



Changing Neighborhoods. Changing Lives

**Corning Housing Partnership
Impact Report
January 2024
Prepared by The Corning Housing Partnership
Executive Team**



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Overview

The Corning Housing Partnership (CHP) is a public/private partnership focusing on blight reduction and neighborhood revitalization initiatives.

Established in 2016, the partnership includes the City of Corning, Corning Enterprises, Three Rivers Development Foundation and Arbor Housing and Development.

Administration of the CHP Program, funded jointly by the City of Corning and Corning Enterprises, is managed by Arbor Housing and Development.

This impact report highlights progress and opportunities created through the public/private partnership. This report includes:

- visual impact of the neighborhood revitalization efforts
- a comparison property analysis before and after CHP renovations
- mapping and coding updates
- tax assessment impacts
- property sales comparisons

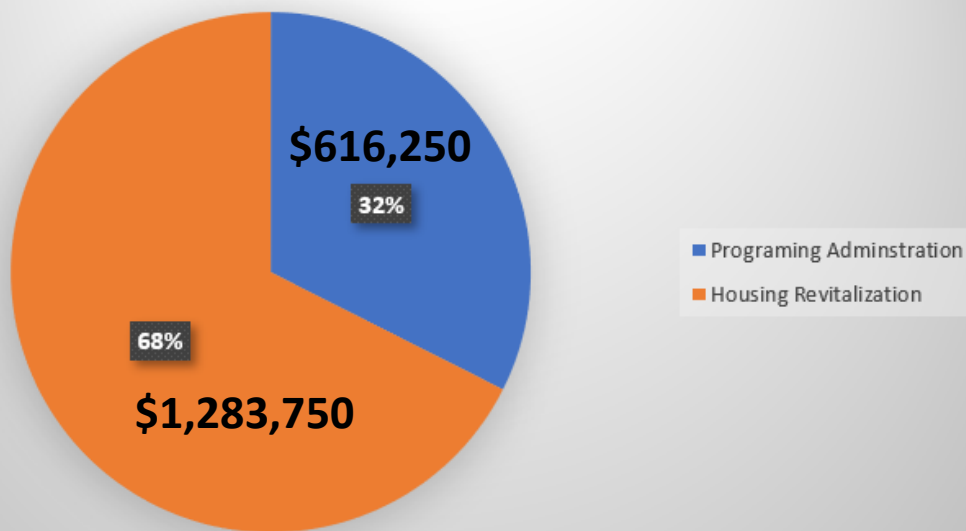


Leveraging CHP Funding

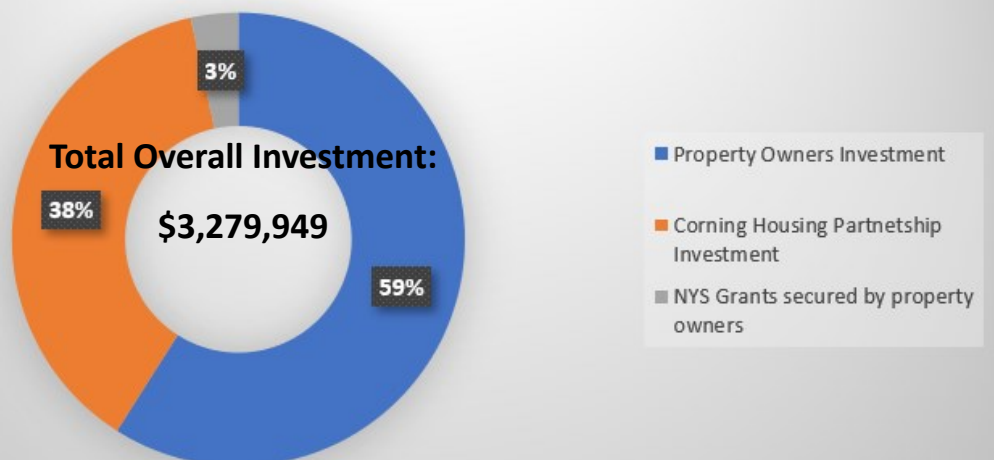
The Corning Housing Partnership projects leveraged funding from property owners, as well as secure NYS grants such as AHC and ACCESS.

CHP program expense and direct investment in housing revitalization total \$1.9 million since 2016.

Total Investment by CHP



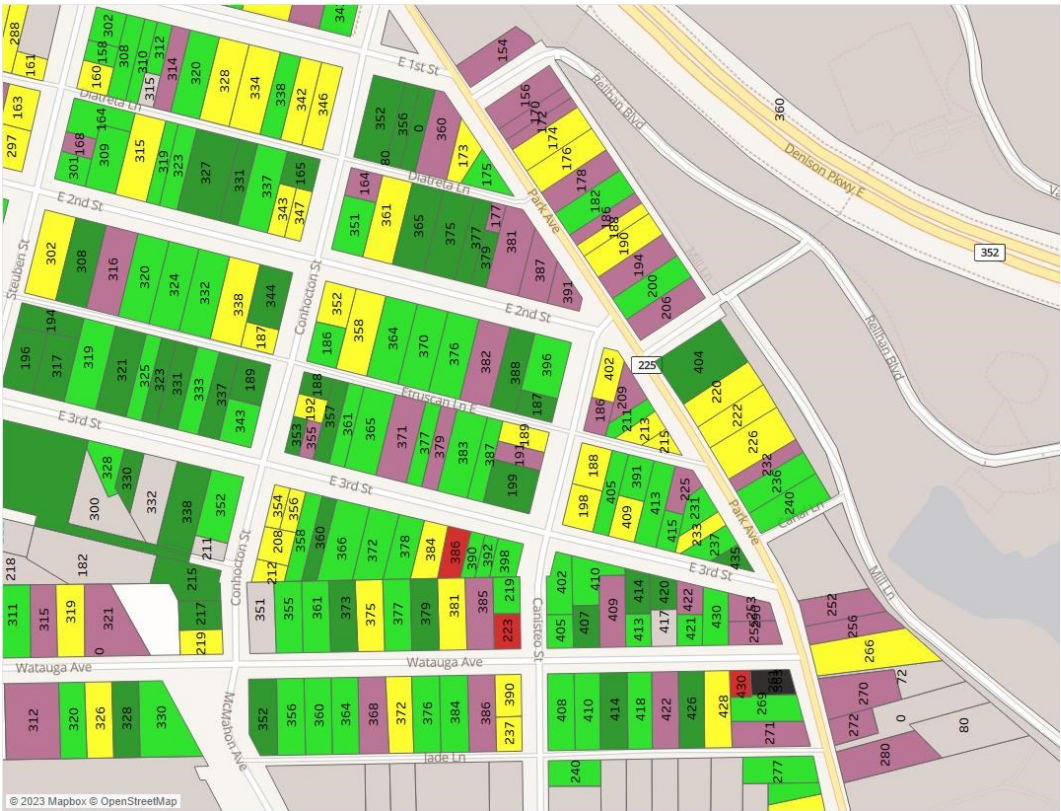
Housing Revitalization Leveraged Investments



Determining Where to Invest

In 2016, Arbor Housing & Development undertook an evaluation of properties in target neighborhoods that had been identified in the 2015 City of Corning Housing Study.

-  Level One Stable: Excellent condition, minimal to no work needed.
-  Level Two Stable: Would take three or four weeks of minor improvements to become a Level 1.
-  Level Three Transitional: Deferred maintenance evident. One major capital improvement needed.
-  Level Four Transitional: Two or more capital improvements needed. Possible environmental concerns (asbestos, lead)
-  Level Five Distressed: Occupied but in poor condition. Full exterior rehab needed. On it's way to becoming a Level 6.
-  Level Six Distressed: Condemned, abandoned or uninhabitable, community safety concern. High Likelihood of being demolished unless structure has extraordinary historical significance.



1511

Properties mapped and Coded



5

Target Areas Identified

Demonstration Area and Target Area One

The initial demonstration area included properties located on West 1st Street between Walnut Street and State Street. With the success of the demonstration area, CHP extended target area one to include demo and housing revitalization projects on Pine Street, East 3rd Street, and Chestnut Street.



Before



After

Target Areas Two and Three

Target Area Two included West William Street between Goff Street and Dunbar Street. The area was then extended into Target Area Three to include additional properties along West William Street and West Pulteney Street.



Before

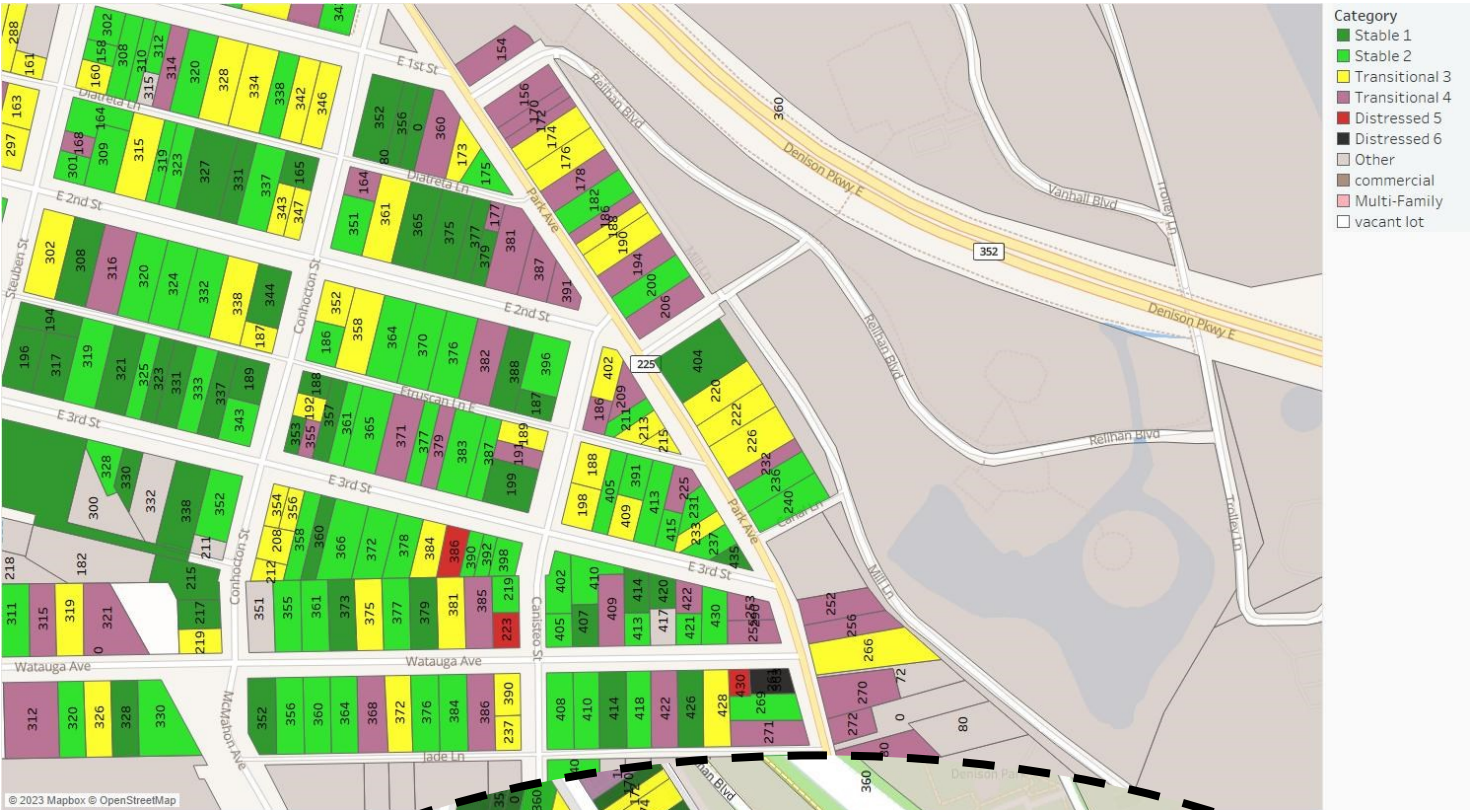


After



Target Area Number Four

In year four the Corning Housing Partnership identified Park Ave as a gateway to the City of Corning and invested in property revitalization near the City of Corning/South Corning boundary. Work in this target area continued into 2023, and extended into target area number five.



Before



After

Impact Area Shift

In the 2022-2023 fiscal year CHP pivoted its focus from previous target areas to high impact areas that could benefit from a collaborative community investment. For example, the future Parrish Heights project, Dodge Ave, and the multiple entry ways into Corning. There is also an emphasis on creating the entrances to the City more inviting and welcoming by targeting homes on Park Ave and Denison Parkway East.



Before

Stable 1	192	13%
Stable 2	522	35%
Transitional 3	375	25%
Transitional 4	312	21%
Distressed 5	39	3%
Distressed 6	7	0%

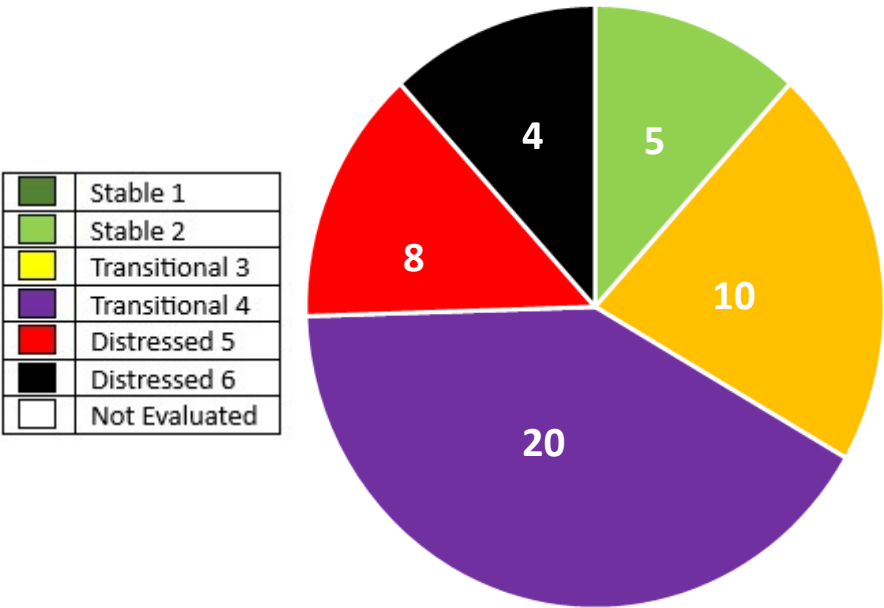
After

Stable 1	214	14%
Stable 2	550	36%
Transitional 3	393	26%
Transitional 4	259	17%
Distressed 5	28	2%
Distressed 6	3	0%

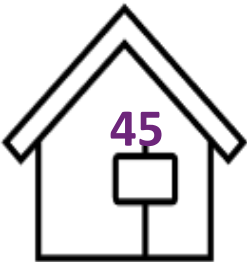
Stable 1	1%
Stable 2	1%
Transitional 3	1%
Transitional 4	-4%
Distressed 5	-1%
Distressed 6	0%

Summary of Impact

Completed Projects By Condition Code



Post-Revitalization Property Assessment: Change between 2020 and 2023



Range of Assessment changes*
+\$6,000 to +\$204,000

\$0 - \$19,999 = 13 properties
\$20,000 - \$49,999 = 26 properties
\$50,000+ = 6 properties
 Decreased in assessment = 2*

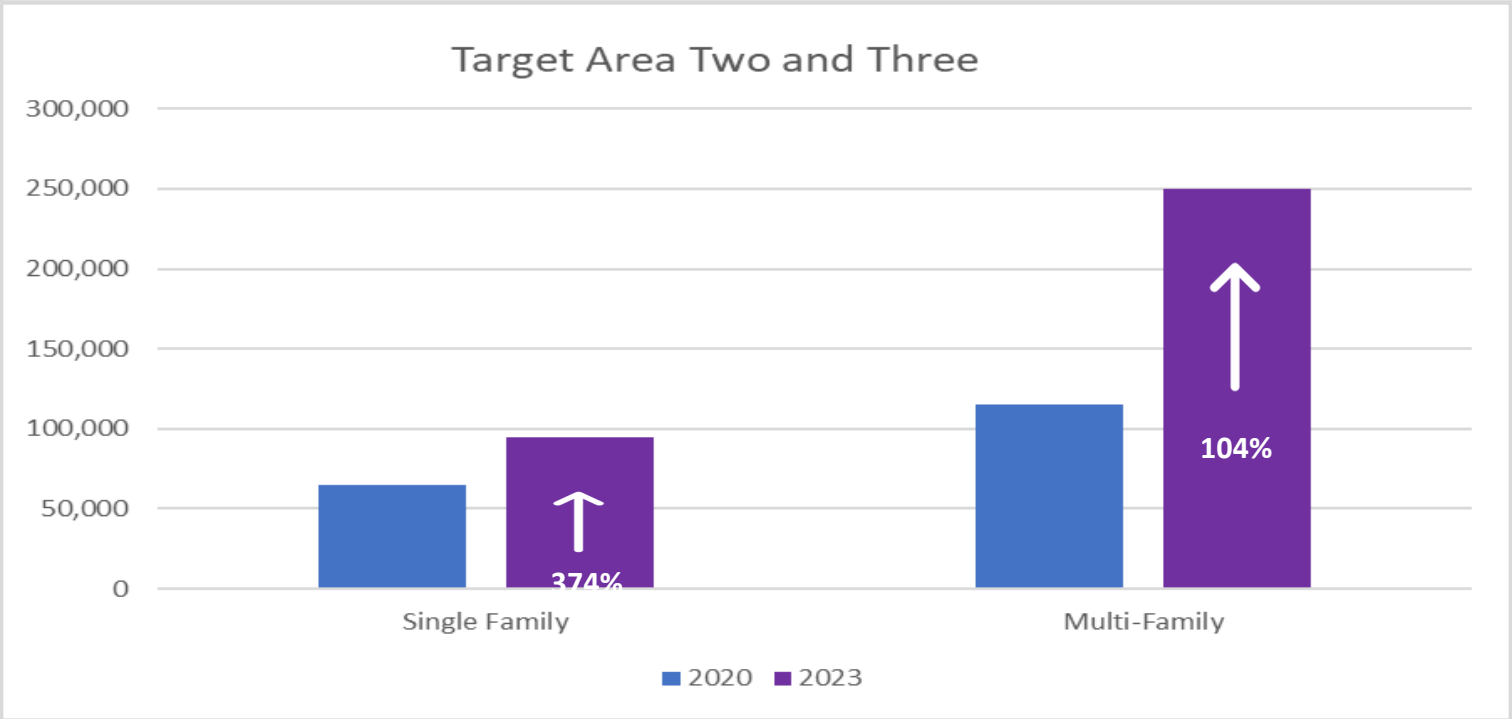
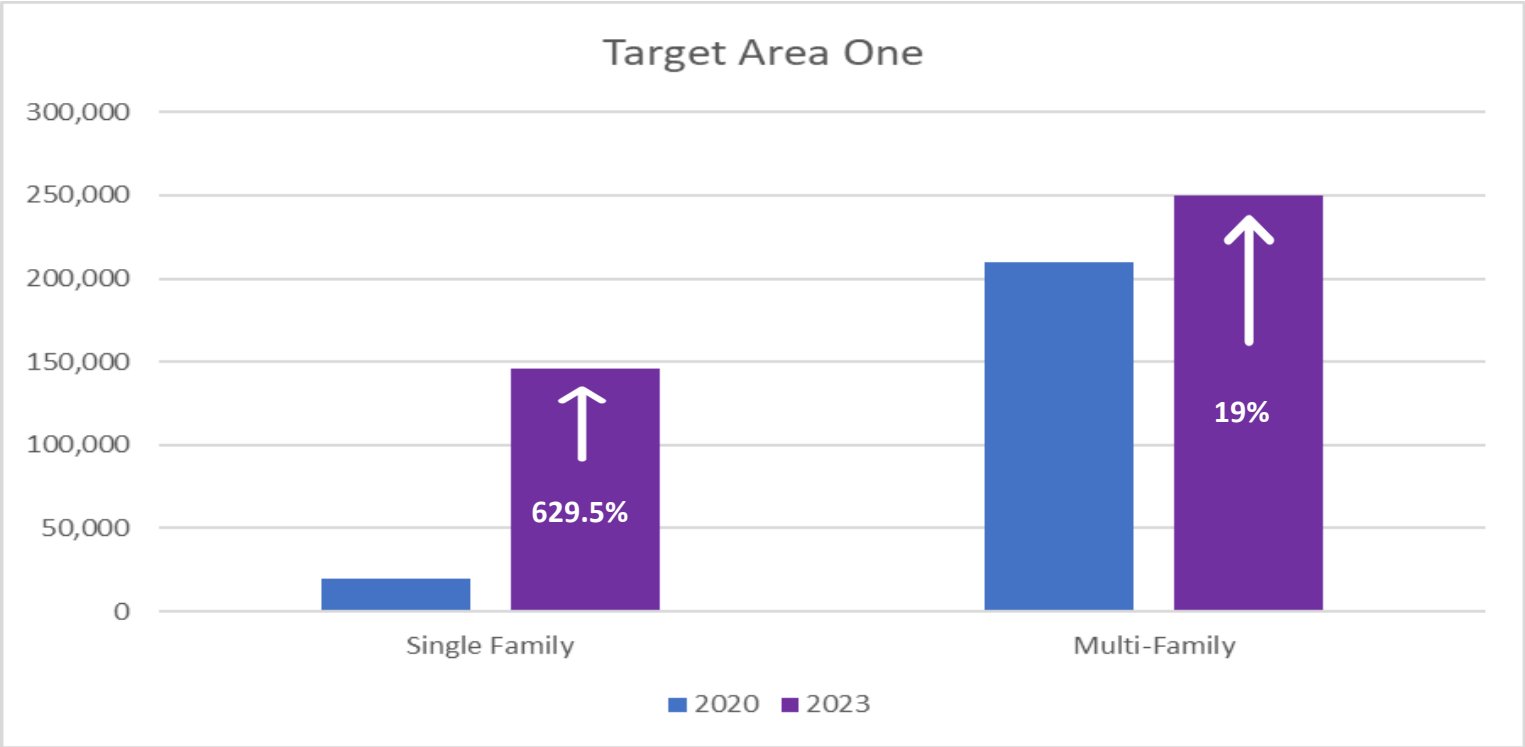
Range does not include the decrease in assessment for two distressed properties that were demolished.

* Assessment data was taken from the Real Property Tax Database

Summary of Impact Continued

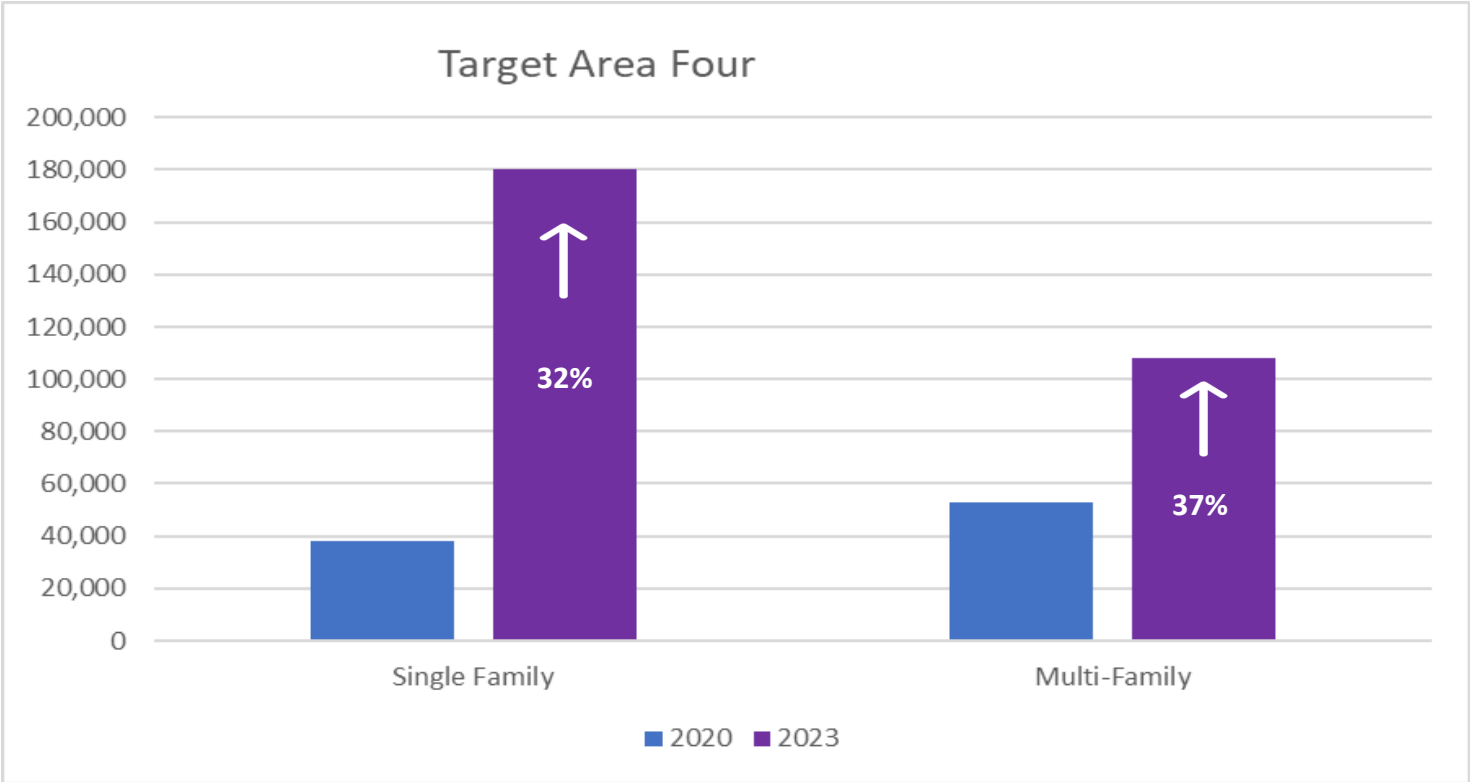
Target Area Property Sales

Overall property values in target areas one, two and three and four have increased as evidenced by properties sold in those target areas, between 2020 and 2023 .



* Assessment data was taken from the Real Property Tax Database

Summary of Impact Continued



* Assessment data was taken from the Real Property Tax Database

Before and Afters



96-98 W 1st St



138 Pine St

Before and Afters



53-55 E Third St



181 E Third St



Before and Afters



178 Pine St



79 W 1st St

Before and Afters



265 W William St



63 Dunbar St

Before and Afters



315 W William St



209 Reynolds Ave

Before and Afters



266 Park Ave



430 Watauga

Before and Afters



280 Park Ave



170 Park Ave

Before and Afters



154 Park Ave



232 Park Ave

Before and Afters



184 Dodge Ave



195 Dodge Ave

Before and Afters



291 Park Ave

Partnerships

Since 2016, CHP has worked in collaboration with Steuben County Habitat for Humanity in the acquisition of Five (5) properties, within the specified Target Areas.

Steuben County Habitat for Humanity



65 Cintra Lane



271 Park Ave

Partnerships

Steuben County Habitat for Humanity



356 E Third St



289 W William St



285 W William St

Partnerships

Daniel Wilcox

Four properties within Target Area One were completed with Mr. Wilcox. Three pictured below and 96-98 West First St, already pictured in the before and after section.



88 W 1st St



158-160 Chestnut St

Partnerships



161 Chestnut St

Partnerships

Ryan McFall

Mr. McFall came to CHP wanting to improve four of his rental properties, four of these properties fell within Target Areas 1, 2 and 3. Three of these properties are pictured below, one located at 315 West William St, has already been pictured in the Before and Afters above .



71 W 3rd St



75 W 3rd St



98 W Third St

Demolitions



115 W 1st St



180 E Third St

Demolitions



181 E Third St

Upcoming Projects

Projects for completion Spring of 2024.



175 Park Ave

Scope of work:

Sidewalk repair and new roof



272 Park Ave

Scope of work:

Exterior paint