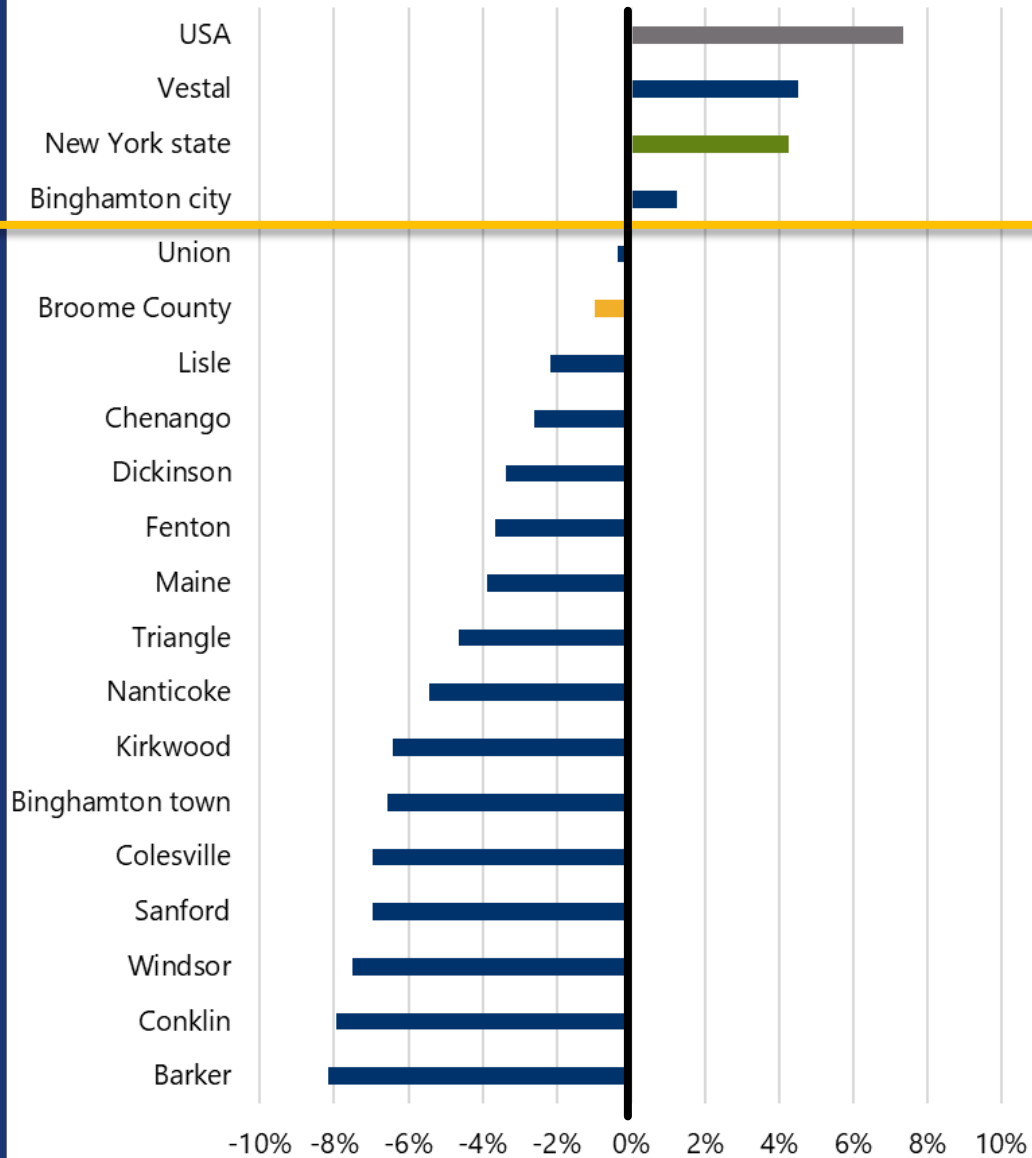
Partnerships
and Funding

Implementation
Guidance

Opportunity
Sites

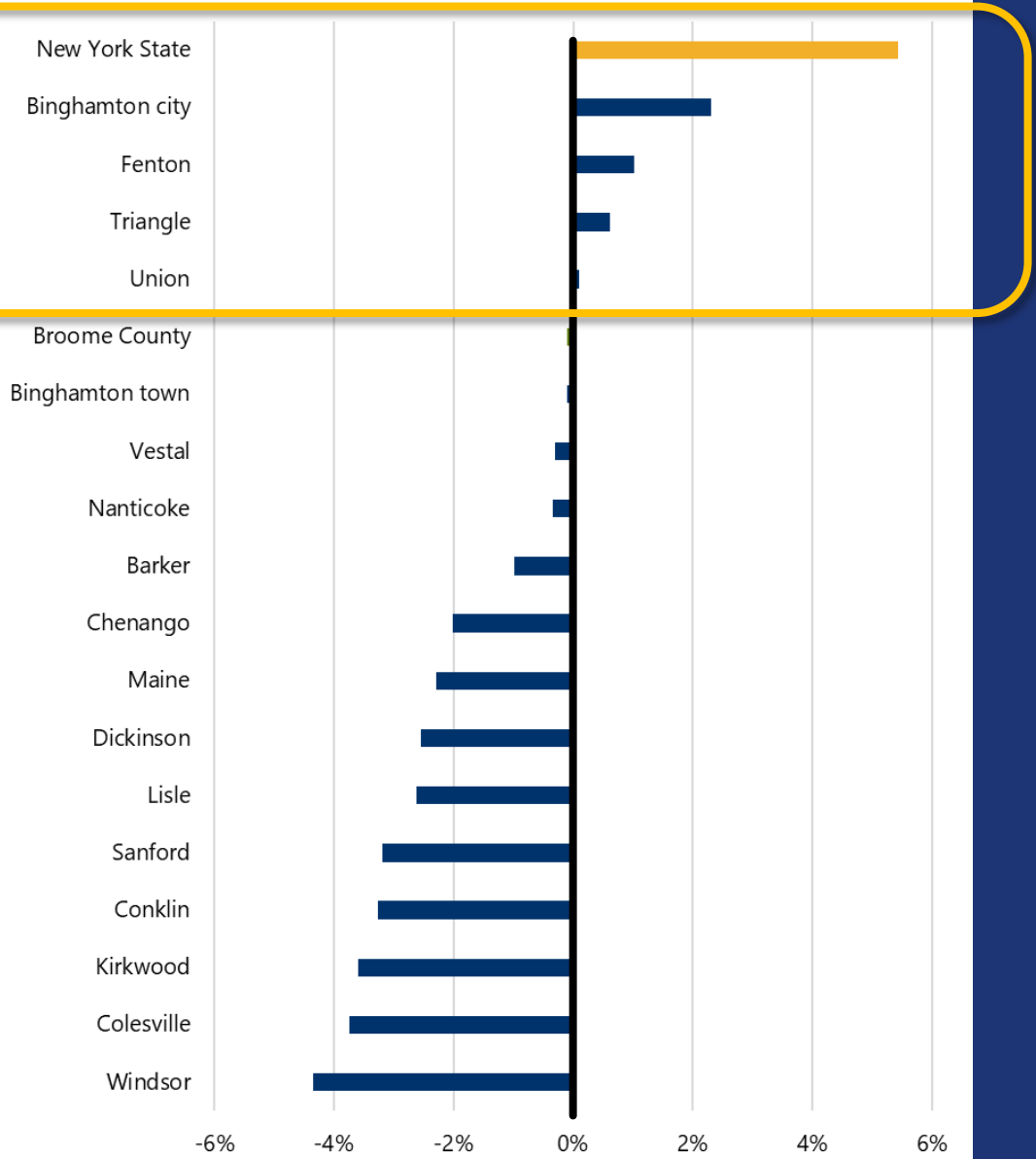
What have we learned from the data?

Percent Change in Total Population, 2010-2020



Only Vestal and City of Binghamton are Growing

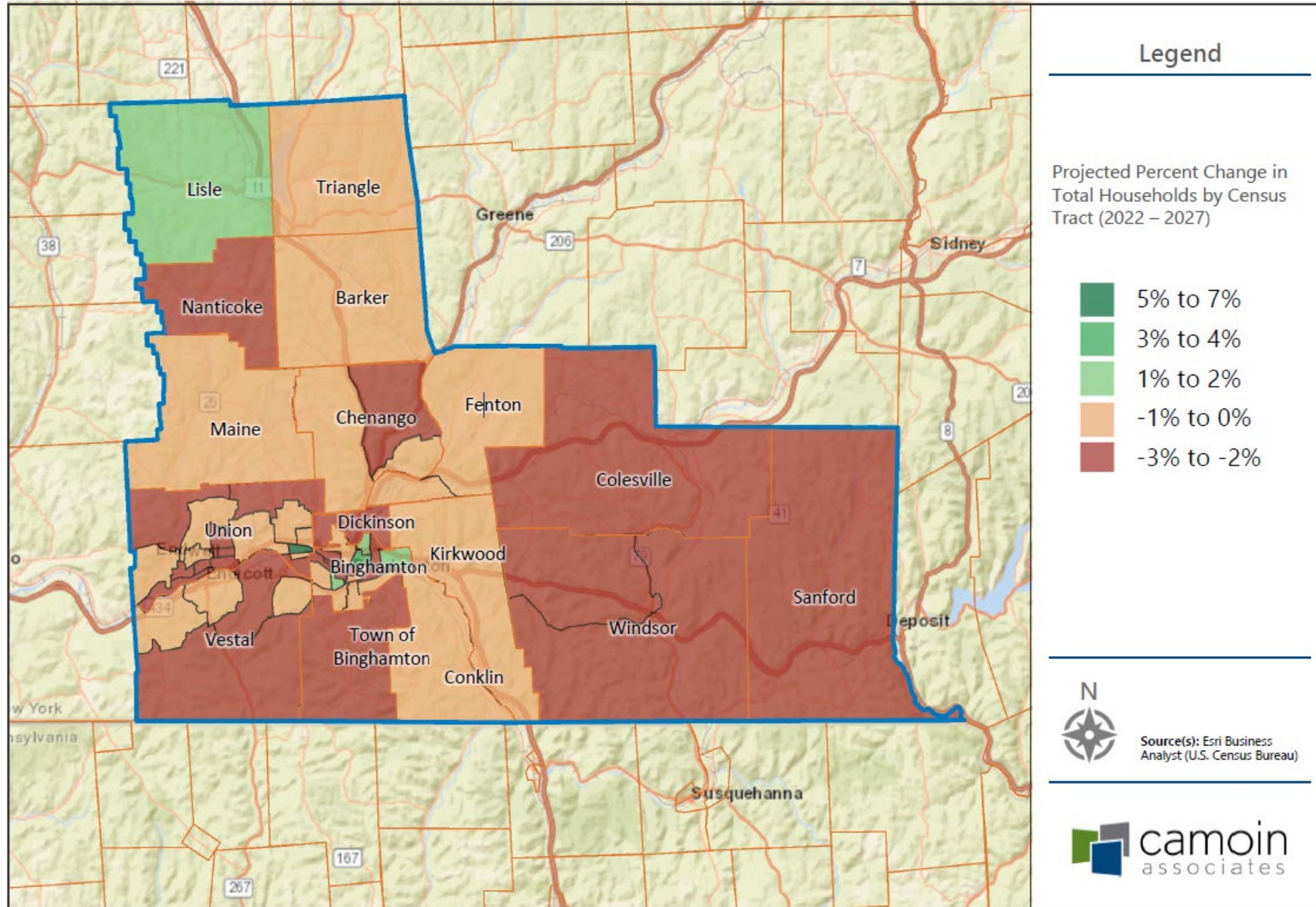
Percent Change in Households, 2010-2020



Household decline less than population decline due largely to smaller household sizes

MAP: Projected Change in Total Households (2022 – 2027)

Broome County Housing Needs Assessment

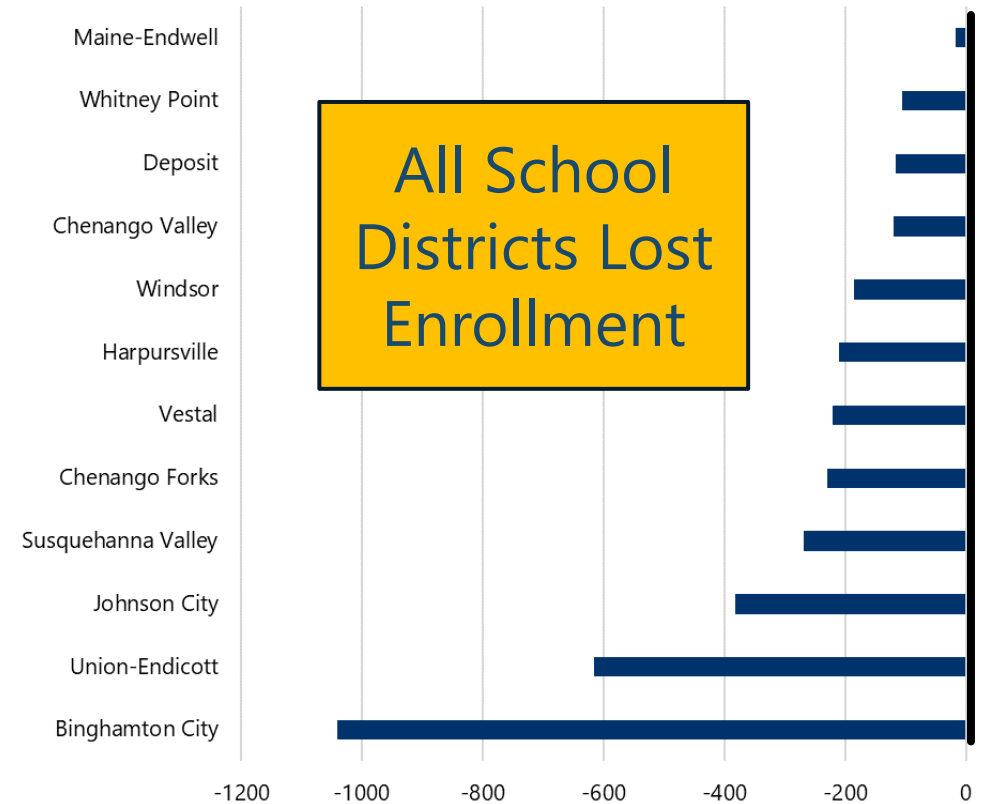


Population Under 18

Geography	2010		2020		Change	
	Count	Share	Count	Share	Count	Percent
Barker	687	25%	566	22%	-121	-18%
Binghamton city	9,431	20%	8,044	18%	-1,387	-15%
Binghamton town	1,324	27%	892	19%	-432	-33%
Chenango	2,447	22%	2,345	22%	-102	-4%
Colesville	1,414	27%	1,378	28%	-36	-3%
Conklin	1,376	25%	908	18%	-468	-34%
Dickinson	851	16%	781	15%	-70	-8%
Fenton	1,477	22%	1,701	27%	224	15%
Kirkwood	1,333	23%	1,427	26%	94	7%
Lisle	622	23%	672	26%	50	8%
Maine	1,461	27%	1,046	21%	-415	-28%
Nanticoke	375	23%	337	20%	-38	-10%
Sanford	624	25%	377	17%	-247	-40%
Triangle	644	22%	550	20%	-94	-15%
Union	11,713	21%	10,607	20%	-1,106	-9%
Vestal	4,428	16%	4,195	15%	-233	-5%
Windsor	1,500	24%	1,353	23%	-147	-10%
Broome County	41,767	21%	37,179	19%	-4,588	-11%
New York State	4,384,383	23%	4,071,142	21%	-313,241	-7%
United States	73,863,561	24%	73,296,738	22%	-566,823	-1%

Source: ACS 2020, 2010 5-year estimates

Change in Total Enrollment by School District, 2013-2022

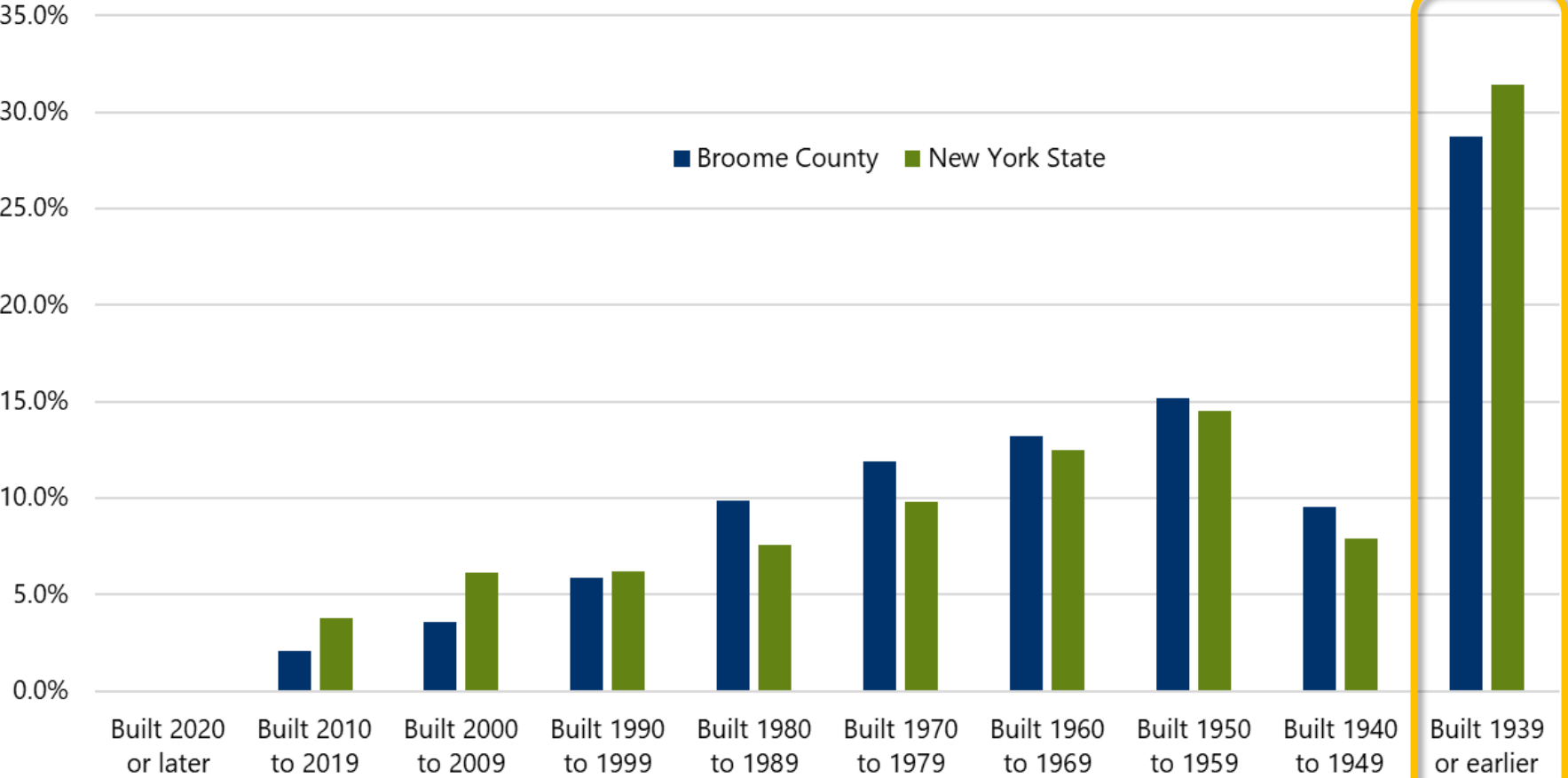


Source: New York State Education Department

Over 10 years: loss of nearly 4,600 children (11%)

Housing Age

Housing Units by Year Structure Built (2021)

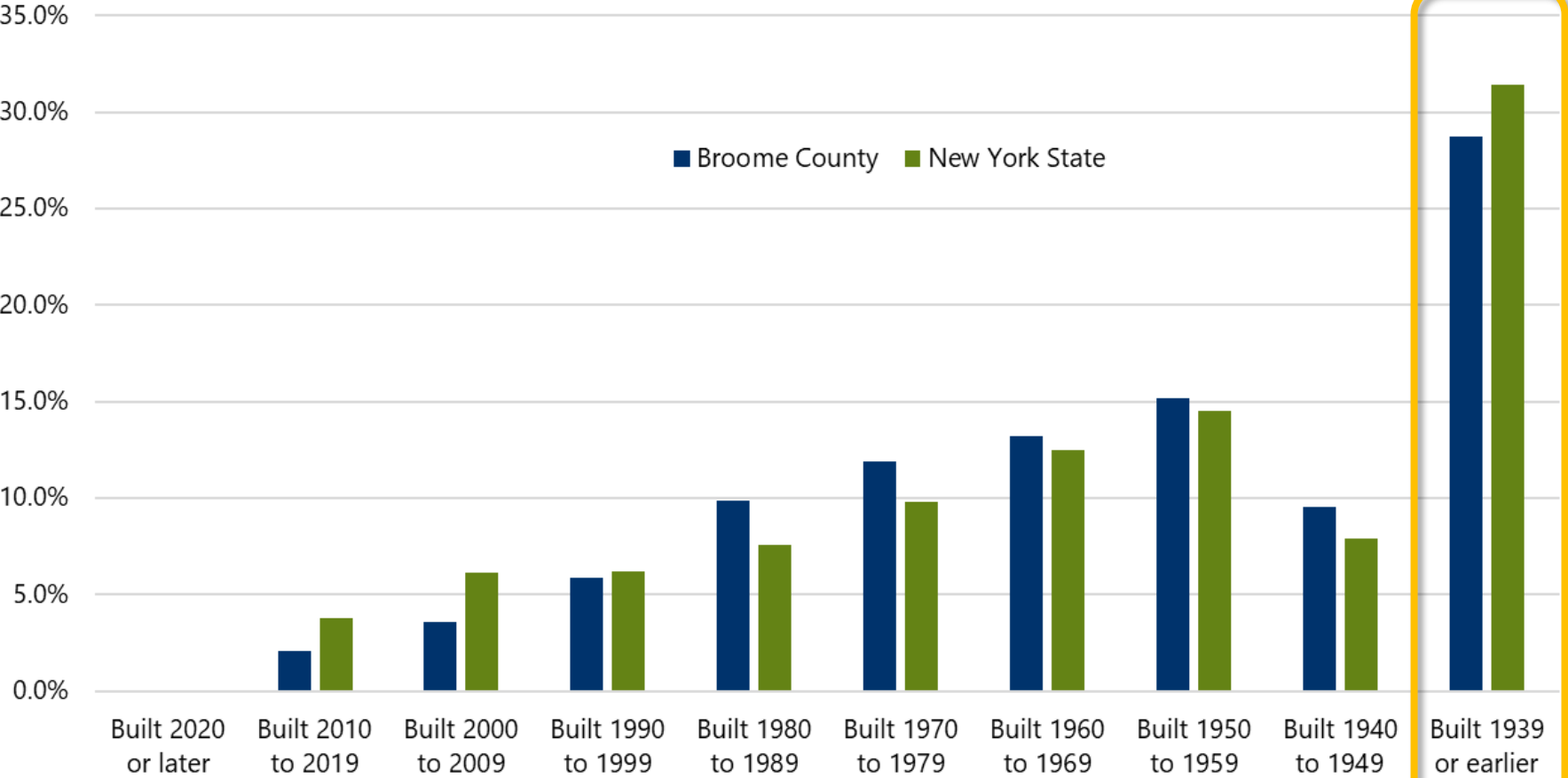


Source: American Community Survey, 2021 5-Year Estimates

Substantial portion of the housing stock is old (but on par with NYS)

Housing Age

Housing Units by Year Structure Built (2021)

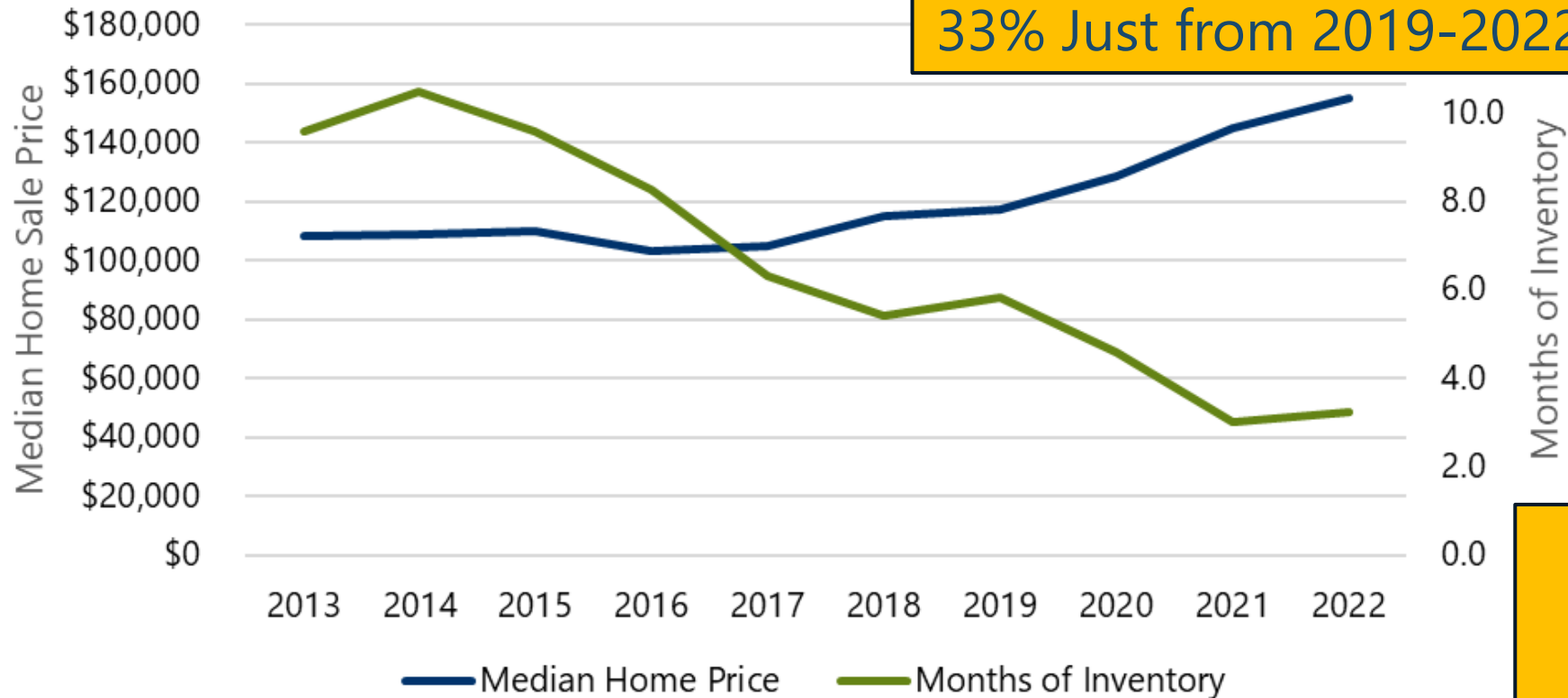


Source: American Community Survey, 2021 5-Year Estimates

Substantial portion of the housing stock is old (but on par with NYS)

Housing Prices

Broome County Housing Market Trends



43% Increase in Home Prices 2013-2022

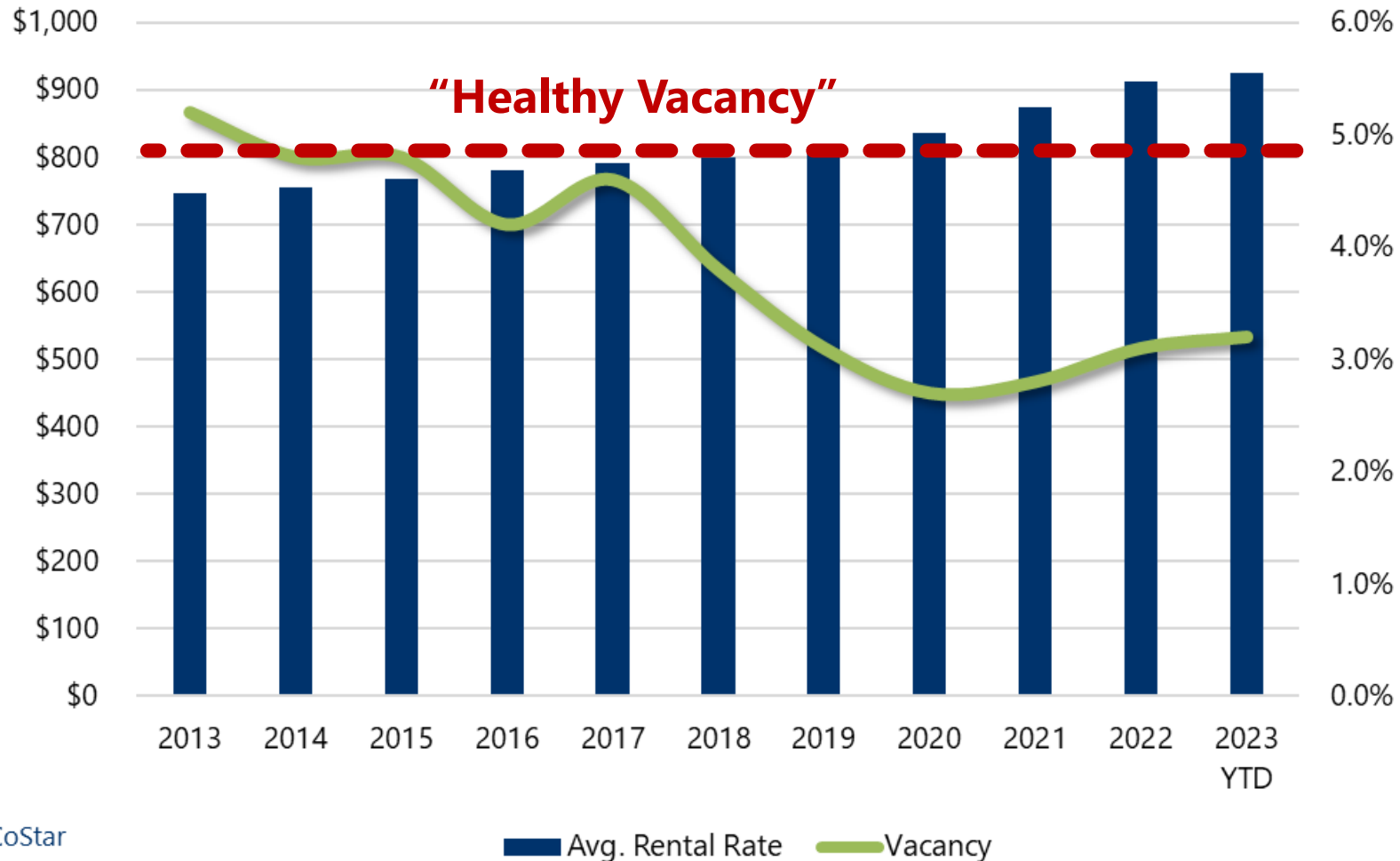
33% Just from 2019-2022

Only ~3 months of inventory = very tight housing market

Source: Greater Binghamton Association of Realtors

Rents

Broome County Multifamily Market Trends



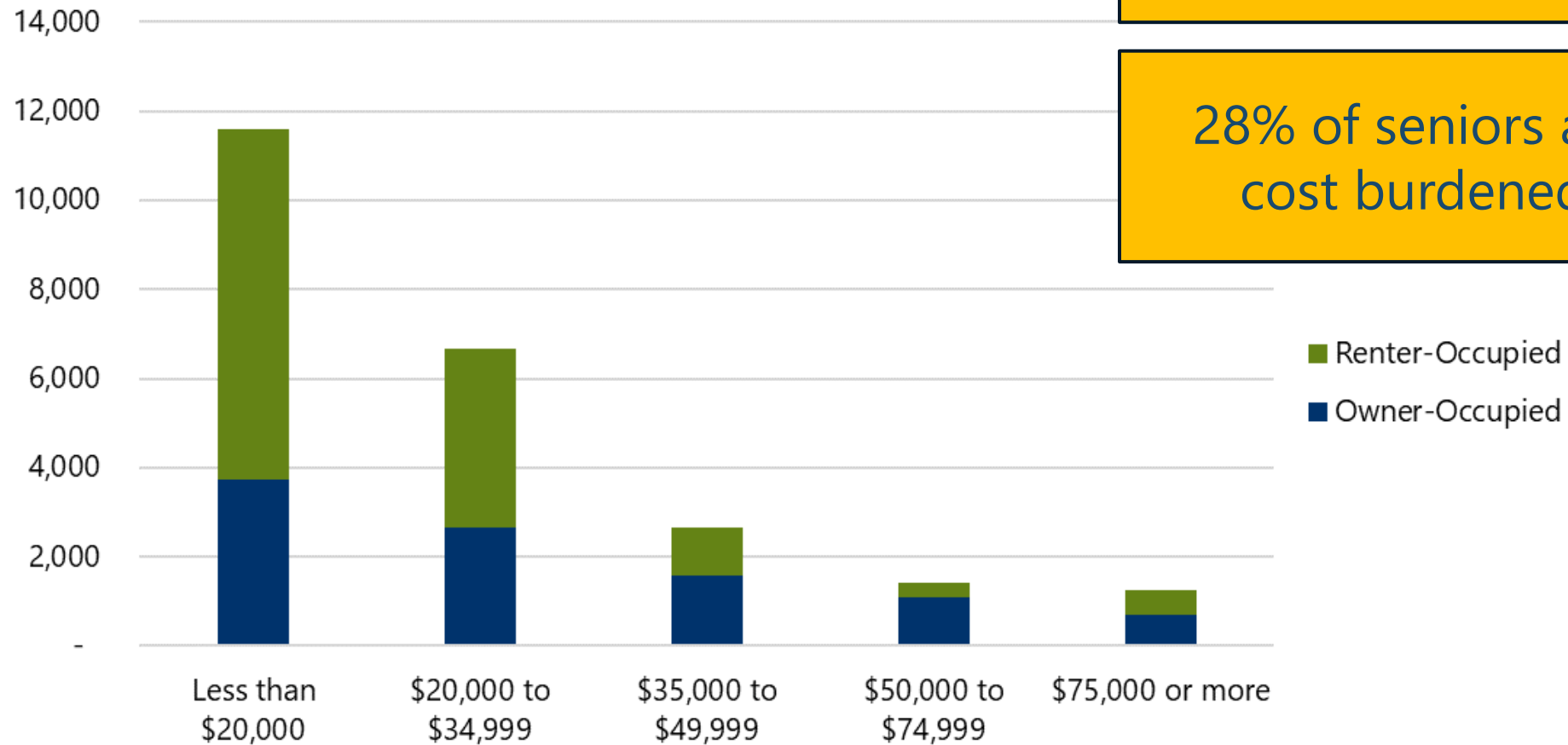
Source: CoStar

12% Growth in Rental Rate 2019-2023YTD

Decline from 5% vacancy to 3.2%

Housing Affordability

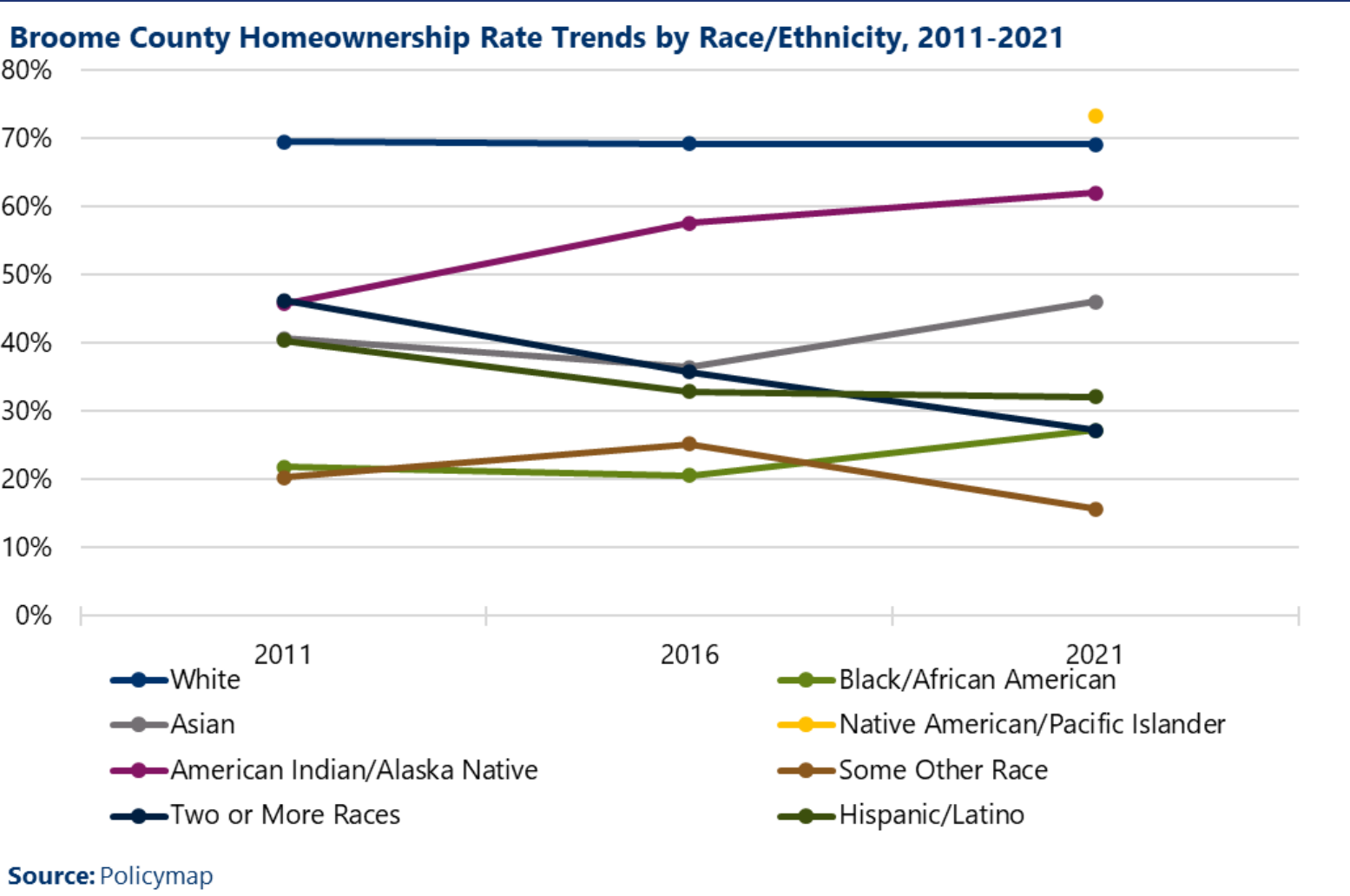
Broome County Cost Burdened Households



23,000+ households are considered cost burdened by their housing expenses

28% of seniors are cost burdened

Fair Housing



Homeownership Rate
for White Households:
69.2%

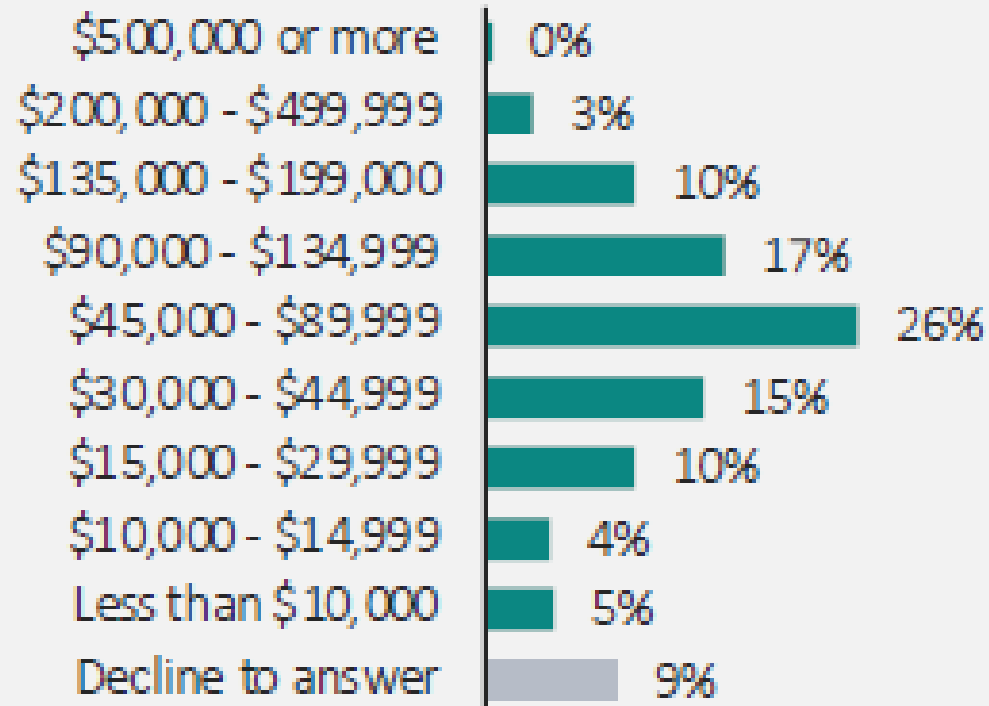
Home Ownership Rate
for Black/African
American Households:
27.3%

What have we learned from you?

Survey Responses

1,054
Responses!

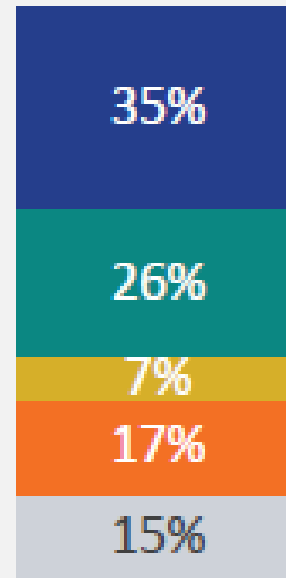
*Q24: What is your approximate household income?
(includes all persons living within the home)*



Satisfaction and Challenges of Current Housing

Satisfaction with Current Housing Situation

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Not at all satisfied



39%

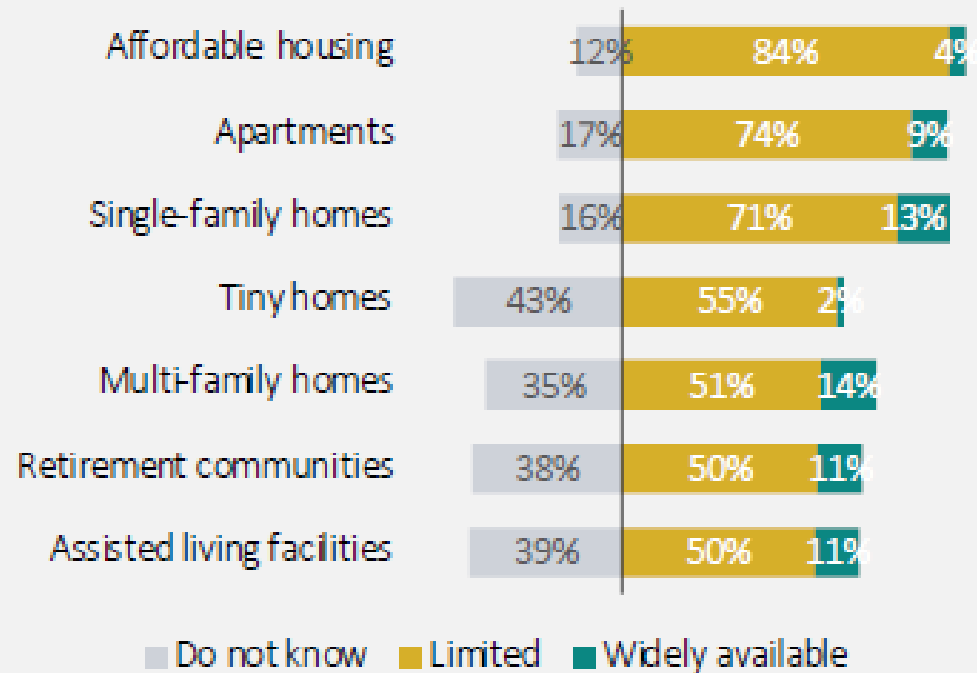
Neutral or dissatisfied
with housing

73%

See Cost of Utilities as a challenge
(Most pressing challenge
identified)

Housing Perceptions

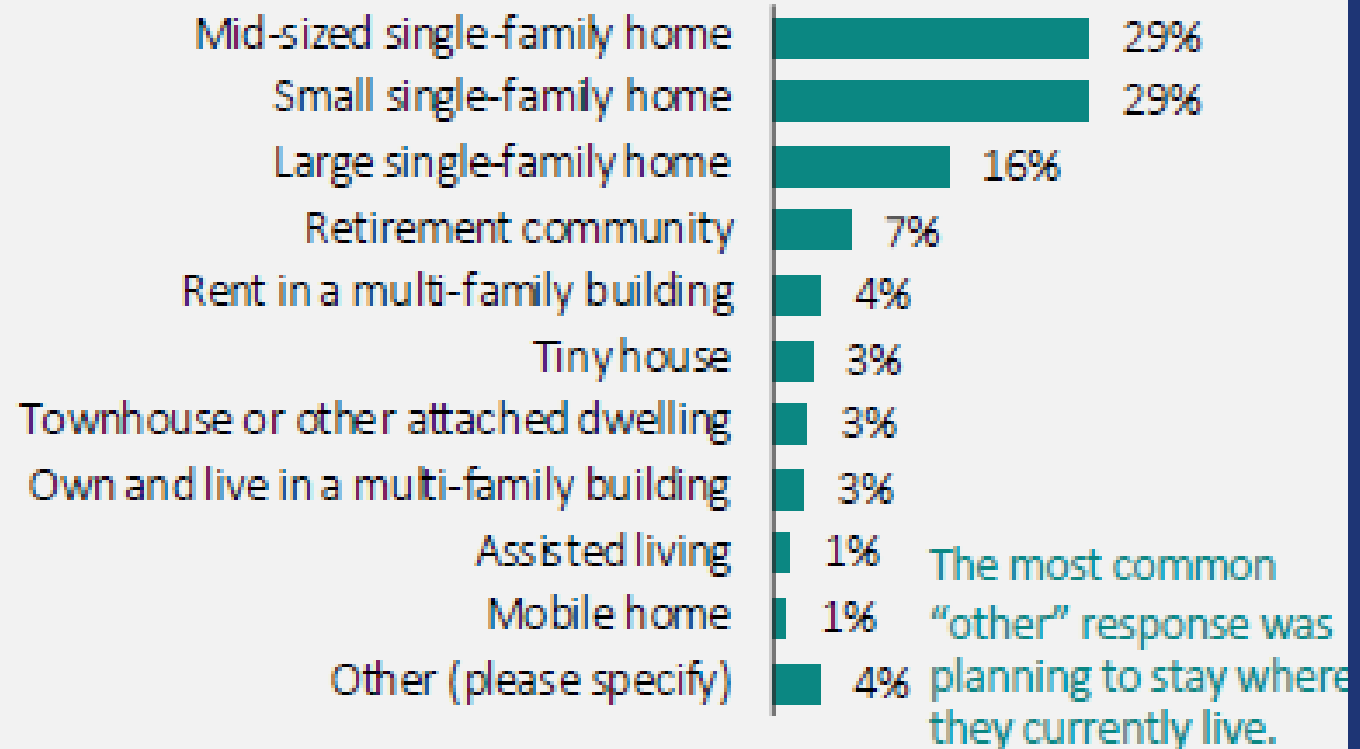
Availability of Housing Options



84%

Say Affordable Housing is Limited

Expectation of Preferred Housing Type (in 5 years)

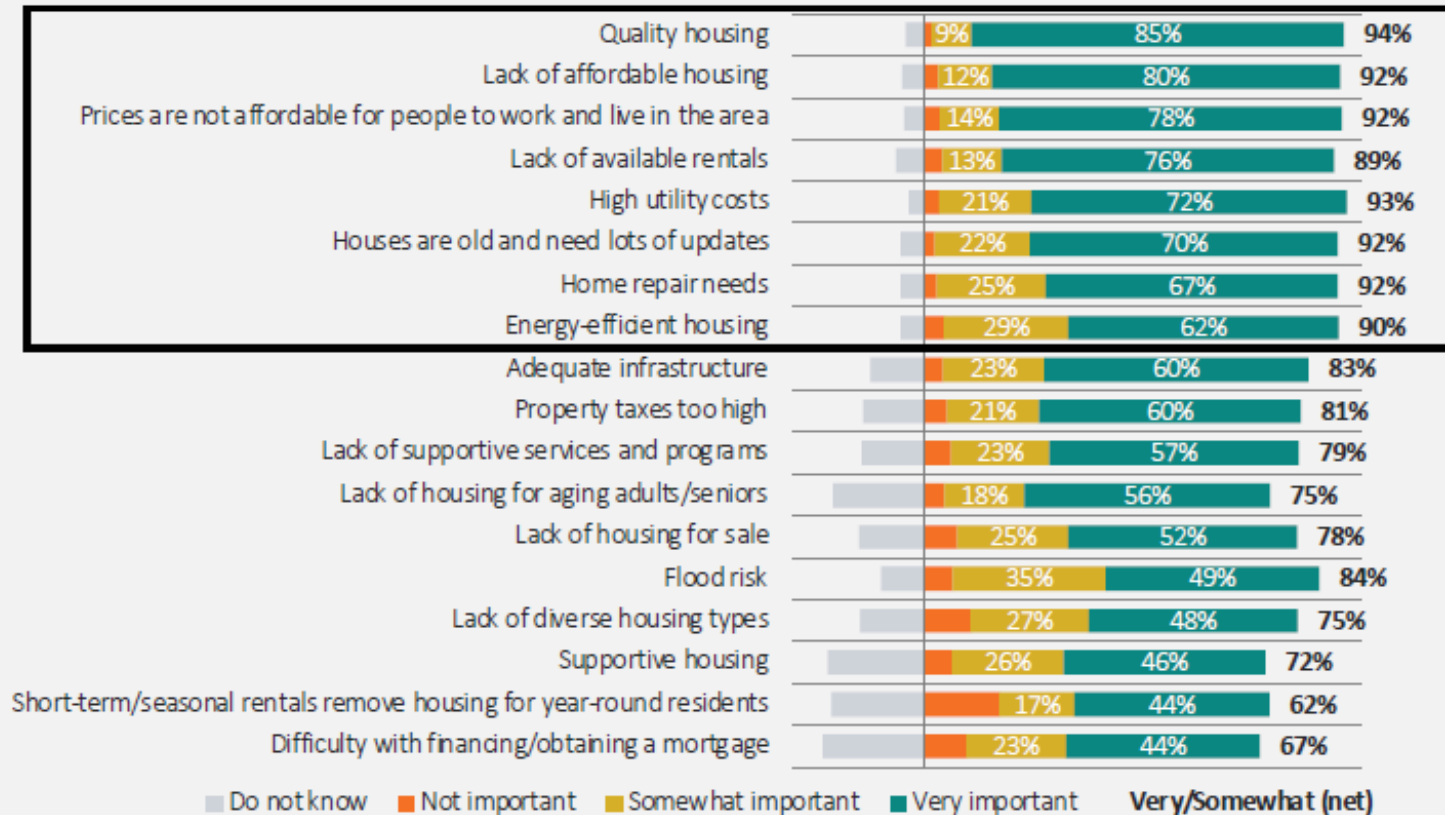


Single-Family Homes
Most Preferred Type in
Future

Housing Perceptions

Issue Importance (in Broome County)

Issues ranked in chart from high to low on % selecting "Very important"



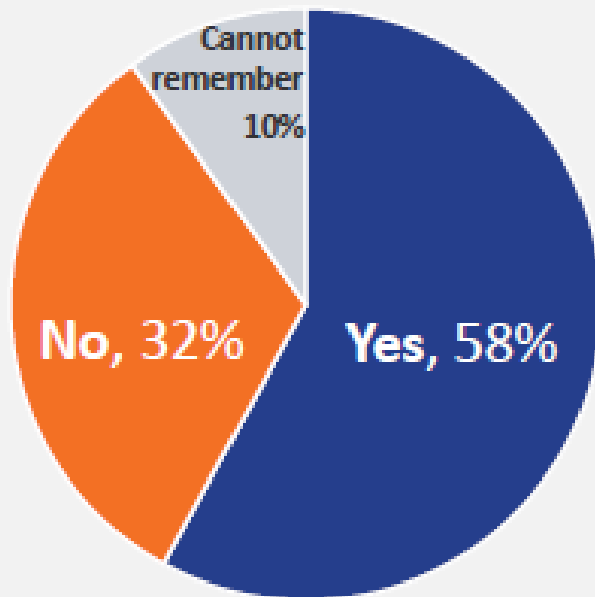
Most Important Issues:

- Quality Housing
- Lack of Affordable Housing
- Price not Affordable to Live/Work
- Lack of Available Rentals
- High Utility Costs
- Houses Old/Need Updates

Fair Treatment

31% of the sample have not looked for a place to rent in Broome County. The pie chart shows %'s among those who have looked for a place to rent (n=725)

Treated fairly when looking to rent in Broome County?

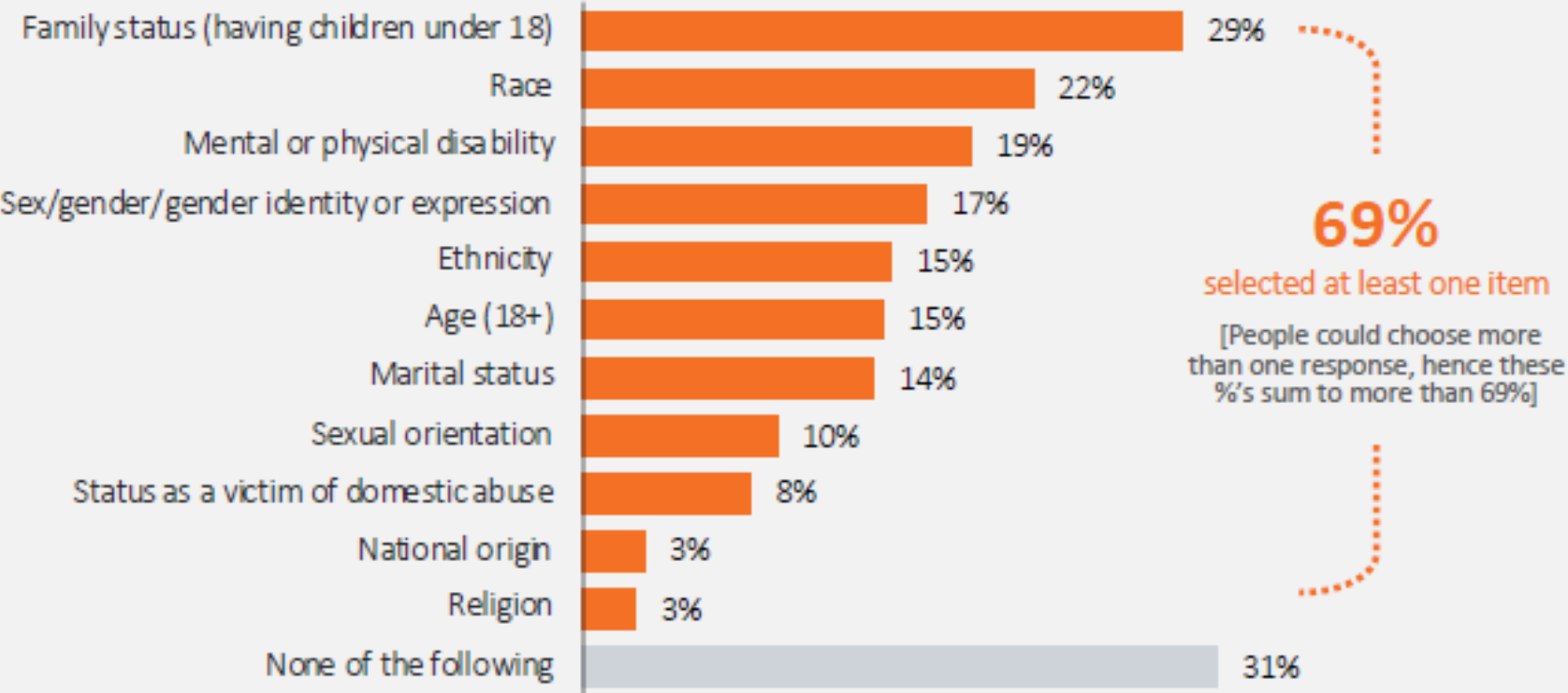


32%

Renters that felt they were NOT treated fairly during their housing search

Fair Treatment

Interferences with Housing Search



29%
That felt they
were treated
unfairly
believe it was
due to having
children

What does it all mean?

Quantified Housing Needs: Current Need

23,040

Cost Burdened
Households

3,634

Displaced
Workers

352

Living in
Substandard
Conditions

1,445

Underhoused
Young Adults

1,527

In Overcrowded
Conditions

721

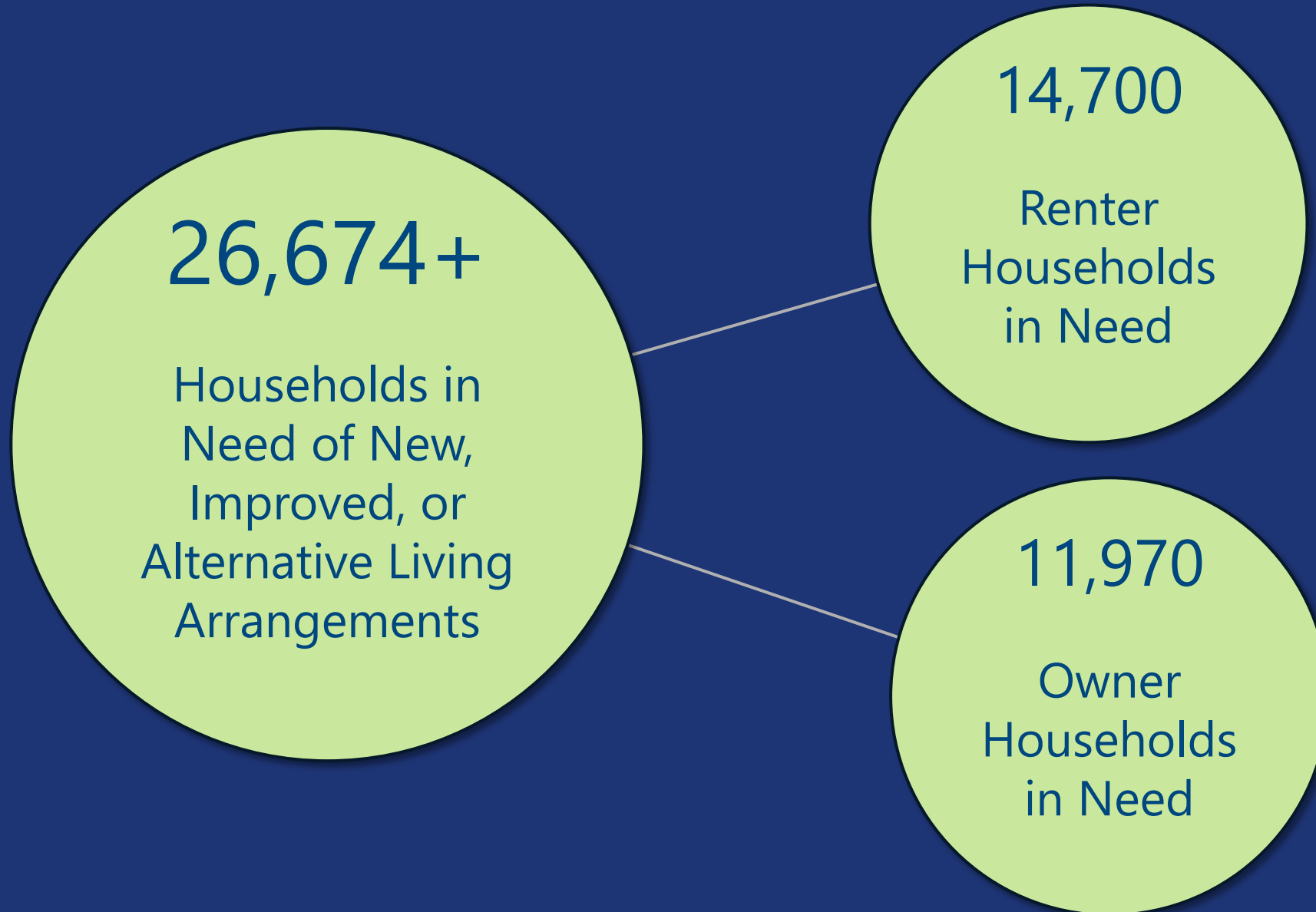
Living in Obsolete
Housing Conditions

3,090

Senior Housing
Alternatives

*Numbers not mutually exclusive

Quantified Housing Needs: Current Need



What do we need to build?



6,100+ Units
Next 10 Years

Across the Income/
price Spectrum

What housing issues need to be addressed?

Lack of Attainable Housing
that is Affordable to
Residents and Workers

Rehabilitating Old and
Dilapidated Properties

Balancing Student and
Permanent Resident Housing

Overcoming barriers to
building needed housing
types and price points

Meeting Growing Senior
Housing Needs

Improving the Resiliency of
Housing Stock

Equity and fair access to
housing

Creating greater diversity of
housing

Building capacity to
implement housing solutions

And more....

What can we do about it?

Goals

1. Enhance Capacity to Implement Housing Solutions

2. Improve the Quality and Use of the County's Housing Stock

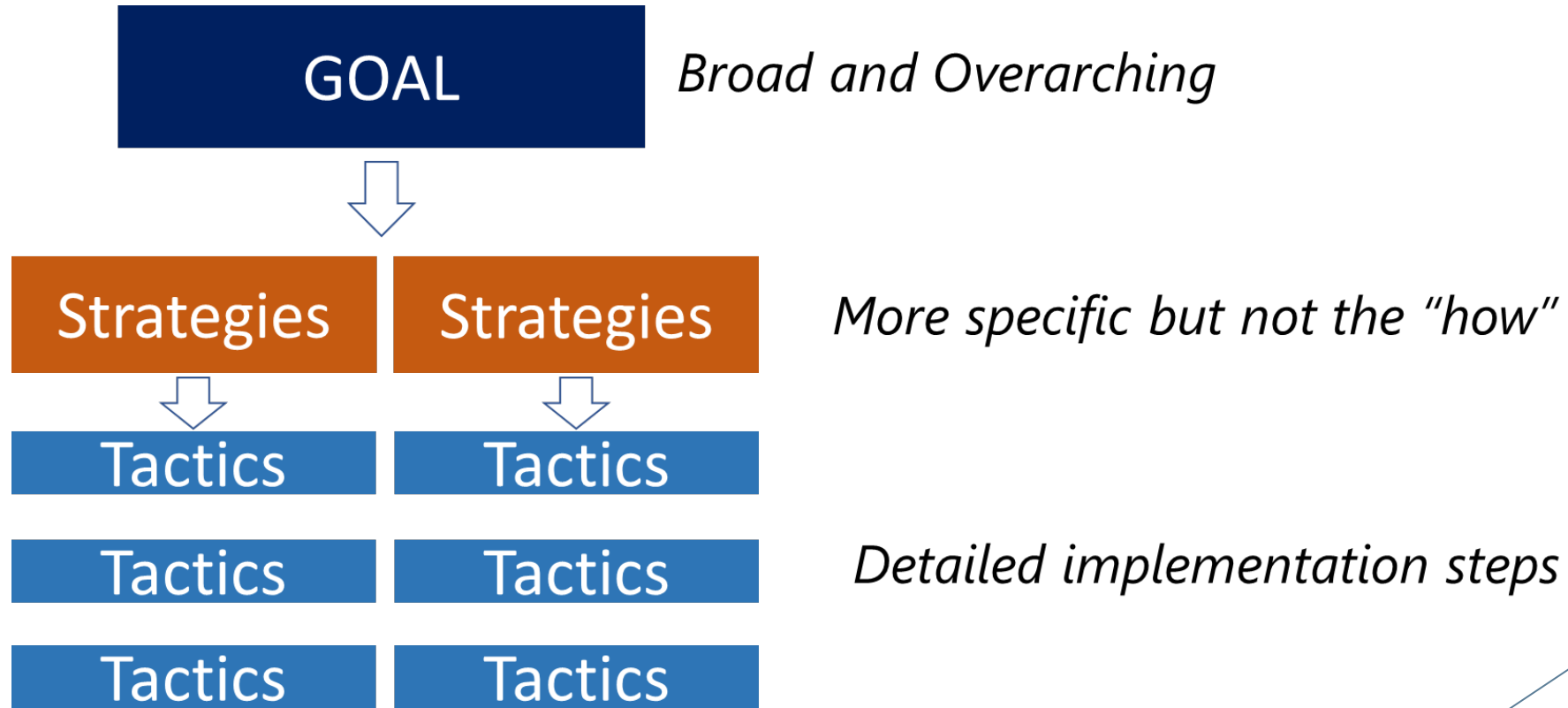
3. Build and Maintain Safe, Balanced, and Affordable Neighborhoods

4. Strengthen the Resiliency of the County's Housing Stock

5. Support & Implement New Housing Development Projects

6. Assist Households in Securing and Maintaining Affordable, Safe, and Quality Housing

Plan Framework



What happens next?

- **Help shape the plan tonight!**
- **Final Plan Completed by end of 2023**
- **Will inform County's Comprehensive Plan**



Thank you!