

Columbia County Housing Task Force Presentation November 2023

Rural Housing Coalition
of New York



Rural Preservation Companies

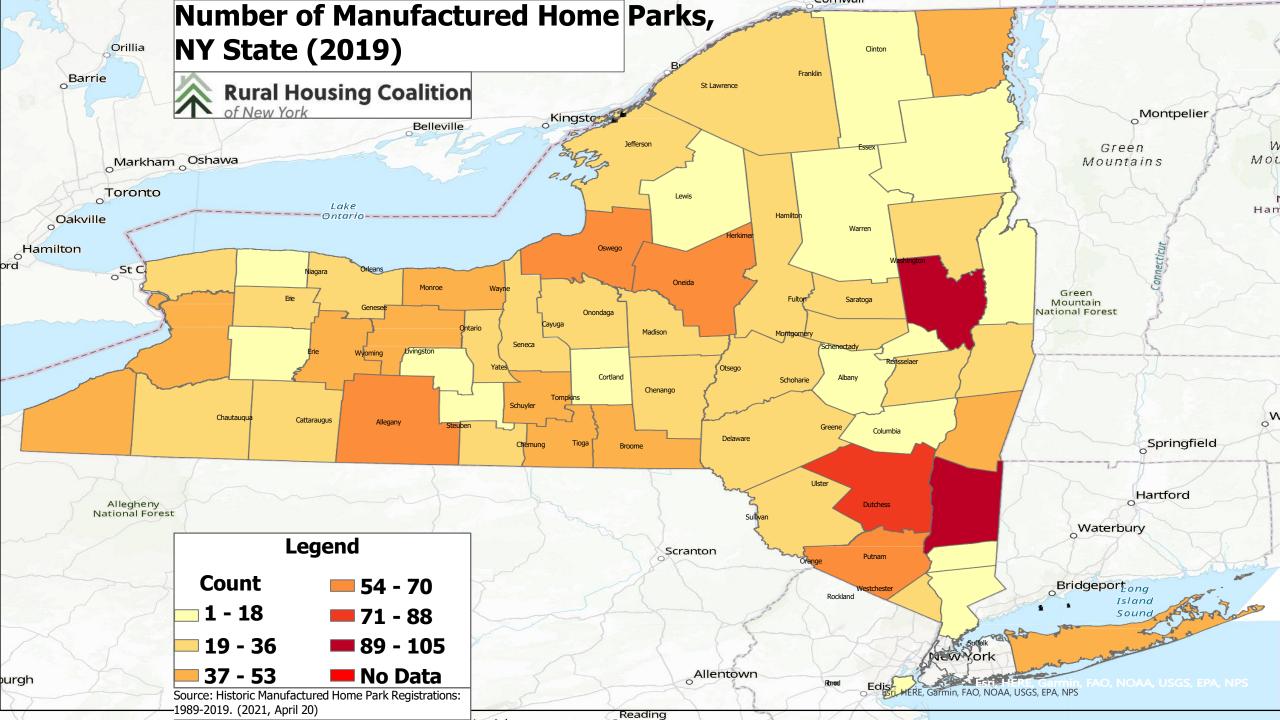
- Rural Preservation Companies (RPCs) are local non-profit organizations funded mainly by state and federal grants to provide housing services to rural communities. There are currently 58 RPCs in the state.
- RPCs typically provide the following:
 - Housing counseling services to first-time homebuyers and foreclosure prevention.
 - Repair, rehab and construction of affordable housing, both rental and owneroccupied.
 - Section 8 Voucher Administration.
 - Management of low-moderate income and senior housing rental properties.
 - Mobile home replacement and repair.
 - Accessibility modifications for the disabled and seniors.
 - Main street and downtown redevelopment.
 - Weatherization.

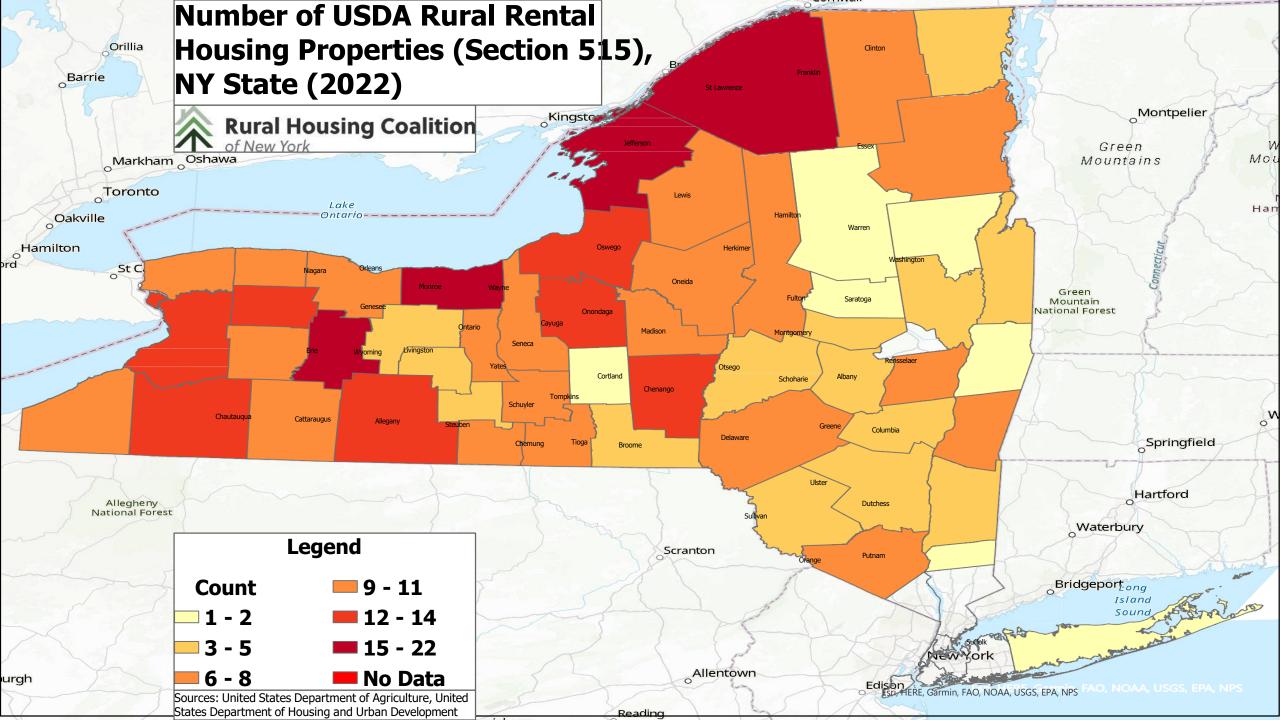
Composition of Rural Housing

- HCR definition of rural is communities of 25,000 or less
- There are 34 counties with 100% of the population considered rural
- There are 46 counties with majority of population considered rural
- 72% of rural housing is owner occupied.
- 57% of rural housing was built before 1970 and 35% built before 1940.
- There are 405 USDA 515 funded rental properties in the state.
- There are 1,800 mobile home parks in the state.

Challenges for Rural Housing

- Lack of capacity of many rural local governments and non-profits.
- Outdated or non-existent zoning regulations/comprehensive plans.
- Lack of infrastructure (water, sewer, broadband).
- Older housing stock in disrepair or vacant.
- Existing affordable housing in danger (USDA 515 properties and mobile home parks).
- Few state programs targeted to rural communities.





2024 Budget Requests

- Maintain Funding Levels for Rural Preservation Program at \$7,557,000
- Increase Funding for Small Rental Development Initiative (SRDI) from \$7 to \$14 million
- Change allowable uses of Manufactured and Mobile Home Replacement Program (MMHR) to include repair of mobile homes and increase funding to \$10 million.
- Change allowable uses of Manufactured Home Advantage Program (MHAP) to include replacement of mobile homes and increase funding to \$10 million.
- Establish funding program to acquire and preserve USDA 515 rental properties.
- Re-establish Office of Rural Affairs in the Executive Chamber.
- Create Infrastructure Fund for Housing Developments

