



**LIVINGSTON COUNTY LAND BANK**

**DERELICT  
PROPERTIES  
STRATEGY**

**December 2023**

# DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY

DECEMBER 2023

## LIVINGSTON COUNTY LAND BANK BOARD & STAFF

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Funding for the project was provided by a grant from the New York State Department of Housing and Community Renewal



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# **DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK**

## **Project Overview**

## PROJECT OVERVIEW

The Livingston County Land Bank Corporation was awarded a grant from the New York State Division of Homes and Community Renewal Land Bank Initiative to develop a strategy for derelict properties in the County. The purpose of the strategy is to identify potential derelict properties throughout the County that could be candidates for rehabilitation, demolition, or other revitalization efforts by the Land Bank.

The mission of the Livingston County Land Bank Corporation is to support community development and the local economy by facilitating the return of vacant, abandoned, underutilized, and tax-delinquent properties to productive use. New York State Land Bank can conduct property transactions (buy/sell/accept property), improve, or demolish structures, and apply for funding to advance revitalization.

### IDENTIFICATION AND SELECTION OF PRIORITY DERELICT PROPERTIES

The Land Bank Corporation engaged LaBella Associates to assist with the project. Working with the Land Bank, LaBella Associates' approach to identify and rank potential priority properties for rehabilitation or demolition included:

- **Identification of Potential Properties:** Information on potential derelict properties was obtained using State and County databases of abandoned, foreclosed, brownfield and bank-owned properties, as well as properties that have records of no water consumption. Municipal code officers were also contacted and offered the opportunity to provide information on properties they defined as derelict and blighting on the community. These steps generated an initial list of candidate properties that were also mapped to identify where there were clusters of derelict properties.
- **Engagement of Stakeholders:** In addition to engaging Land Bank Board members and County staff, municipal elected officials were also contacted for input on potential derelict properties.
- **Establishment of Priority Property Criteria:** The Board established a set of criteria to cull the initial list of candidate properties and develop a list of priority properties for rehabilitation or demolition. The primary objective was to identify properties that met the mission of the Land Bank to return properties to productive use.

Initially properties were selected based on several geographic focus areas including properties located in:

- One of the County's nine Villages

## **DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK**

- Downtowns and residential neighborhoods
- Disadvantaged areas including those in New York State Environmental Justice Areas (EJA), Disadvantaged Communities (DAC), and low-to-moderate income areas

Once the list was reduced based on geography, the Land Bank focused on properties that 1) could be acquired easily such as County foreclosure properties or properties with reasonable acquisition costs; 2) had a transformative impact on a residential neighborhood or downtown; and 3) could be rehabilitated at a reasonable cost, thereby ignoring dilapidated properties, and focusing on properties in poor to fair condition. Each property's exterior housing condition was assessed based on a set of criteria including the condition of roofing, foundations, windows, steps, and siding.

In addition, the Land Bank wanted to avoid properties in good condition that the private sector could acquire and rehabilitate. Avoiding properties in good condition would also reserve Land Bank resources for properties with a greater need.

The process resulted in the identification of 59 derelict properties. Of those identified, 23 were rated in poor to fair condition (see Appendix A for the list of properties) and categorized as priority properties for potential Land Bank involvement. The next section will provide information on each of the 23 priority properties.

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# **DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK**

**Priority Properties**

## DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK

### PRIORITY PROPERTIES

Twenty-three (23) properties were identified as priority properties based on the ranking and selection processed outlined in the last chapter. Table 1 provides basic information on each property including its location, use, assessment, condition, and information on designated economic zones. Detailed profiles of each property, including photos, are included on the following pages. Note the estimated sale price was also included on the profiles, if available, based on a Zillow home value estimator.

All the properties, except for one (786 N. Main St., Springwater) are in residential neighborhoods. The Village of Mount Morris had the greatest number of properties (9), followed by the Villages of Leicester and Nunda as well as the Town of Springwater’s hamlet area, all of which had three properties listed. The Villages of Caledonia, Lima, and Livonia did not have any properties on the list. Properties shaded in blue on Table 1 are potential County foreclosure properties and the remainder are abandoned properties owned by banks or other investors.

**Table 1. Priority Property list**

#	Parcel #	Use	Address	City	Condition	Assess	DAC	EJA	L/M Income Area
1	34.6-2-22.21	Two Family Residence	184 Rochester St	Avon	Fair	\$106,800	No	No	No
2	203.10-2-41	Single Family Residence	37 Jefferson St	Dansville	Fair	\$45,000	No	No	Yes -Town
3	203.11-1-47	Single Family Residence	14 Pine St	Dansville	Fair	\$61,000	No	No	Yes -Town
4	80.7-1-11	Frat/Sorority House	11 Orchard St	Geneseo	Fair	\$168,500	No	Yes	Yes - Vill, CT
5	87.16-2-17	Single Family Residence	36 South St.	Leicester	Poor	\$88,900	No	No	Yes - CT
6	88.13-1-15	Single Family Residence	233 Main St	Leicester	Fair	\$101,000	No	No	No
7	87.16-2-19.1	Single Family Residence	40 South St	Leicester	Fair	\$108,100	No	No	Y - CT
8	106.18-5-56.1	Single Family Residence	54 Eagle St	Mt. Morris	Poor	\$20,100	Yes	No	Yes - Town, Vill, CT
9	106.10-1-27	Single Family Residence	65 N Main St	Mt. Morris	Poor	\$32,900	Yes	Yes	Yes - Town, Vill, CT
10	106.18-5-47	Single Family Residence	51 Hopkins St	Mt. Morris	Poor	\$45,900	Yes	No	Yes - Town, Vill, CT
11	115.7-2-24	Single Family Residence	18 Spring St	Mt. Morris	Poor	\$48,700	Yes	No	Yes - Town, Vill, CT
12	115.8-1-20	Single Family Residence	46 Erie St	Mt. Morris	Fair	\$30,000	Yes	Yes	Yes - Town, Vill, CT
13	106.10-1-26	Two Family Residence	67 N Main St	Mt. Morris	Fair	\$65,400	Yes	Yes	Yes - Town, Vill, CT
14	106.19-4-5	Single Family Residence	5 Erie St	Mt. Morris	Fair	\$76,000	Yes	Yes	Yes - Town, Vill, CT
15	106.19-2-43	Apartment	23 Murray St	Mt. Morris	Fair	\$120,000	Yes	No	Yes - Town, Vill, CT
16	106.18.4-49	Single Family Residence	45 Hopkins St	Mt. Morris	Fair	\$59,700	Yes	No	Yes - Town, Vill, CT
17	184.9-4-68	Single Family Residence	60 Mill St	Nunda	Poor	\$44,000	No	Yes	Yes - Village
18	184.9-4-37	Single Family Residence	4 Center St	Nunda	Fair	\$51,700	No	Yes	Yes - Village
19	184.9-2-6	Single Family Residence	41 North Church St	Nunda	Fair	\$72,700	No	Yes	Yes - Village
20	196.20-1-6	Single Family Residence	949 Main St	Portage	Poor	\$94,400	No	No	Yes - CDP (Hamlet)
21	151.16-1-2	Single Family Residence	7838 N. Main St	Springwater	Fair	\$65,900	No	No	Yes - CDP (Hamlet)
22	151.16-1-14.1	Converted Residence	7876 N Main St	Springwater	Fair	\$66,900	No	No	Yes - CDP (Hamlet)
23	151.12-1-10	Single Family Residence	7697 N Main St	Springwater	Fair	\$112,500	No	No	Yes - CDP (Hamlet)

Source: Livingston County Real Property Services and bank financial data

  County pre-foreclosure property



**184 ROCHESTER STREET  
AVON**

<b>Parcel:</b>	34.6-2-22.21
<b>Use:</b>	Two Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$106,800
<b>Estimated Sale Price:</b>	\$139,200
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	No
<b>In County Pre- Foreclosure:</b>	No



**37 JEFFERSON STREET  
DANSVILLE**

<b>Parcel:</b>	203.10-2-41
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$45,000
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town
<b>In County Pre-Foreclosure:</b>	Yes



## 14 PINE STREET DANSVILLE

<b>Parcel:</b>	203.11-1-47
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$61,000
<b>Estimated Sale Price:</b>	\$97,800
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town
<b>In County Pre- Foreclosure:</b>	No



## 11 ORCHARD STREET GENESEO

<b>Parcel:</b>	80.7-1-11
<b>Use:</b>	Frat/Sorority House
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$168,500
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes – Village, Census Tract
<b>In County Pre- Foreclosure:</b>	Yes



## **36 SOUTH STREET LEICESTER**

<b>Parcel:</b>	87.16-2-17
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Poor
<b>Assessment:</b>	\$88,900
<b>Estimated Sale Price:</b>	\$121,700
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Census Tract
<b>In County Pre- Foreclosure:</b>	No



**233 MAIN STREET  
LEICESTER**

<b>Parcel:</b>	88.13-1-15
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$101,000
<b>Estimated Sale Price:</b>	\$108,100
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	No
<b>In County Pre- Foreclosure:</b>	Yes



## 40 SOUTH STREET LEICESTER

<b>Parcel:</b>	87.16-2-19.1
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$108,100
<b>Estimated Sale Price:</b>	\$142,000
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Census Tract
<b>In County Pre- Foreclosure:</b>	No



## 65 NORTH MAIN STREET MOUNT MORRIS

<b>Parcel:</b>	106.10-1-27
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Poor
<b>Assessment:</b>	\$32,900
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	Yes



## 51 HOPKINS STREET MOUNT MORRIS

<b>Parcel:</b>	106.18-5-47
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Poor
<b>Assessment:</b>	\$45,900
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	No



## **18 SPRING STREET MOUNT MORRIS**

<b>Parcel:</b>	115.7-2-24
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Poor
<b>Assessment:</b>	\$48,700
<b>Estimated Sale Price:</b>	\$123,400
<b>Currently for Sale:</b>	Auction
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	No



## 46 ERIE STREET MOUNT MORRIS

<b>Parcel:</b>	115.8-1-20
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$30,000
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	No



**67 NORTH MAIN STREET  
MOUNT MORRIS**

<b>Parcel:</b>	106.10-1-26
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$65,400
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	Yes



## 5 ERIE STREET MOUNT MORRIS

<b>Parcel:</b>	106.19-4-5
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$76,000
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	Yes



## 23 MURRAY STREET MOUNT MORRIS

<b>Parcel:</b>	106.19-2-43
<b>Use:</b>	Apartment
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$120,000
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	Yes



## 45 HOPKINS STREET MOUNT MORRIS

<b>Parcel:</b>	106.18.4-49
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$59,700
<b>Estimated Sale Price:</b>	\$42,665
<b>Currently for Sale:</b>	Bank Foreclosure Sale
<b>Within Disadvantaged Community (DAC):</b>	Yes
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Town, Village, Census Tract
<b>In County Pre- Foreclosure:</b>	No



## 60 MILL STREET NUNDA

<b>Parcel:</b>	184.9-4-68
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Poor
<b>Assessment:</b>	\$44,000
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes - Village
<b>In County Pre- Foreclosure:</b>	Yes



**4 CENTER STREET  
NUNDA**

<b>Parcel:</b>	184.9-4-37
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$51,700
<b>Estimated Sale Price:</b>	\$81,900
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes – Village
<b>In County Pre- Foreclosure:</b>	No



**41 NORTH CHURCH STREET  
NUNDA**

<b>Parcel:</b>	184.9-2-6
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$72,700
<b>Estimated Sale Price:</b>	\$86,200
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	Yes
<b>Within Low-to-Moderate Income Area:</b>	Yes – Village
<b>In County Pre- Foreclosure:</b>	No



## 949 MAIN STREET PORTAGE

<b>Parcel:</b>	196.20-1-6
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Poor
<b>Assessment:</b>	\$94,400
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Census Designated Place (Hamlet)
<b>In County Pre- Foreclosure:</b>	Yes



## 7838 NORTH MAIN STREET SPRINGWATER

<b>Parcel:</b>	151.16-1-2
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$65,900
<b>Estimated Sale Price:</b>	\$79,500
<b>Currently for Sale:</b>	Bank Foreclosure Sale
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Census Designated Place (Hamlet)
<b>In County Pre- Foreclosure:</b>	No



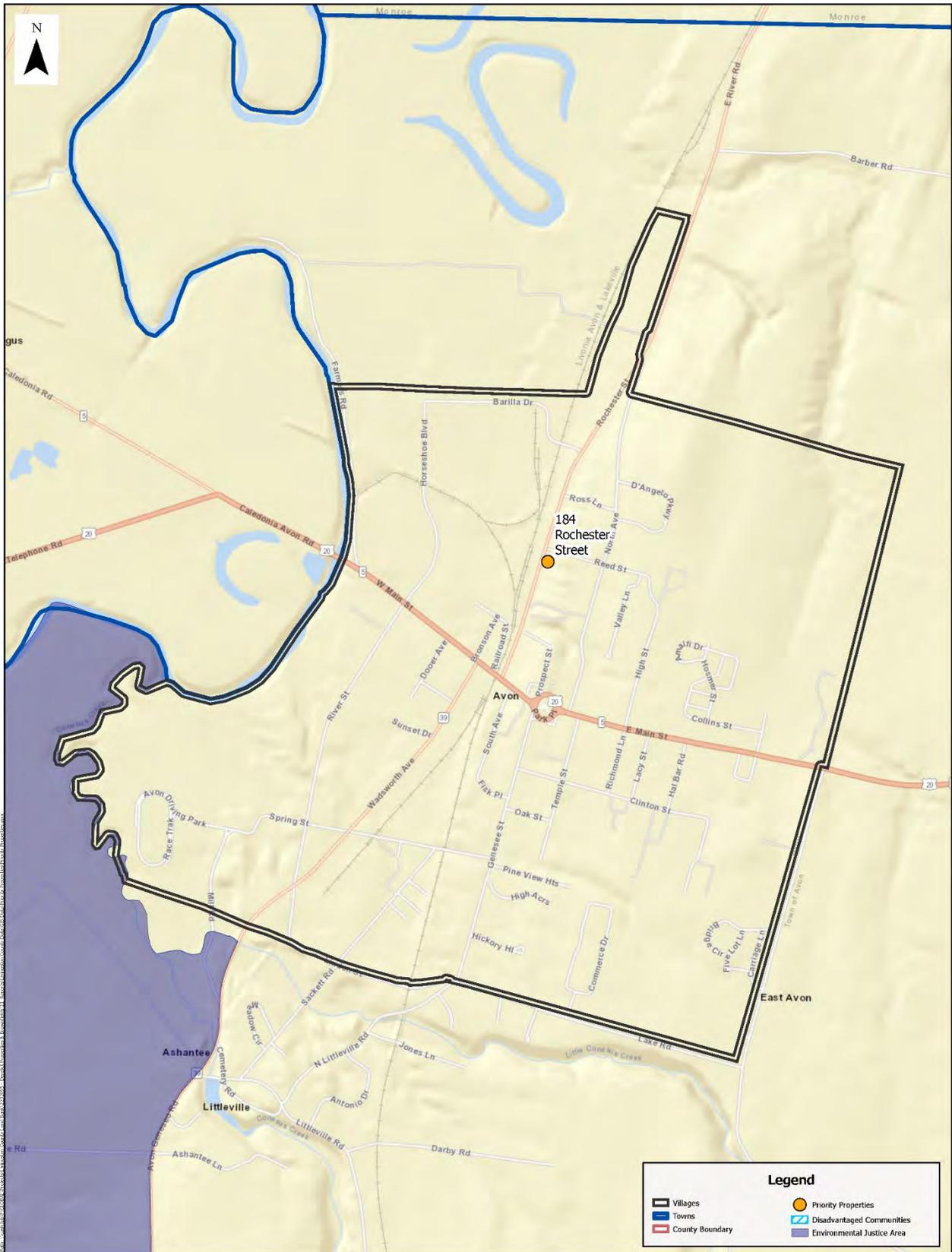
## 7876 NORTH MAIN STREET SPRINGWATER

<b>Parcel:</b>	151.16-1-14.12
<b>Use:</b>	Converted Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$66,900
<b>Estimated Sale Price:</b>	---
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Census Designated Place (Hamlet)
<b>In County Pre- Foreclosure:</b>	Yes



**7697 NORTH MAIN STREET  
SPRINGWATER**

<b>Parcel:</b>	151.12-1-10
<b>Use:</b>	Single Family Residence
<b>Condition:</b>	Fair
<b>Assessment:</b>	\$112,500
<b>Estimated Sale Price:</b>	\$114,200
<b>Currently for Sale:</b>	No
<b>Within Disadvantaged Community (DAC):</b>	No
<b>Within Environmental Justice Area (EJA):</b>	No
<b>Within Low-to-Moderate Income Area:</b>	Yes – Census Designated Place (Hamlet)
<b>In County Pre- Foreclosure:</b>	No



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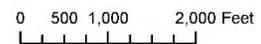


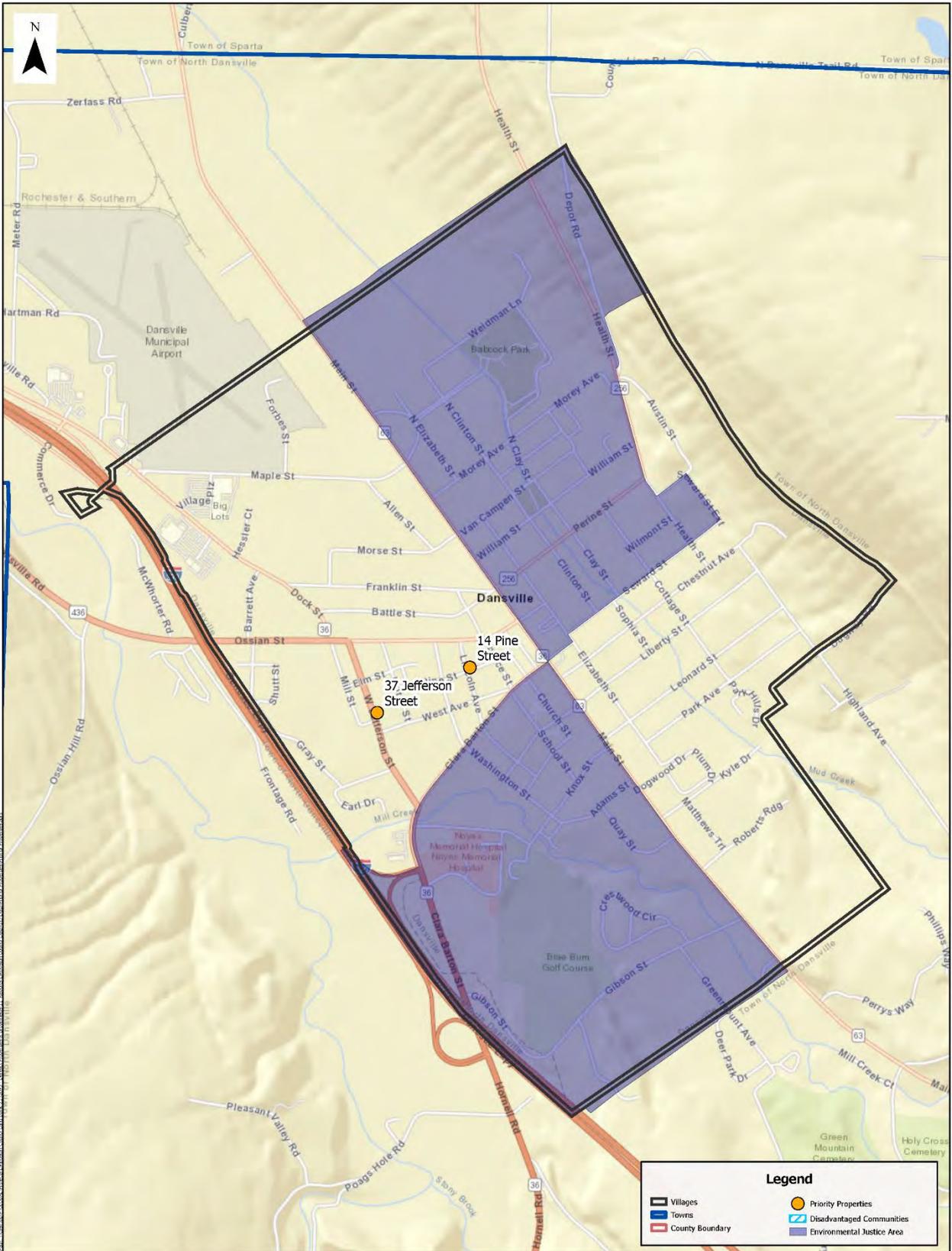
LaBella Project No: 2232095

# PRIORITY PROPERTIES AVON

## DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Environmental Justice Areas: NYDEF and OEJ
  3. Disadvantaged Communities: NYSERDA
  4. Priority Properties: Excess Data from NYS Dept. of Financial Services Foreclosure Database (8/29/2023) and Livingston County
  5. Basemap: ESRI





# LIVINGSTON COUNTY

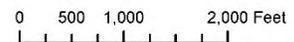
## DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY



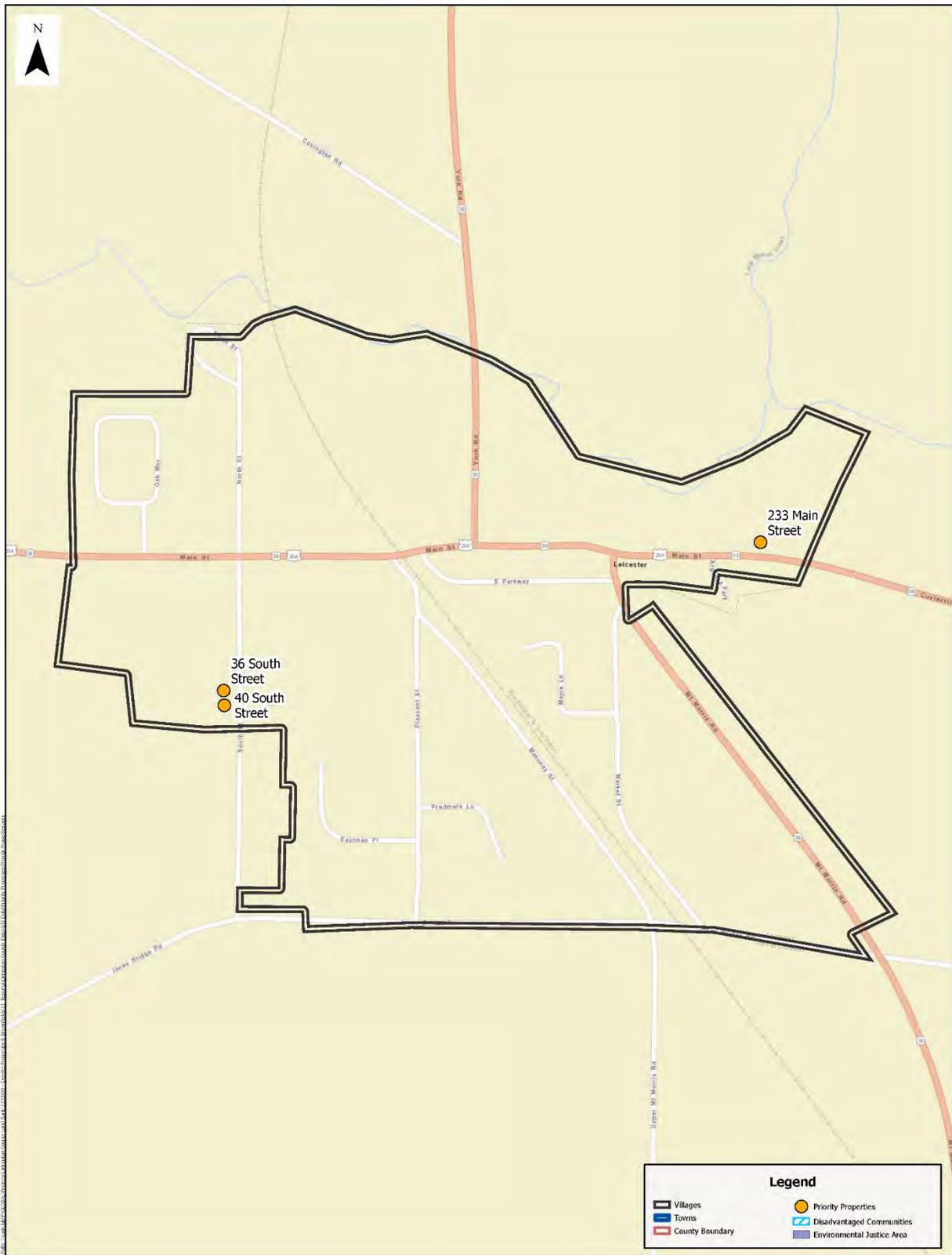
LaBella Project No: 2232095

# PRIORITY PROPERTIES DANSVILLE

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Environmental Justice Areas: NYDEF and OEJ
  3. Disadvantaged Communities: NYSEEDA
  4. Priority Properties: Excel Data from NYS Dept. of Financial Services Foreclosure Database (8/29/2023) and Livingston County
  5. Basemap: ESRI







# LIVINGSTON COUNTY

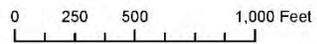
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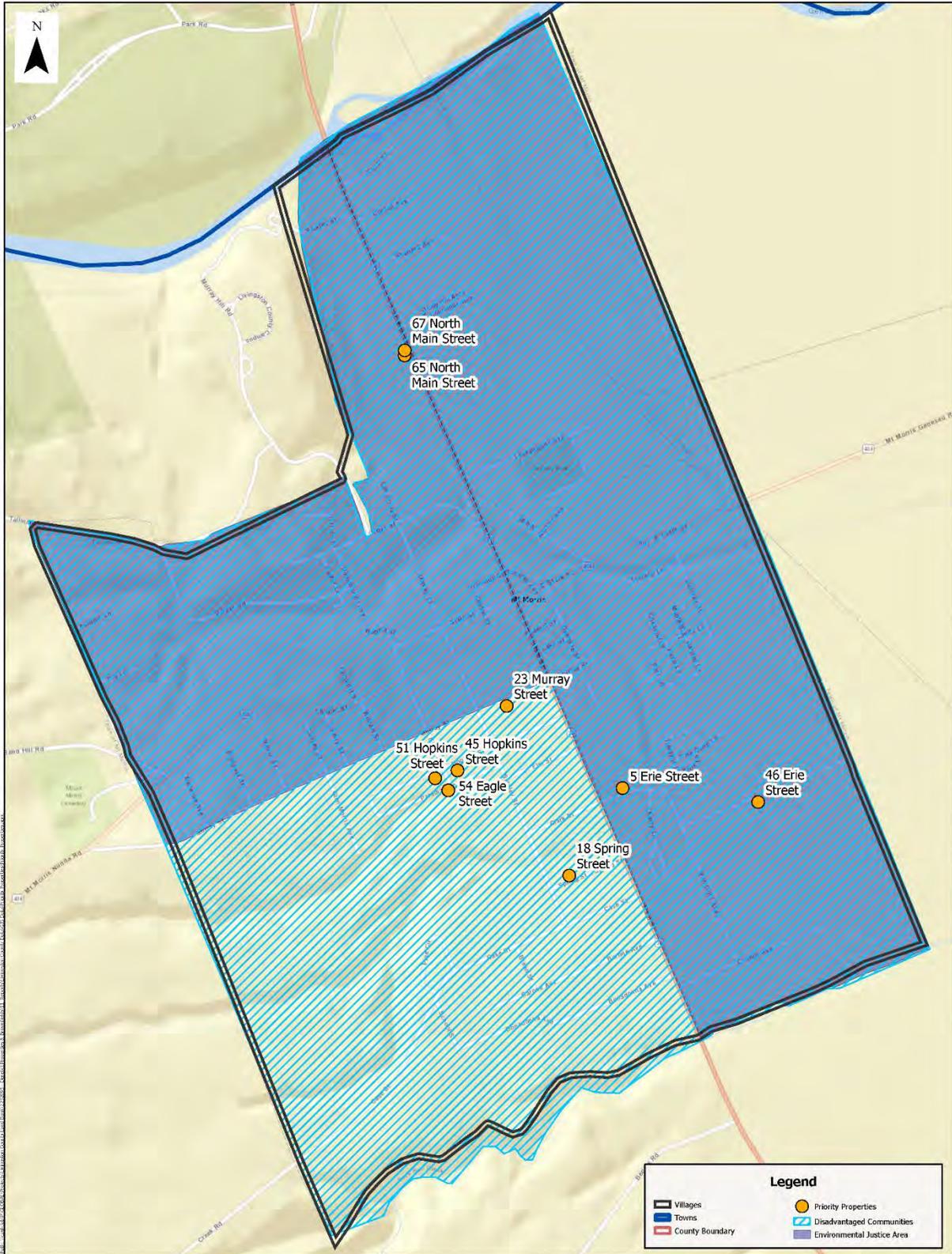


LaBella Project No: 2232095

# PRIORITY PROPERTIES LEICESTER

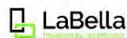
- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Environmental Justice Areas: NVDEF and OEJ
  3. Disadvantaged Communities: NYSERDA
  4. Priority Properties: Esol Data from NYS Dept. of Financial Services Foreclosure Database (8/29/2023) and Livingston County
  5. Basemap: ESRI





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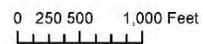
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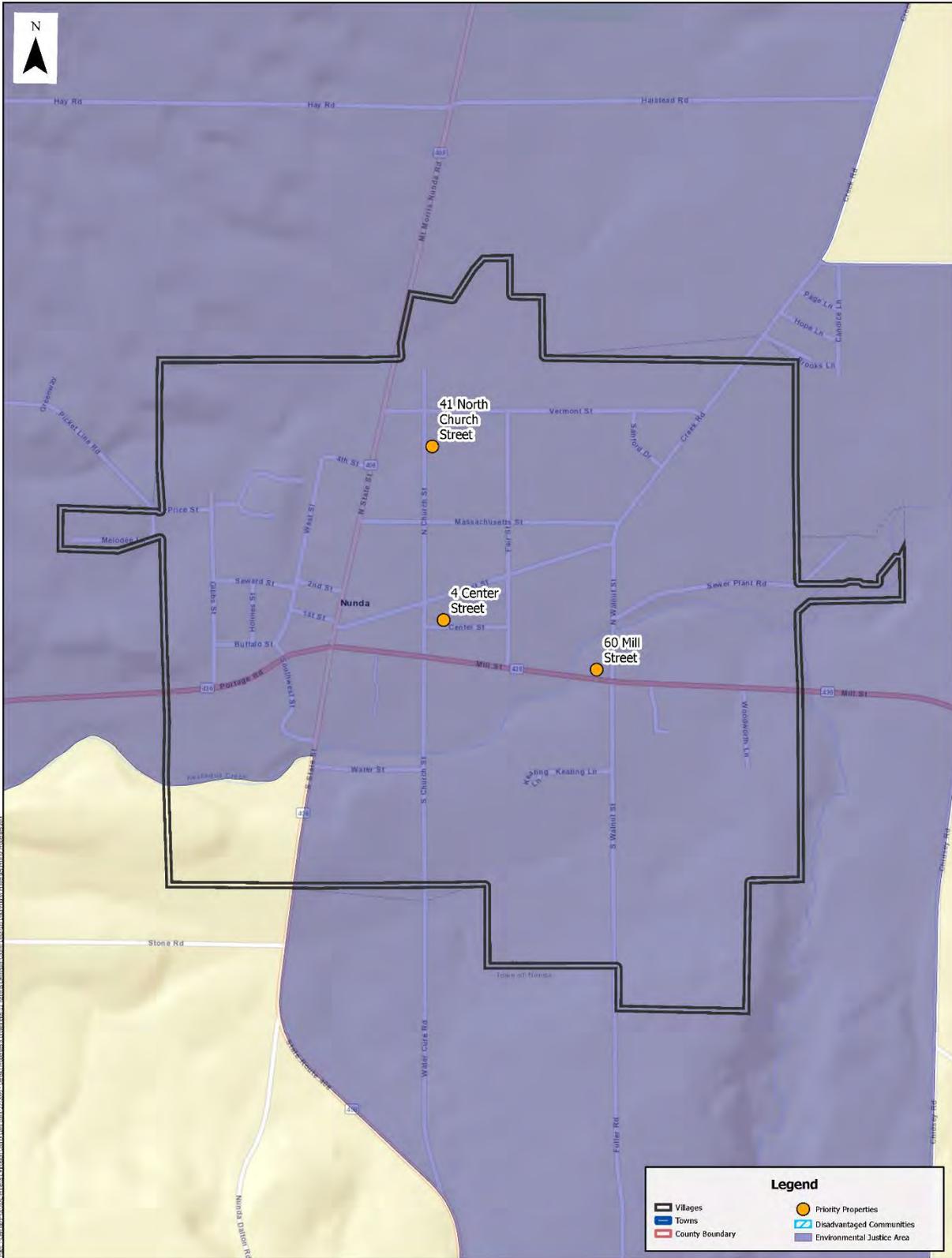


LaBella Project No: 2232095

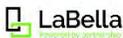
PRIORITY PROPERTIES MOUNT MORRIS

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/line database
  2. Environmental Justice Areas: NYDEF and OEJ
  3. Disadvantaged Communities: NYSEIRCA
  4. Priority Properties: Excel data from NYS Dept. of Financial Services Foreclosure Database (8/29/2023) and Livingston County
  5. Basemap: ESRI





LIVINGSTON COUNTY

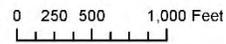


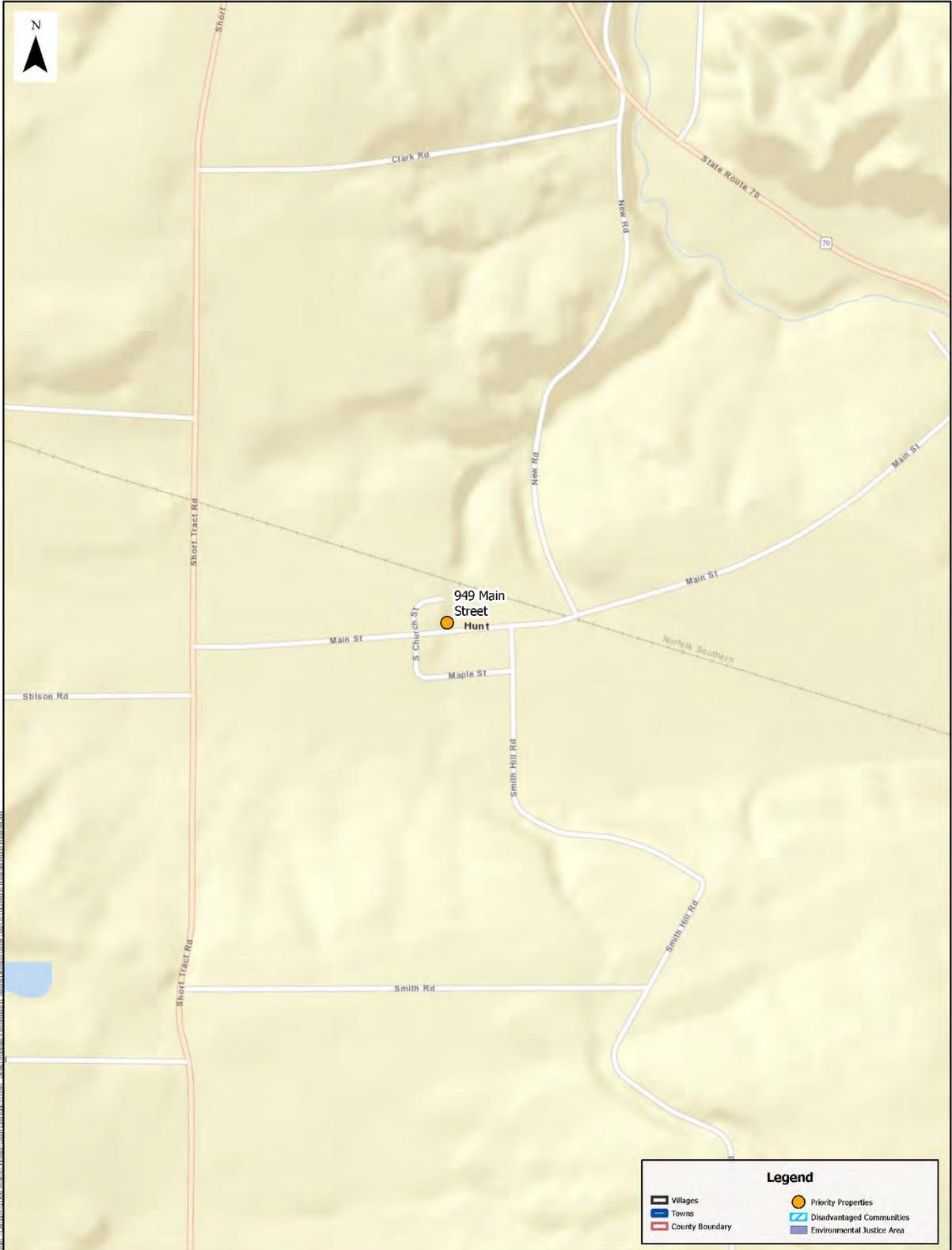
LaBella Project No: 2232095

PRIORITY PROPERTIES  
NUNDA

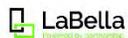
DERELICT PROPERTIES NEEDS  
ASSESSMENT AND STRATEGY

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Environmental Justice Areas: NYDEF and OED
  3. Disadvantaged Communities: NYSPERDA
  4. Priority Properties: Excel Data from NYS Dept. of Financial Services Foreclosure Database (8/29/2023) and Livingston County
  5. Basemap: ESRI





LIVINGSTON COUNTY

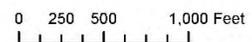


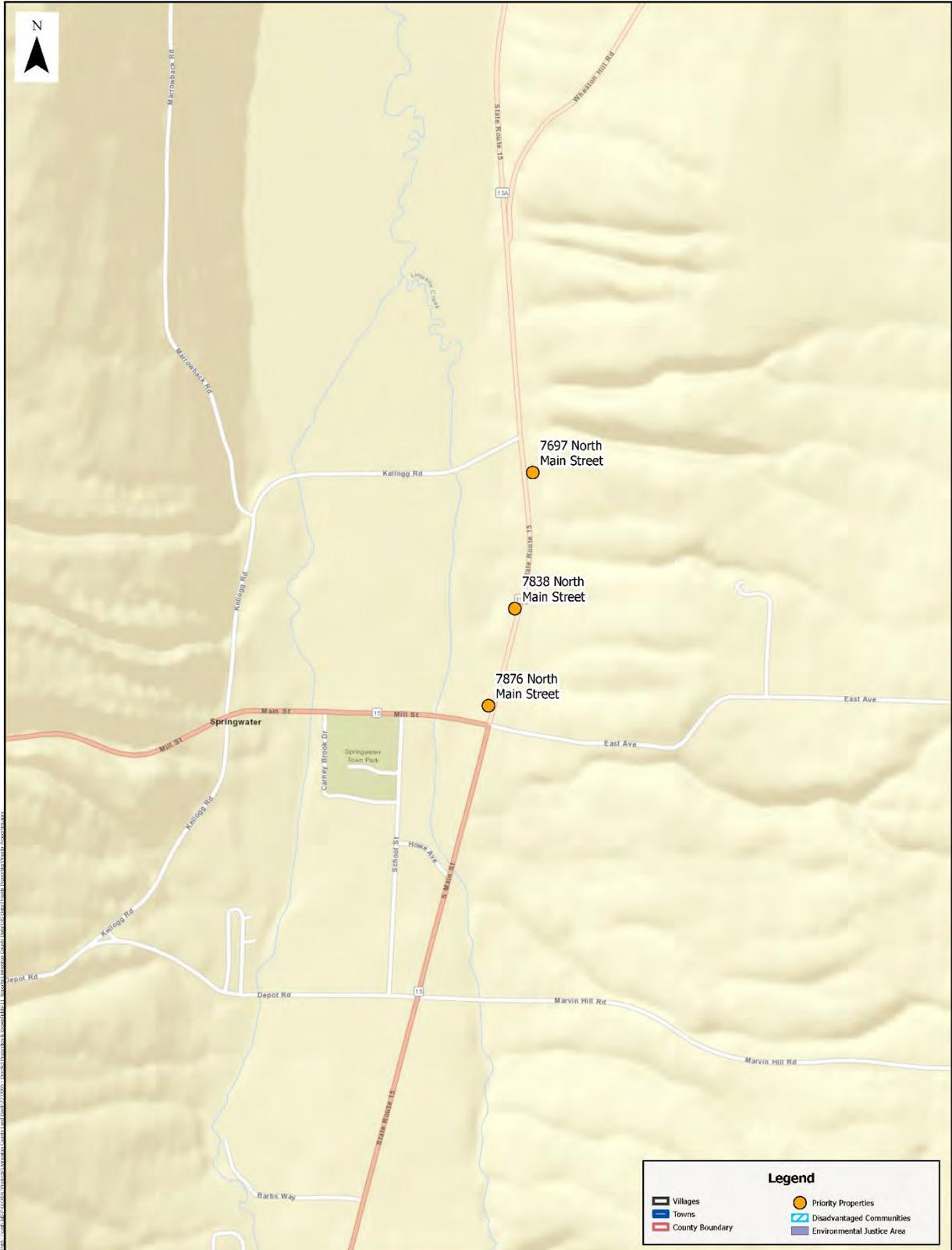
LaBella Project No: 2232095

PRIORITY PROPERTIES PORTAGE

DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY

- Sources:
1. Municipal Boundaries: Census Shapesfiles from TIGER/Line database
  2. Environmental Justice Areas: NYOEF and OEJ
  3. Disadvantaged Communities: NYSPEDA
  4. Priority Properties: Excel Data from NYS Dept. of Financial Services Foreclosure Database (8/23/2023) and Livingston County
  5. Basemap: Esri





# LIVINGSTON COUNTY

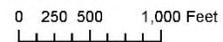


LaBella Project No: 2232095

# PRIORITY PROPERTIES SPRINGWATER

## DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Environmental Justice Areas: WQDF and OEI
  3. Disadvantaged Communities: NYSERDA
  4. Priority Properties: Excel Data from NYS Dept. of Financial Services Foreclosure Database (8/29/2023) and Livingston County
  5. Basemap: ESRI



## DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK

### FUNDING OPPORTUNITIES

There are multiple funding opportunities for housing rehabilitation, homeownership, and accessibility improvements from state and federal agencies to help implement housing and neighborhood revitalization. Table 2 provides a list of available resources.

**Table 2. Funding Opportunities for rehabilitation**

Agency	Program	Funding	Purpose	Eligibility
NYS Homes & Community Renewal	Community Development Block Grant	Approximately \$15 million annually	Housing rehab, Homeownership, manufactured housing for low-mod income households	Counties and municipalities
NYS Homes & Community Renewal	NYS HOME	Approximately \$10 million annually	Housing rehab, manufactured housing replacement, downpayment assistance, rental assistance	Counties, municipalities, non-profit organizations, public housing authorities
NYS Homes & Community Renewal	Access to Home for Veterans	Approximately \$5 million annually	Accessibility Improvements to homes occupied by low-income veterans.	Counties, municipalities & not for profits
NYS Homes & Community Renewal	Access to Home Program	Approximately \$3 million annually	Accessibility Improvements to homes occupied by low-income homeowners.	Counties, municipalities & not for profits
NYS Homes & Community Renewal	Access to Home for Medicaid Recipients Program	Approximately \$1.5 million annually	Accessibility Improvements to homes occupied by low-income Medicaid recipients	Counties, municipalities & not for profits
NYS Homes & Community Renewal	RESTORE Program	Approximately \$7 million annually	Emergency repairs for homes owned by low-income elderly persons.	Counties, municipalities & not for profits
NYS Affordable Housing Corporation (NYS Homes & Community Renewal)	Affordable Home Ownership Development Program	\$12 million Annually	Home ownership for low to moderate income households	Municipalities, non-for-profit corporations, and municipal Housing Authorities.
USDA Rural Housing Service	Single-Family and Multi-Family Loan/Grant Program	Varies	Direct loans, grants, or loan guarantees to buy, build or rehab single family homes and multi-family properties for low- and moderate-income households	

### RECOMMENDATIONS

Based on the assessment of derelict properties there are several approaches that can be implemented individually or collectively to address derelict properties and neighborhoods in Livingston County:

1. **Focus on quick wins first:** To establish some early wins, address derelict properties on the pre-foreclosure list that the Land Bank can acquire easily once the property is on the official foreclosure list. Address properties that are currently creating negative impacts on an entire neighborhood, and once rehabilitated, will have a transformative impact on the neighborhood.
2. **Neighborhood or target area rehabilitation approach:** Focus on a specific neighborhood in a defined geography to provide a comprehensive approach to addressing both derelict and other properties that need repairs. This would involve applying for and obtaining grant funding to rehabilitate homes to ensure they are code compliant. Grant funding could be available for the land bank to acquire and rehabilitate homes. Alternatively, the land bank could acquire derelict properties, sell the properties to homeowners, and provide grant funding for rehabilitation. Funding could also be available to other property owners within the designated target area to make essential home repairs, or for demolition of dilapidated properties.

A good example where this may be effective is Mount Morris, which has a concentration of derelict properties in specific neighborhoods. In general, neighborhoods that have special economic zone designations (EJA, DAC, low-income) will increase the competitiveness of any grant application.

3. **Scattered site approach:** Another approach that may be viable is a scattered site approach to address properties throughout the County. Under this approach the County could apply for and implement grant funding to address the worst properties throughout the County.
4. **Consider a County Code Enforcement Program:** Based on interviews with stakeholders, many municipal code officers are overburdened and lack resources. Some communities may be having difficulty maintaining code staff or attracting new staff when code officers retire. Moreover, in some communities, code enforcement is not being fully addressed.

A County Code Enforcement Program would likely involve a shared services agreement with participating municipalities, which may include sharing of resources or funding with the County. It could also include hiring additional

## DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK

staff to address code enforcement and utilization of common software to track code enforcement.

5. **Partner & Collaborate:** To complement or expand County and municipal efforts, collaborate with other partners to address derelict properties including:
  - a. **Habitat for Humanity** – Habitat engaged local volunteers and businesses to donate time and funding to renovate derelict homes to provide safe and affordable housing.
  - b. **Rural Preservation Corporations** – New York State subsidizes community-based not-for-profit corporations to provide housing services to benefit neighborhoods, communities, and regions for affordable housing. These organizations may be eligible for grant programs that the Land Bank or the County cannot apply for based on eligibility. Rural Preservation corporations that serve Livingston County include Bishop Sheen Ecumenical Housing Foundation and Genesee Valley Rural Preservation Council.
  
6. **Comprehensive and Flexible Approach:** Based on resources of the Land Bank and its partners, derelict property rehabilitation can be comprehensive and flexible based on grant funding. Some programs focus on whole-house rehabilitation, while others focus on specific needs (i.e., accessibility improvements for low-income homeowners), and some provide funding for owner-occupied home improvements and investor-owner improvements. Consequently, the Land Bank’s flexibility to utilize the full menu of comprehensive rehabilitation programs would benefit the overall goal of improving neighborhoods and providing safe, affordable housing.

**DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK**

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# **DERELICT PROPERTIES STRATEGY LIVINGSTON COUNTY LAND BANK**

## **Appendix**

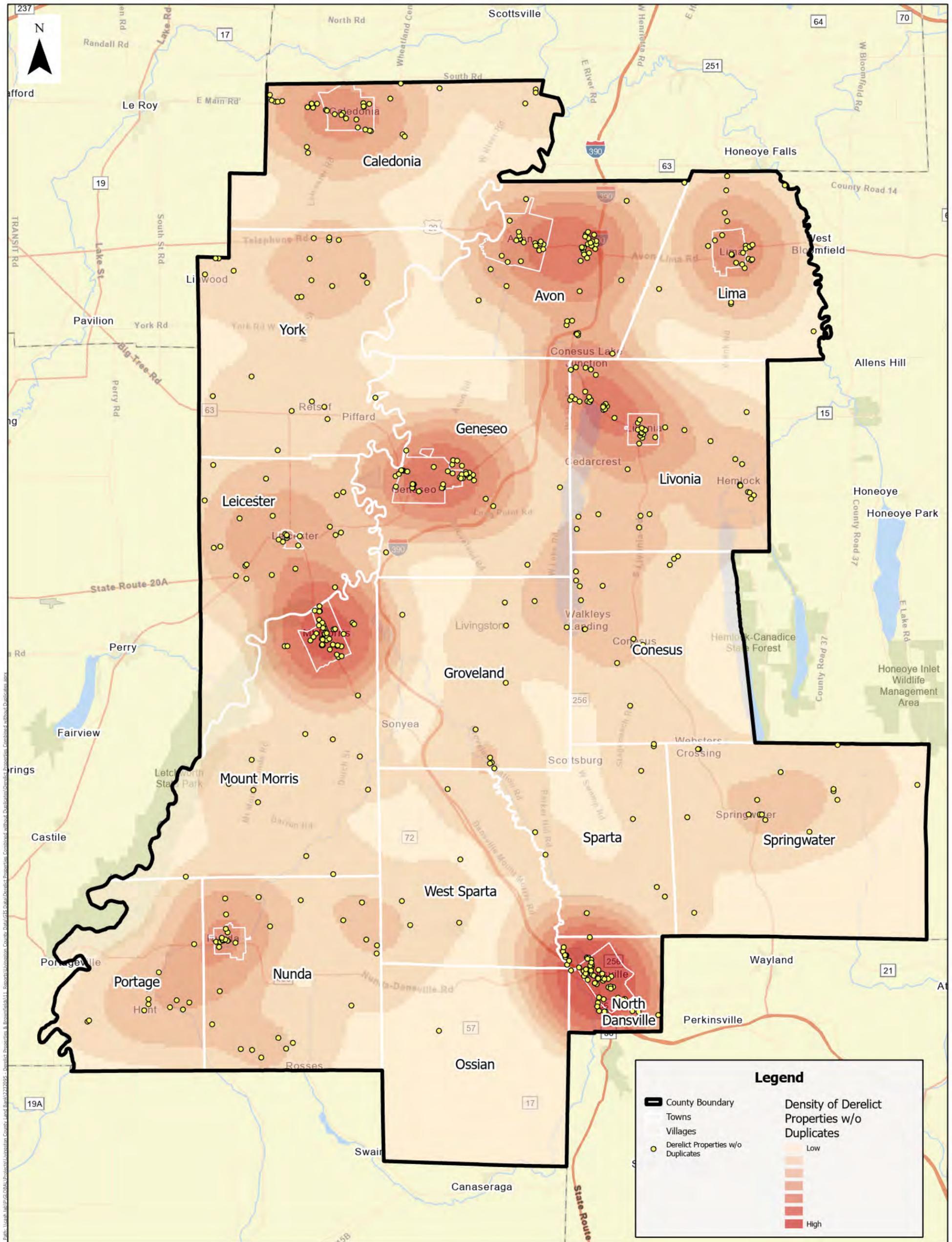
### **Derelict Property Lists & Countywide Maps**

## PRIORITY DERELICT PROPERTIES

#	Parcel #	Use	Address	City	Condition	Assess	DAC	EJA	L/M Income Area
1	34.6-2-22.21	Two Family Residence	184 Rochester St	Avon	Fair	\$106,800	No	No	No
2	203.10-2-41	Single Family Residence	37 Jefferson St	Dansville	Fair	\$45,000	No	No	Yes -Town
3	203.11-1-47	Single Family Residence	14 Pine St	Dansville	Fair	\$61,000	No	No	Yes -Town
4	80.7-1-11	Frat/Sorority House	11 Orchard St	Geneseo	Fair	\$168,500	Yes	Yes	Yes - Vill, CT
5	87.16-2-17	Single Family Residence	36 South St.	Leicester	Poor	\$88,900	No	No	Yes - CT
6	88.13-1-15	Single Family Residence	233 Main St	Leicester	Fair	\$101,000	No	No	No
7	87.16-2-19.1	Single Family Residence	40 South St	Leicester	Fair	\$108,100	No	No	Y - CT
8	106.18-5-56.1	Single Family Residence	54 Eagle St	Mt. Morris	Poor	\$20,100	Yes	No	Yes - Town, Vill, CT
9	106.10-1-27	Single Family Residence	65 N Main St	Mt. Morris	Poor	\$32,900	Yes	No	Yes - Town, Vill, CT
10	106.18-5-47	Single Family Residence	51 Hopkins St	Mt. Morris	Poor	\$45,900	Yes	No	Yes - Town, Vill, CT
11	115.7-2-24	Single Family Residence	18 Spring St	Mt. Morris	Poor	\$48,700	Yes	No	Yes - Town, Vill, CT
12	115.8-1-20	Single Family Residence	46 Erie St	Mt. Morris	Fair	\$30,000	Yes	No	Yes - Town, Vill, CT
13	106.10-1-26	Two Family Residence	67 N Main St	Mt. Morris	Fair	\$65,400	Yes	No	Yes - Town, Vill, CT
14	106.19-4-5	Single Family Residence	5 Erie St	Mt. Morris	Fair	\$76,000	Yes	No	Yes - Town, Vill, CT
15	106.19-2-43	Apartment	23 Murray St	Mt. Morris	Fair	\$120,000	Yes	No	Yes - Town, Vill, CT
16	106.18.4-49	Single Family Residence	45 Hopkins St	Mt. Morris	Fair	\$59,700	Yes	No	Yes - Town, Vill, CT
17	184.9-4-68	Single Family Residence	60 Mill St	Nunda	Poor	\$44,000	No	No	Yes - Village
18	184.9-4-37	Single Family Residence	4 Center St	Nunda	Fair	\$51,700	No	No	Yes - Village
19	184.9-2-6	Single Family Residence	41 North Church St	Nunda	Fair	\$72,700	No	No	Yes - Village
20	196.20-1-6	Single Family Residence	949 Main St	Portage	Poor	\$94,400	No	No	Yes - CDP (Hamlet)
21	151.16-1-2	Single Family Residence	7838 N. Main St	Springwater	Fair	\$65,900	No	No	Yes - CDP (Hamlet)
22	151.16-1-14.12	Converted Residence	7876 N Main St	Springwater	Fair	\$66,900	No	No	Yes - CDP (Hamlet)
23	151.12-1-10	Single Family Residence	7697 N Main St	Springwater	Fair	\$112,500	No	No	Yes - CDP (Hamlet)

**ALL PROPERTIES**

#	Parcel numb	Use Code	Use Description	Address	City	Condition	Assess	DAC	EJA
1	34.6-2-22.21	220	Two Family Residence	184 Rochester Street	AVON	Fair	\$106,800	No	No
2	34.7-1-35	210	Single Family Residence	214 E MAIN ST	AVON	Good	\$127,500	No	No
3	34.9-1073	210	Single Family Residence	168 Wadsworth Avenue	AVON	Good	\$153,500	No	No
4	34.6-2-64.1	220	Two Family Residence	52 W MAIN ST	AVON	Dilapidated	\$19,900	No	No
5	7.7-1-27	422	Diner or Luncheonette	3013 MAIN ST	CALEDONIA	Good	\$133,900	No	No
6	8.9-3-39.2	210	Single Family Residence	3204 PHILMORE AVE	CALEDONIA	Good	\$152,100	No	No
7	7.7-1-43	210	Single Family Residence	2996 Main Street	CALEDONIA	Good	\$155,400	No	No
8	203.11-5-21	210	Single Family Residence	81 MAIN ST	DANSVILLE	Poor	\$45,200	No	No
9		330	Vacant Land Located in Commercial Areas	44 Ossian	DANSVILLE	Fair (Land)	\$12,500	No	No
10	203.6-3-15	330	Vacant Land Located in Commercial Areas	46 Ossian Street	DANSVILLE	Fair (Land)	\$12,500	No	No
11	203.10-2-41	210	Single Family Residence	37 JEFFERSON ST	DANSVILLE	Fair	\$45,000	No	No
12	203.6-3-1	330	Vacant Land Located in Commercial Areas	50 Ossian Street	DANSVILLE	Fair (Land)	\$61,000	No	No
13	203.11-1-47	210	Single Family Residence	14 Pine Street	DANSVILLE	Fair	\$61,000	No	No
14	203.11-5-19.11	311	Residential Vacant Land	7 Bank Street	DANSVILLE	Good (Land)	\$12,200	No	No
15	203.10-2-56	210	Single Family Residence	28 JEFFERSON ST	DANSVILLE	Good	\$61,300	No	No
16	189.18-2-24	210	Single Family Residence	24 MAPLE ST	DANSVILLE	Good	\$82,000	No	No
17	203.11-6-17	210	Single Family Residence	2 BANK ST	DANSVILLE	Good	\$83,200	No	No
18	203.6-1-36	210	Single Family Residence	86 FRANKLIN ST	DANSVILLE	Good	\$83,200	No	No
19	203.6-2-57	210	Single Family Residence	61 FRANKLIN ST	DANSVILLE	Good	\$88,600	No	No
20	203.10-1-6	210	Single Family Residence	1 GRAY ST	DANSVILLE	Good	\$91,000	No	No
21	203.7-4-69	210	Single Family Residence	10 Clinton Street	DANSVILLE	Good	\$112,900	No	No
22	203.11-7-21	210	Single Family Residence	12 West Avenue	DANSVILLE	Good	\$134,000	No	No
23	203.7-5-53	210	Single Family Residence	11 SEWARD ST	DANSVILLE	Good	\$151,600	No	No
24	203.7-7-7	210	Single Family Residence	237 Main Street	DANSVILLE	Good	\$174,100	No	No
25	203.16-1-21.121	210	Single Family Residence	14 CRESTWOOD CIR	DANSVILLE	Good	\$250,900	No	No
26	203.7-6-20	481	Downtown Row Building with common wall	138 Main Street	DANSVILLE	Good	\$312,800	No	No
27	80.7-1-11	418	Inn, Lodge, Tourist Home, Frat/Sorority House	11 ORCHARD ST	GENESEO	Fair	\$168,500	Yes	Yes
28	80.7-1-4	710	Manufacturing and Processing	112 Riverside Drive	GENESEO	Fair	\$369,000	Yes	Yes
29	80.12-2-10	462	Drive-In Branch Bank	6 BANK ST	GENESEO	Good	\$63,600	Yes	Yes
30	80.16-2-26	220	Two Family Residence	19 SOUTH ST	GENESEO	Good	\$228,000	Yes	Yes
31	80.12-2-8	461	Standard Bank/Single Occupant	66 MAIN ST	GENESEO	Good	\$442,400	Yes	Yes
32	87.16-2-17	210	Single Family Residence	36 South Street	LEICESTER	Poor	\$88,900	No	No
33	88.13-1-15	210	Single Family Residence	233 MAIN ST	LEICESTER	Fair	\$101,000	No	No
34	87.16-2-19.1	210	Single Family Residence	40 SOUTH ST	LEICESTER	Fair	\$108,100	No	No
35	75.9-1-52	210	Single Family Residence	12 BRANCH ST	LIVONIA	Good	\$132,900	No	No
36	106.18-5-56.1	210	Single Family Residence	54 EAGLE ST	MOUNT MORRIS	Poor	\$20,100	Yes	No
37	106.10-1-27	210	Single Family Residence	65 N MAIN ST	MOUNT MORRIS	Poor	\$32,900	Yes	No
38	106.18-5-47	210	Single Family Residence	51 HOPKINS ST	MOUNT MORRIS	Poor	\$45,900	Yes	No
39	115.7-2-24	210	Single Family Residence	18 SPRING ST	MOUNT MORRIS	Poor	\$48,700	Yes	No
40	115.8-1-20	210	Single Family Residence	46 ERIE ST	MOUNT MORRIS	Fair	\$30,000	Yes	No
41	106.10-1-26	220	Two Family Residence	67 N MAIN ST	MOUNT MORRIS	Fair	\$65,400	Yes	No
42	106.19-4-5	210	Single Family Residence	5 ERIE ST	MOUNT MORRIS	Fair	\$76,000	Yes	No
43	106.19-2-43	411	Apartment	23 MURRAY ST	MOUNT MORRIS	Fair	\$120,000	Yes	No
44	106.19-4-75	210	Single Family Residence	27 ERIE ST	MOUNT MORRIS	Good	\$60,000	Yes	No
45	106.14-2-21	210	Single Family Residence	35 Grove Street	MOUNT MORRIS	Good	\$63,000	Yes	No
46	106.18-1-5	210	Single Family Residence	110 CHAPEL ST	MOUNT MORRIS	Good	\$72,500	Yes	No
47	106.18-4-7	210	Single Family Residence	55 CHAPEL ST	MOUNT MORRIS	Good	\$72,700	Yes	No
48	106.19-4-73	210	Single Family Residence	23 ERIE ST	MOUNT MORRIS	good	\$76,900	Yes	No
49	106.19-2-44	230	Three Family Residence	21 MURRAY ST	MOUNT MORRIS	Good	\$109,000	Yes	No
50	106.18.4-49	210	Single Family Residence	45 HOPKINS ST	MOUNT MORRIS	Fair	\$59,700	Yes	No
51	184.9-4-68	210	Single Family Residence	60 MILL ST	NUNDA	Poor	\$44,000	No	No
52	184.9-4-37	210	Single Family Residence	4 CENTER ST	NUNDA	Fair	\$51,700	No	No
53	184.9-2-6	210	Single Family Residence	17 Vermont Street	NUNDA	Fair	\$74,900	No	No
54	184.9-3-51	210	Single Family Residence	39 Massachusetts Street	NUNDA	Fair	\$75,000	No	No
55	183.12-1-10	220	Two Family Residence	10 GIBBS ST	NUNDA	Good	\$176,800	No	No
56	196.20-1-6	210	Single Family Residence	949 Main St	PORTAGE	Poor	\$94,400	No	No
57	151.16-1-2	210	Single Family Residence	7838 N. Main St	SPRINGWATER	Fair	\$65,900	No	No
58	151.16-1-14.12	483	Converted Residence	7876 N MAIN ST	SPRINGWATER	Fair	\$66,900	No	No
59	151.12-1-10	210	Single Family Residence	7697 N Main Street	SPRINGWATER	Fair	\$112,500	No	No



# LIVINGSTON COUNTY

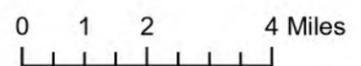
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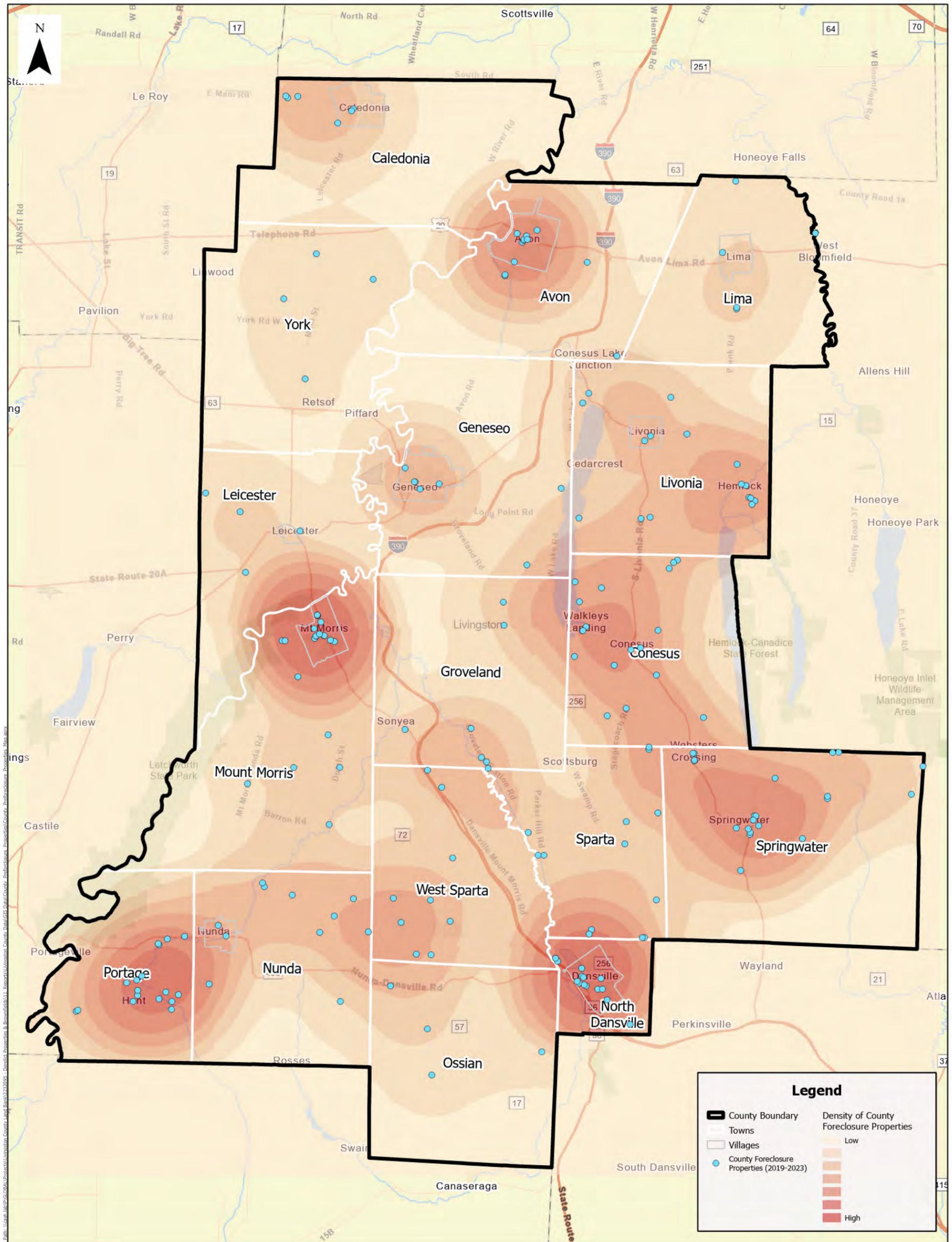


LaBella Project No: 2232095

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Derelict Properties: Vacant Properties: REGRID 2023 Parcels  
Bank Owned and Zero Water Properties: Excel Data from Livingston County  
Remediation Site Properties: DEC  
County Foreclosure Properties: Excel Data from Livingston County
  3. Basemap: ESRI

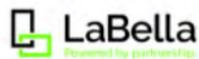
# DENSITY OF ALL DERELICT PROPERTIES WITHOUT DUPLICATES





# LIVINGSTON COUNTY

## DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY

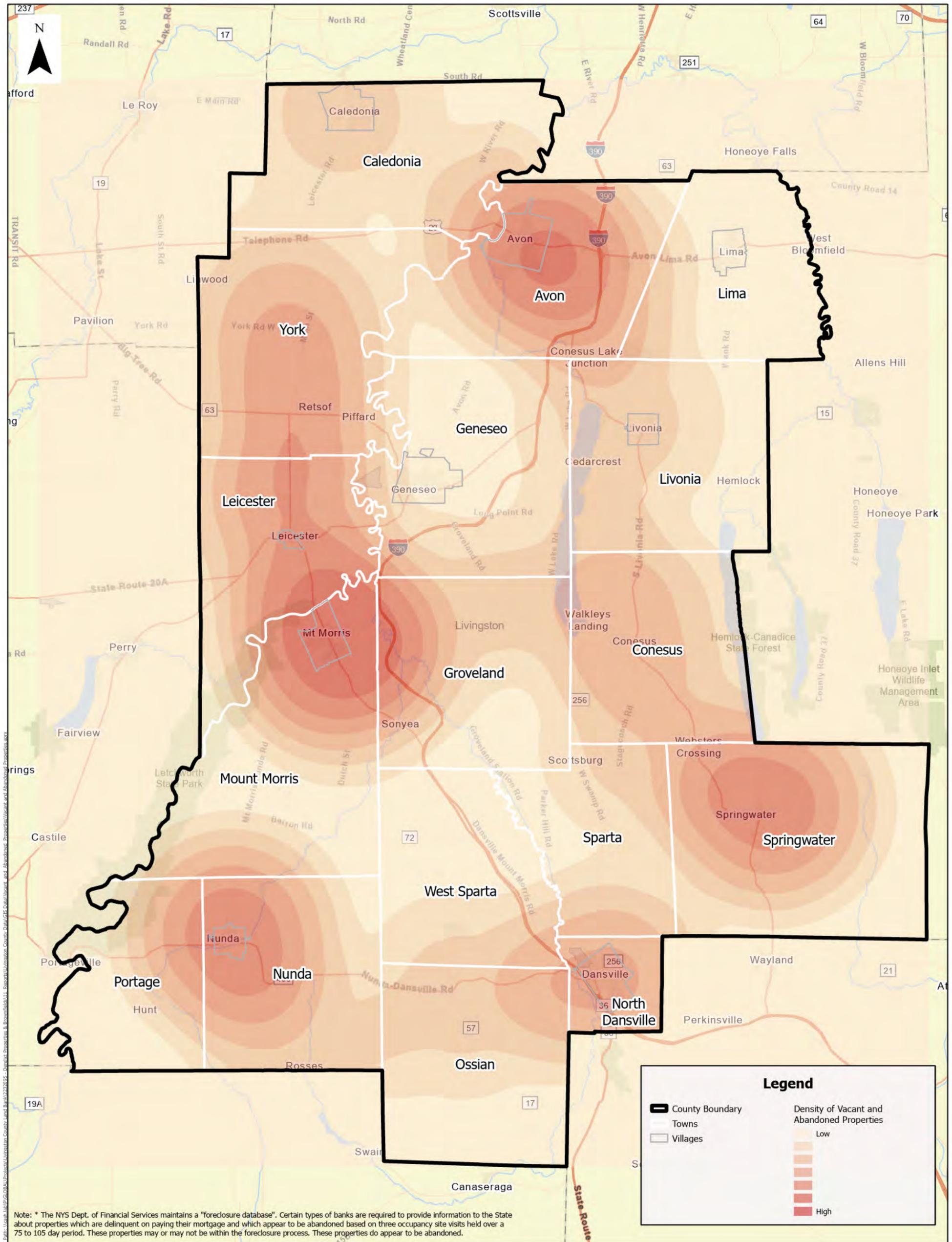


LaBella Project No: 2232095

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. County Foreclosure Properties: Excel Data from Livingston County
  3. Basemap: ESRI

# DENSITY OF PREFORECLOSURES AND ANTICIPATED FORECLOSURES 2019-2023

0 1 2 4 Miles



# LIVINGSTON COUNTY

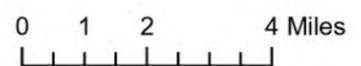


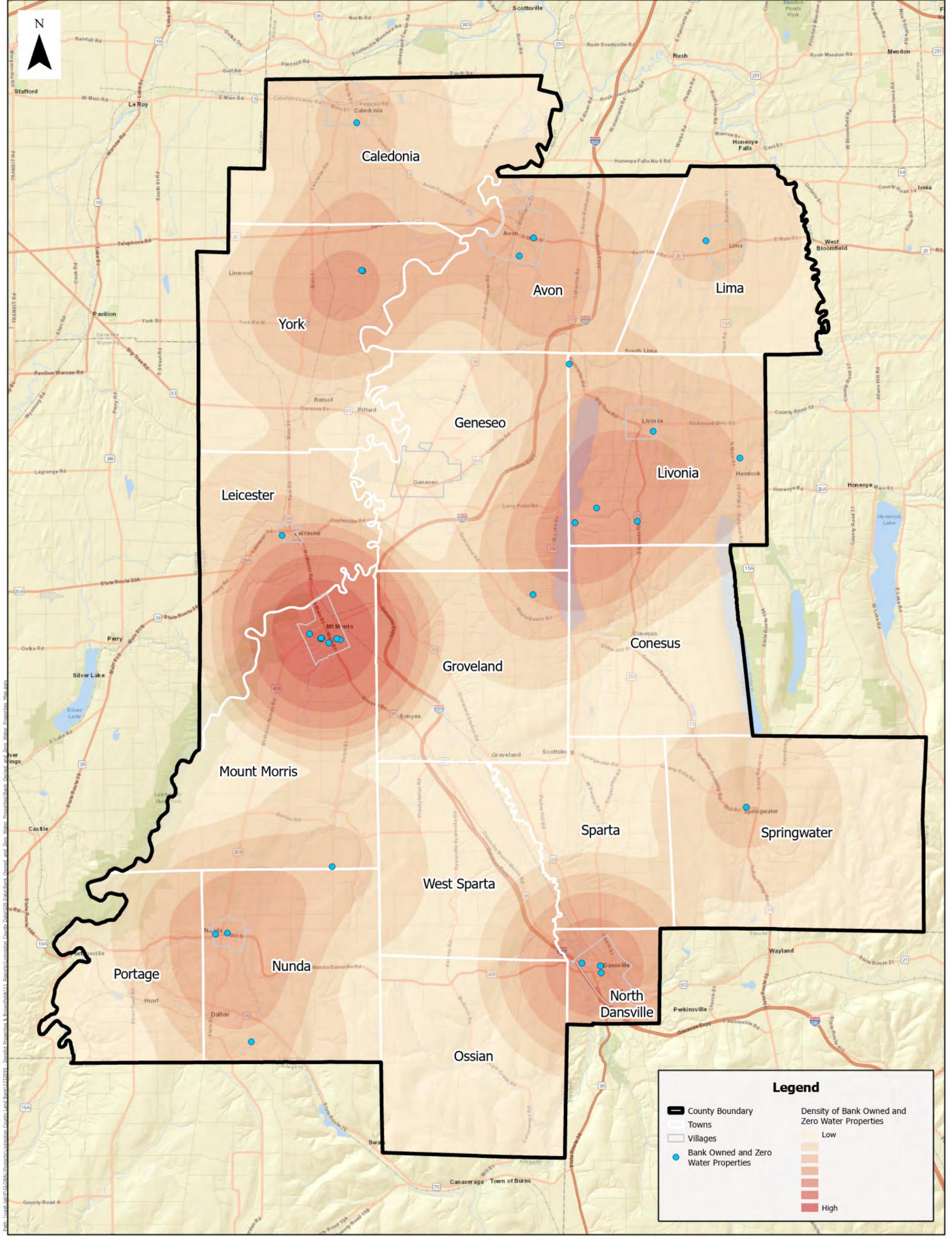
LaBella Project No: 2232095

## DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Vacant/Abandoned Properties: Excel Data from NYS Department of Financial Services Foreclosure Database as of 8/29/2023
  3. Basemap: ESRI

# DENSITY OF VACANT AND ABANDONED PROPERTIES





# LIVINGSTON COUNTY

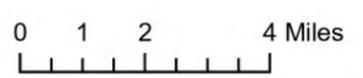


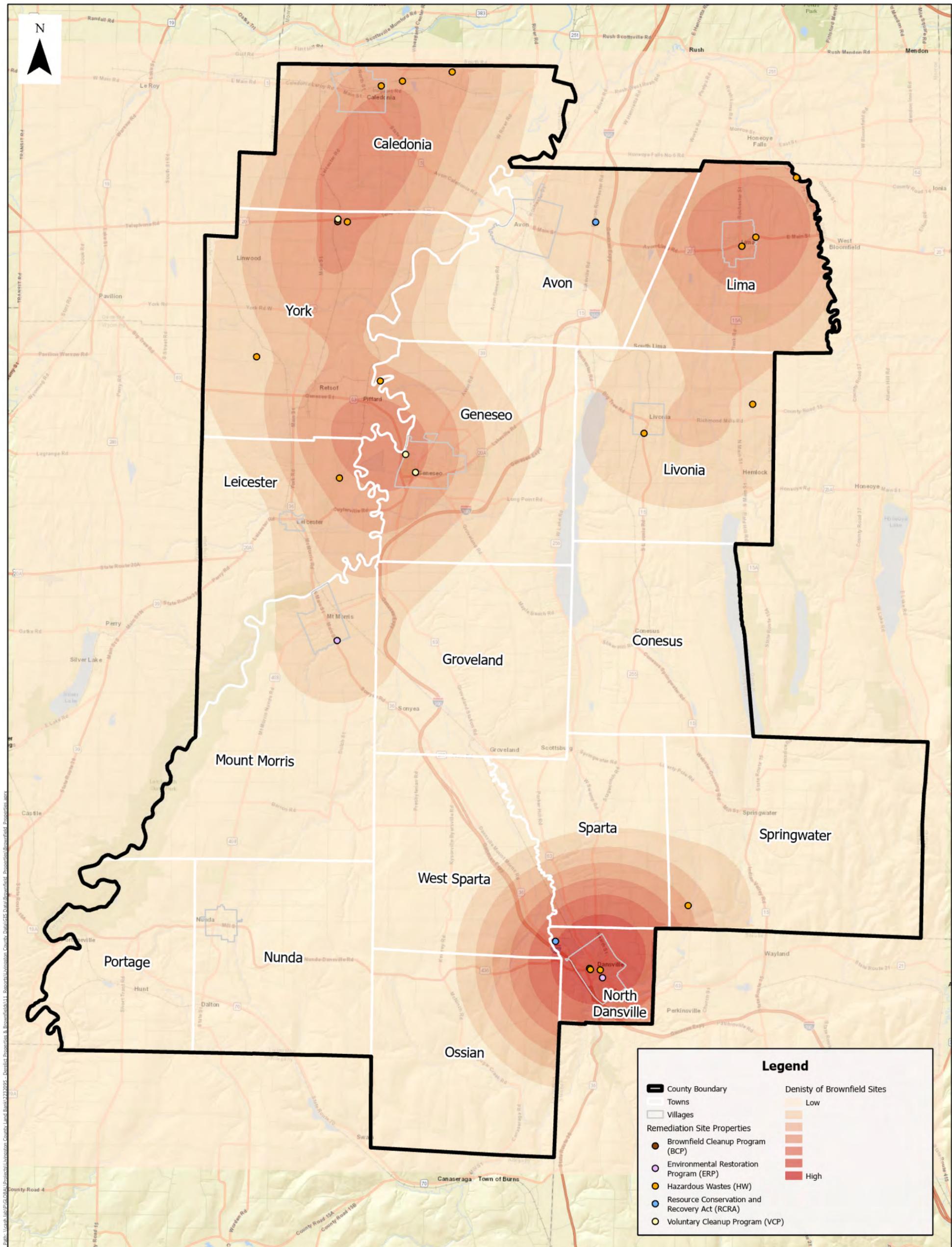
LaBella Project No: 2232095

## DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY

- Sources:
1. Municipal Boundaries: Census Shapefiles from TIGER/Line database
  2. Bank Owned and Zero Water Properties: Excel Data from Livingston County
  3. Basemap: ESRI

# DENSITY OF BANK OWNED AND ZERO WATER PROPERTIES





# LIVINGSTON COUNTY



# DENSITY OF BROWNFIELD SITES

## DERELICT PROPERTIES NEEDS ASSESSMENT AND STRATEGY

LaBella Project No: 2232095

Sources:  
 1. Municipal Boundaries: Census Shapefiles from TIGER/Line database  
 2. Remediation Site Properties: DEC  
 3. Basemap: ESRI

