

Evaluating HOME Rochester

The Rochester Housing Development Fund Corporation and its partners have developed two reports to help quantify and evaluate the impact of HOME Rochester. The HOME Rochester program acquires and rehabilitates vacant single-family homes in the City of Rochester for sale to low- and moderate-income first time buyers. The program is administered by the Greater Rochester Housing Partnership, and implemented in partnership with the City of Rochester, Enterprise Community Partners, local non-profits and lenders.

Since 2002, HOME Rochester has sold over 575 homes and completed the rehabilitation of at least a dozen more homes. The attached reports measure the impact of HOME Rochester on neighborhoods and on the City of Rochester. These reports do not measure the impact of home ownership on the economics or stability of individual families.

Impact Highlights

HOME Rochester has a large positive impact on the value of neighboring properties. A home within 100 feet of a vacant property in Rochester sells for \$9,945 less than it would otherwise. A home within 100 feet of a HOME Rochester home sells for \$5,707 more than it would otherwise. Cumulatively, turning a vacant home into a HOME Rochester home boosts the value of properties within 100 feet of that HOME Rochester property by \$15,672.

The average sale price for HOME Rochester in 2002 was \$56,654. In 2010, the average sale price was \$64,917, a 14% increase in value.

HOME Rochester properties sold in 2010 increased in assessed value by an average of 20% or \$11,207 between 2008 and 2011.

Over \$72,750,000 in construction financing has been committed to HOME Rochester. 84% of that funding has been private or bank financing leveraged by approximately \$12,000,000 of City funds. All of the construction financing has been repaid or is scheduled for repayment according to loan terms.

Bank mortgages of at least \$33,600,000 have been invested in HOME Rochester houses in neighborhoods throughout Rochester. These private dollars have leveraged subsidy from the City of Rochester, New York State and buyer equity.

Construction companies were paid over \$3,780,000 for work completed on the houses that sold in 2010. Total HOME Rochester construction payments exceed \$33,500,000. HOME Rochester contractors are all located in Monroe County and many have their businesses in Rochester.

HOME Rochester has an annual operational cost of approximately \$821,063. Approximately a third of that amount is paid by the City of Rochester. In 2010, the operational costs averaged approximately \$15,205 per property sold. These numbers represent both fixed operating costs and variable costs based on the number of properties sold per year.