

# Housing, Health & Safety

## **6. HOUSING, HEALTH and SAFETY**

### Housing

Allegany County in conjunction with ACCORD Corporation completed an update of the Consolidated HUD Plan for the county in 2007. This updated inventory is the most current snapshot of the housing issues and priorities, goals and objectives, identified by the community at large and adopted by the County. The HUD Plan is included as an appendix to this Comprehensive Plan and bears review for a complete picture of housing issues as they relate to our communities. Excerpted data, issues, and objectives are summarized herein.

### Housing Inventory and Analysis

The Housing data shows significant differences between Allegany County and New York State as a whole. For example, 73.86% of housing units are owner-occupied compared to 52.99% statewide. Median gross rent is \$423 compared to \$672 statewide and local mortgages average \$734 compared to \$1,357. Housing unit values are also considerably lower than is the case in the state as a whole, with the median being \$51,300 compared to \$147,600. Although these data taken from the 2000 census appear to show that housing stock is more affordable in Allegany County, than is generally the case in New York State counties, the comparatively lower rents are often offset by lower wages. County housing stock includes 37.7% of the units that were built prior to 1940 compared to 31.23% statewide. As of the 2000 census, 9,244 housing units were 60 or more years old and of all 24,505 units, 19.9%

are listed as seasonal, recreational, or occasional use. Urban constitutes 14.6% and 85.4% are rural. There is an estimated gain of 351 units from 2000 to 2006. Two-hundred and seventy (270) housing units are assisted by HUD and other public programs. Between 1970 and 2000, the number of manufactured homes went from 849 to 4,548, which represents 39% of the total growth in housing.

### Housing Programs

Allegany County has a number of agencies working in the County on Housing issues. These include the ACCORD Corporation located in Belmont and serving the entire County, Andover Historic Preservation, Cuba Community Development Corp. and Alfred Housing Corp. All of these not-for-profits are very effective in bringing monies for housing into the County as a whole.

### Vision Statement

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

### Countywide Issues

- A good first impression attracts tourists and provides our residents and businesses with quality surroundings.
- There is a need for additional local regulations to guide Development. Public policies should be designed to influence availability and affordability.

- Hazards will always require vigilance, such as lead based paint, antiquated electrical wiring, unsafe heating, failing septic systems and purity of wells.
- There is a need to increase housing opportunities via affordable rehab programs, access to new homes, development of specialized elderly options, availability of quality rental units and ensure appropriate housing for those with special needs.

### ***Housing Inventory and Analysis***

#### 2000 CENSUS DATA      HOUSING DATA

<i>HOUSING UNITS</i>	<i>Allegany County #</i>	<i>Allegany Co Pct</i>	<i>NY #</i>	<i>US #</i>
Total housing units	24,505			
<b>RENTER-OCCUPIED HOUSING UNITS</b>				
Renter-occupied housing units	4,707	19.2	43.2	30.8
Average number of household members	2.24		2.36	2.36
Average number of rooms	4.88		3.73	4.04
Average number of vehicles	1.16		0.66	1.19
Median year structure was built	1947		1952	1969
Median year householder moved in	1998		1996	1998
Median rent (\$)	330		605	519
Median rent asked for vacant units (\$)	334		517	469
Rent includes utilities	1,035	22	23.6	16.5
Rent as a pct of household revenue	28		27	26

<i>OWNER-OCCUPIED HOUSING UNITS</i>	<i>Allegany County Pct</i>	<i>Allegany County Pct</i>	<i>NY #</i>	<i>US #</i>
Owner-occupied housing units	13,302	54.3	48.7	60.2
Average number of household members	2.64		2.83	2.71
Average number of rooms	6.66		6.47	6.3
Average number of vehicles	1.68		2.03	1.64
Median year structure was built	1949		1956	1971
Median year householder moved in	1987		1987	1991
Median value (\$)	51,300		147,600	111,800
With mortgage or contract to purchase	4,799	36.1	48.8	55.4
With second mortgage, equity loan	887	6.7	10.5	12.7
Median price asked for vacant housing (\$)	37,500		94,700	89,600
Monthly cost, with mortgage (\$)	734		1,357	1,088
Monthly cost, without mortgage (\$)	306		457	295

[Sources: U.S. Census Bureau, 2000 Census: ePodunk](#)

**Goal:**

Our Goal is to improve the housing of Allegany County for all economic levels, to make the county more attractive to developers and increase the renovations of existing commercial and residential properties. This would build a sense of pride in being an Allegany County resident. Pursuing this goal will have a substantial beneficial effect on all aspects of economic development.

**Objectives**

- Assist in providing adequate housing for all residents.
- Eliminate homelessness.
- Encourage upgrade of region's housing stock.
- Demolish abandoned and uninhabitable housing.
- Encourage investment in existing owner occupied housing.
- Encourage the construction of new single-family and multiple-family residences built annually.
- Promote the construction of a full spectrum of housing options, which address the preferences of our current and future residents. These options should include condominiums, town houses, "green" housing, single-family cluster developments, and apartment complexes in addition to traditional single-family homes.
- Encourage communities to plan areas for future residential building sites.

**Strategies**

- Provide incentives to property owners for making on-going improvements.
- Development of programs that provide incentives for the development of the entire spectrum of housing needs.
- Increase housing access for low-income individuals and families.
- Implementation of the results of the Regional Housing Assessment and Development Strategy (RHADS)
- Develop programs targeting the demolition of abandoned or uninhabitable units.
- Provide subsidized rental housing, proprietary homes, and congregate housing for the dependent population that either is accessible through public transportation or is located within walking distance of necessary public services.
- Work with housing programs within the County to encourage property maintenance and improvements.
- Encourage programs for property rehabilitation and site rehabilitation.
- Review and prioritize the needs for Senior Citizen Housing within Allegany County.
- Provide incentives to property owners for making on-going improvements.
- Canvas our county employers to determine the number and types of housing needed by their current and future employees.

Excellent access to health care: Two hospitals and care for newborns to the Elderly. - Comment from Public Forums

## HEALTH

**Vision:** *The continued sustained health and well-being of our citizens is critical for our future. Our collective objective is to enhance the level of healthcare services and the facilities in which they are located.*

**Mission:** *To have the best rural health care system in New York State.*

**Goal:** To expand and enhance existing services and increase the level of care available within Allegany County.

### **Strategies:**

- Review and improve the level of Services for EMS and Fire response capacity and initiate programs for recruitment of qualified personnel.
- Review the level of health care services, physician, technical, nurse and staff shortages.
- Improve health care within the county by increasing the recruiting efforts for health care professionals.
- Promote efforts for our Doctors, Nurse Practitioners, Nurses, and staff ensuring competitive salaries and benefits.
- Prepare a study to review the impact of health care issues on businesses and workforce retention.

- Provide facilities that are modern and make services more accessible to the public.
- Increase accessibility for the elderly and disabled to improve the likelihood that they can remain in a home setting as long as possible.
- Plan and construct additional independent assisted living facilities.

Allegany County is a safe, healthy environment to raise families.- Comment from Public Forums

## PUBLIC SAFETY INFORMATION

### **Goal:**

To enhance services and increase the level of public safety available within Allegany County.

### **Objectives:**

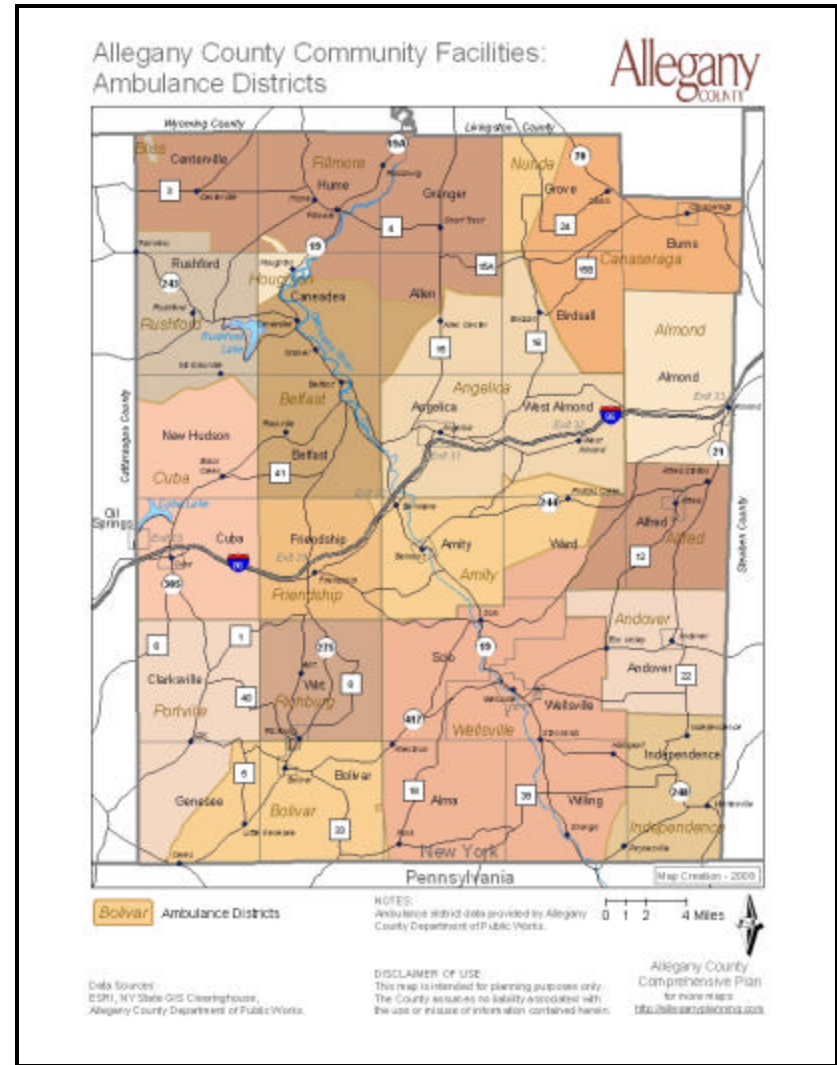
- Recruit and train volunteers for EMS and Fire services
- Obtain NYS and Federal Accreditation for both jail and dispatch center.
- Encourage and enhance existing crime prevention programs.
- Continue to upgrade emergency communication system throughout County



**Houghton Fire Department**



**Dry Hydrants help fight fires in rural settings**



**Ambulance Districts**



**Strategies:**

- Develop a full-scale review/study of the level of services for EMS and Fire response capacity.
- Upgrade the operation of jail and dispatch center to reach NYS and Federal accreditation levels. Implement the findings of the study.
- Continue to fund and support new and existing crime prevention initiatives such as domestic violence, Stop DWI, Youth Court, etc.
- Encourage cooperation between Federal, State, County and municipal law enforcement agencies.
- Study and report to the Board of Legislators the feasibility and physical impact of cross-training Deputy Sheriffs to serve as EMT's.
- Provide the EMS with a centrally located training facility.
- Research and make efforts to secure grants to upgrade communication system.
- Study long range needs for public safety staffing, equipment, and training.

Crime	Number (Estimate)
Total	977
Murder	3
Rape	9
Robbery	1
Aggravated Assault	138
Burglary	264
Larceny - theft	537
Motor vehicle thefts	16
Coverage indicator	98%

Data provided by the Federal Bureau of Investigation to the National Archive of Criminal Justice Data, University of Michigan  
Population statistics are based on data provided by the FBI and may differ from similar statistics reported by the Census Bureau. Population statistics generated by the FBI are used to calculate crime rates and to estimate the proportion of the population covered by the UCR program.



Angelica Ambulance

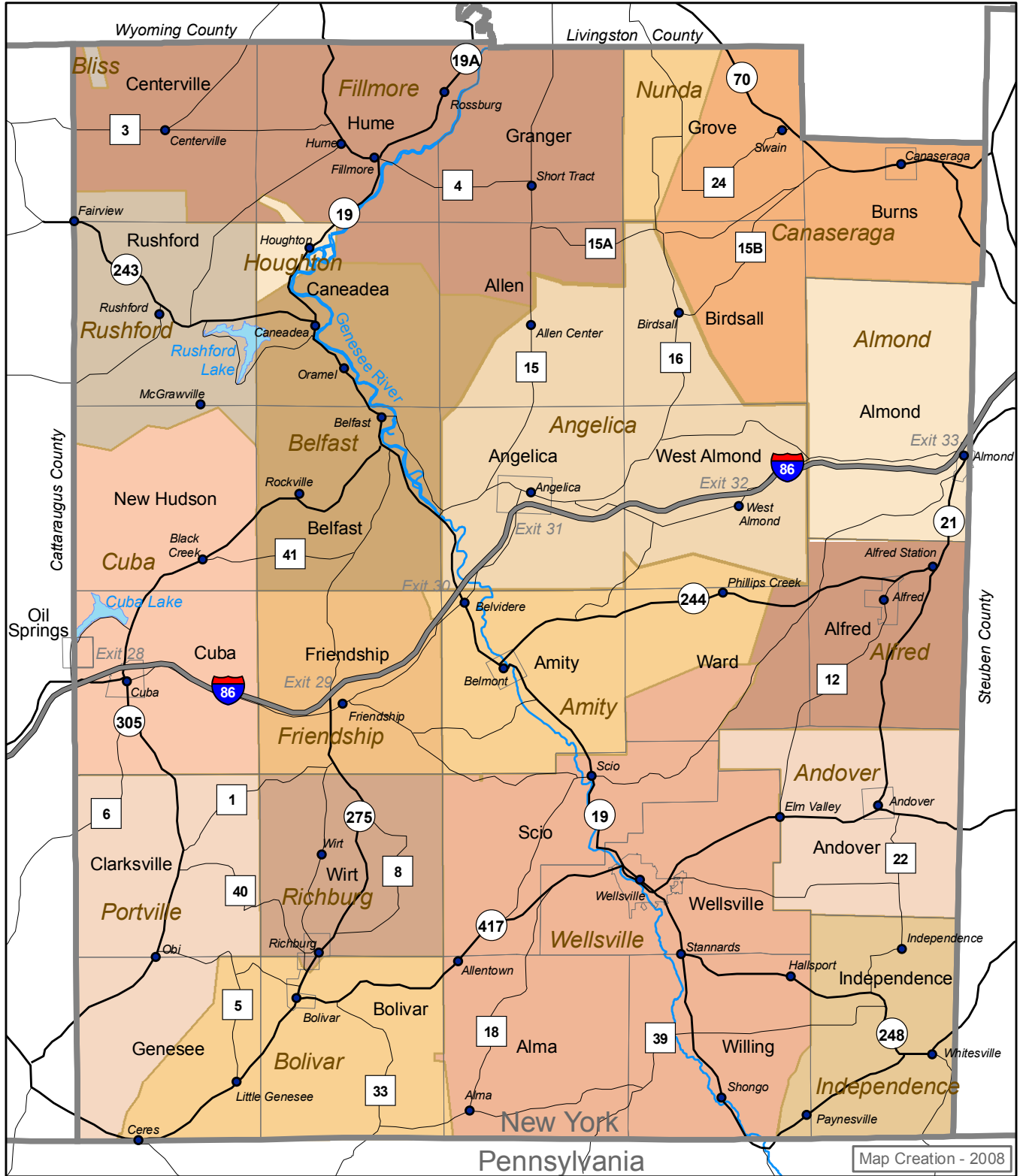
Crime	Number (Estimate)
Total	2,284
Murder	2
Rape	6
Robbery	1
Aggravated Assault	100
Burglary	83
Larceny - theft	151
Motor vehicle thefts	9
Arson	4
Other assaults	217
Forgery and counterfeiting	11
Fraud	116
Embezzlement	3
Have stolen property	22
Vandalism	95
Weapons violations	12
Prostitution and commercial vice	2
Sex offenses	64
Total drug violations	148
Gambling	1
Offenses against family and child	68
Driving under influence	286
Liquor law violations	31
Drunkenness	0
Disorderly conduct	152
Vagrancy	1

All other offenses except traffic	685
Population	49,927
Coverage indicator	90%

Data provided by the Federal Bureau of Investigation to the National Archive of Criminal Justice Data, University of Michigan. Population statistics are based on data provided by the FBI and may differ from similar statistics reported by the Census Bureau. Population statistics generated by the FBI are used to calculate crime rates and to estimate the proportion of the population covered by the UCR program.

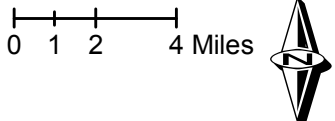


# Allegany County Community Facilities: Ambulance Districts



**Bolivar** Ambulance Districts

NOTES:  
Ambulance district data provided by Allegany County Department of Public Works.

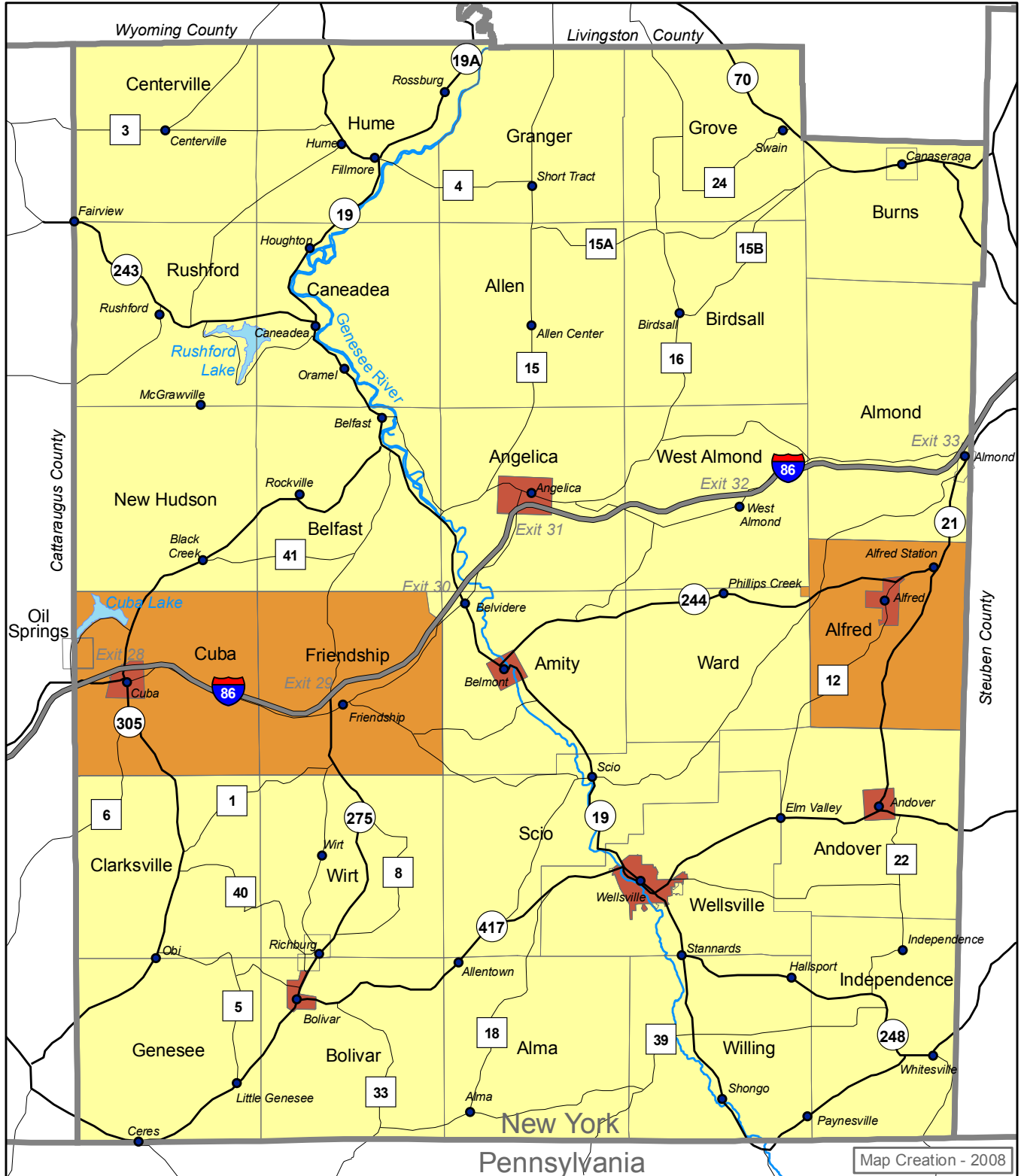


Data Sources:  
ESRI, NY State GIS Clearinghouse,  
Allegany County Department of Public Works.

DISCLAIMER OF USE:  
This map is intended for planning purposes only.  
The County assumes no liability associated with  
the use or misuse of information contained herein.

Allegany County  
Comprehensive Plan  
for more maps:  
<http://alleganyplanning.com>

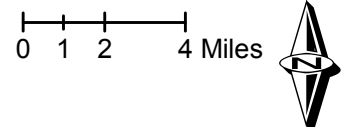
# Allegany County Community Facilities: Police Coverage



- Village with Local Police Coverage
- Town with Local Police Coverage
- State Police Coverage

Data Sources:  
ESRI, NY State GIS Clearinghouse,  
Allegany County Department of Public Works.

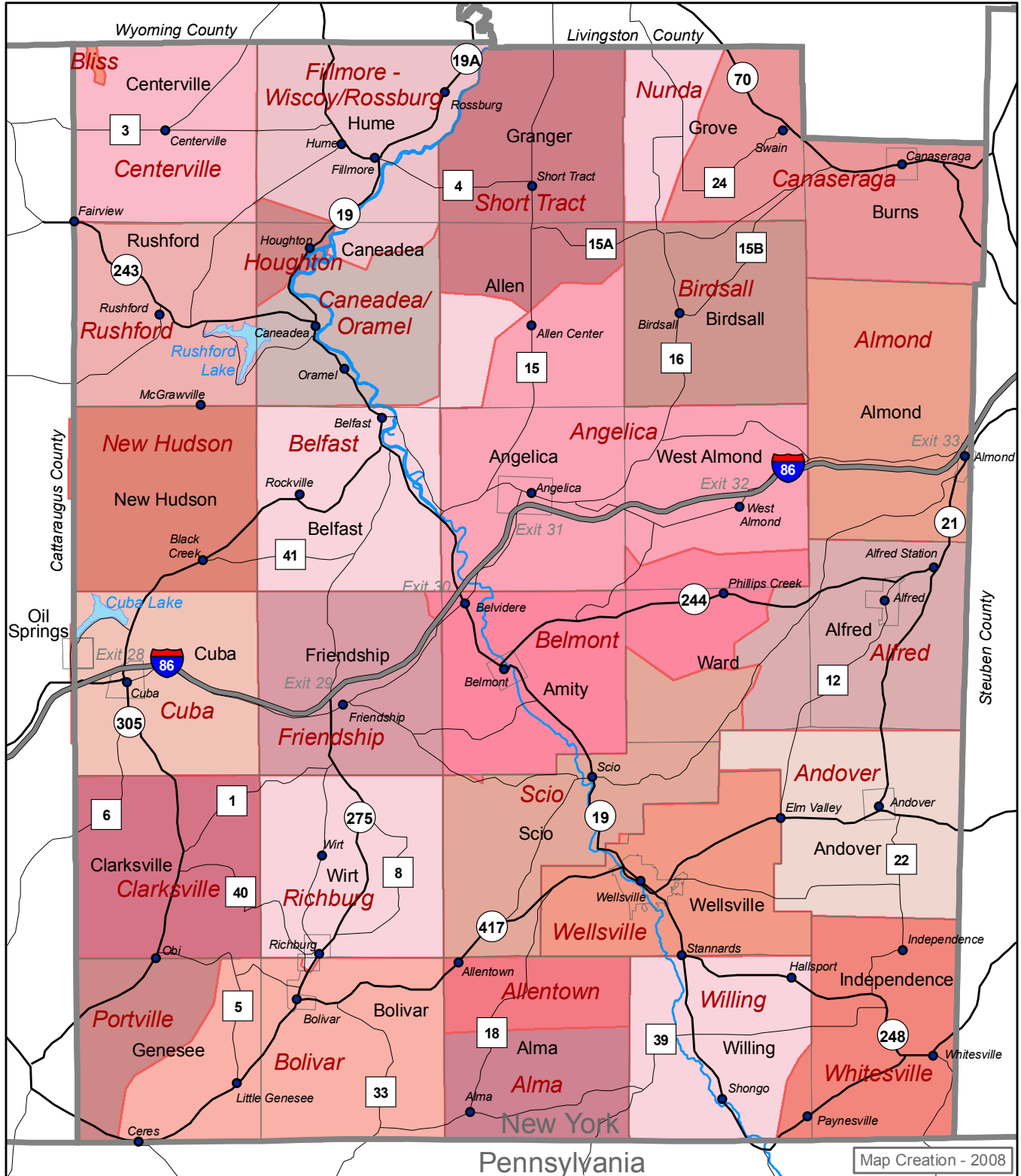
NOTES:  
Police coverage data provided by Allegany  
County Department of Public Works.



DISCLAIMER OF USE:  
This map is intended for planning purposes only.  
The County assumes no liability associated with  
the use or misuse of information contained herein.

Allegany County  
Comprehensive Plan  
for more maps:  
<http://alleganyplanning.com>

# Allegany County Community Facilities: Fire Districts



Data Sources:  
ESRI, NY State GIS Clearinghouse,  
Allegany County Department of Public Works.

DISCLAIMER OF USE:  
This map is intended for planning purposes only.  
The County assumes no liability associated with  
the use or misuse of information contained herein.

Allegany County  
Comprehensive Plan  
for more maps:  
<http://alleganyplanning.com>