



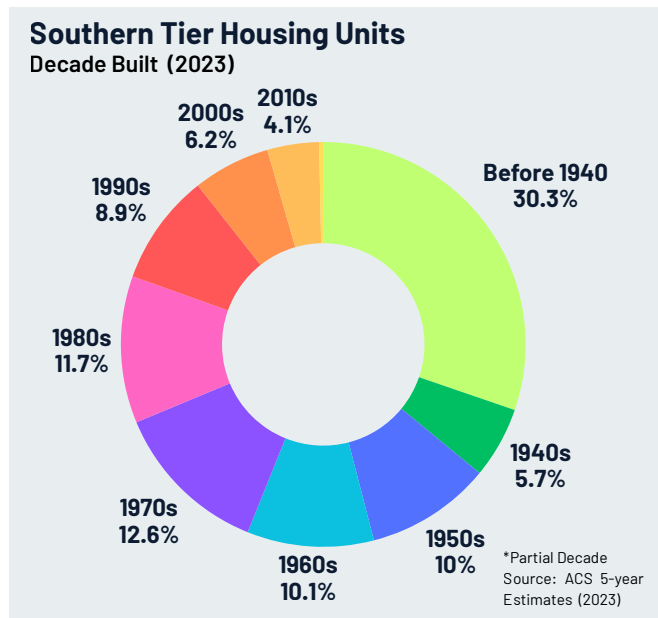
## Addressing the Southern Tier’s Workforce Challenge: Housing

### Real Costs to the Local Homeowner: Aging Stock Renovations

#### AGING HOUSING STOCK

Nearly 1 in 3 homes in the Southern Tier Region are older than 1940 (US Census Bureau, 2023). The low inventory of newer units combined with the changing demands of current and potential residents tends to drive up competition for the few units that meet those needs. This especially has an effect on first-time buyers and middle-income households that are less competitive in the market than high income earners, but not distressed enough to receive subsidy for their housing needs.

The Southern Tier has a far higher share of pre-1940 homes than the national average, in line with New York State trends. Since 2000, only 10.7% of homes in the Southern Tier are newly built, compared to 23.7% nationally.

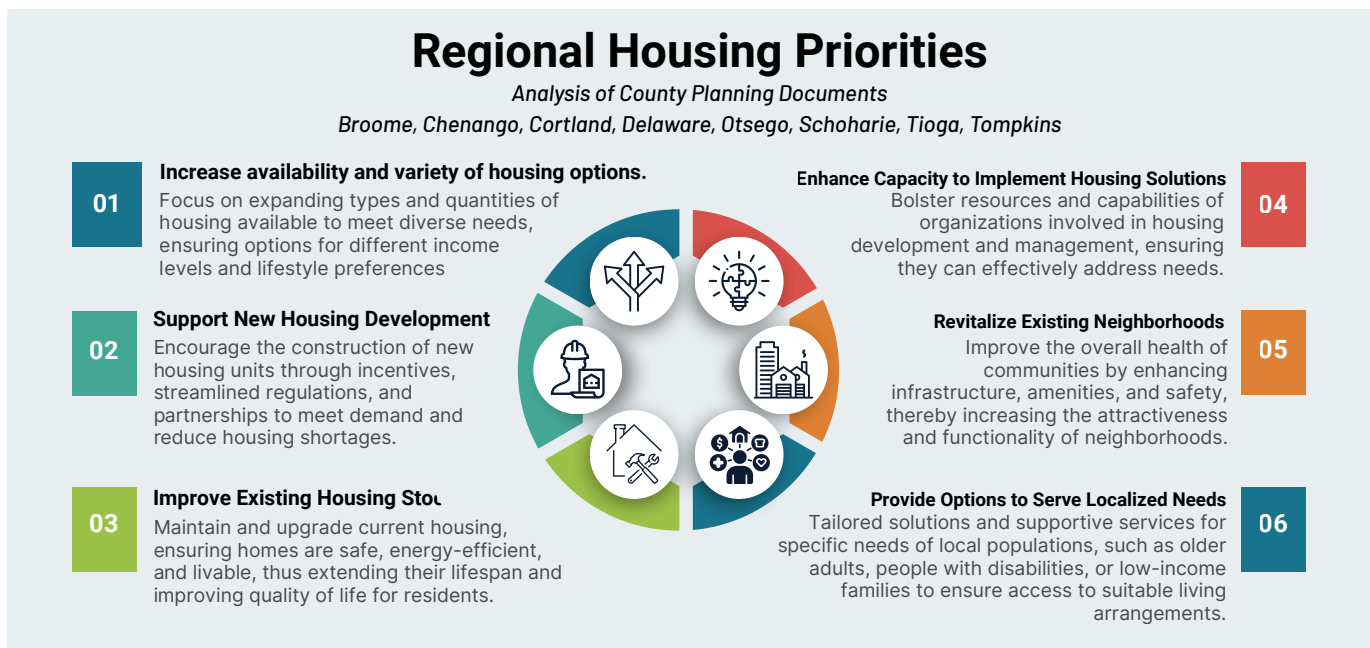


#### HOUSING UNIT AGE (%)

| 2023 Data               | ST Region | USA   |
|-------------------------|-----------|-------|
| Units Built Before 1940 | 30.3%     | 11.9% |
| Units > 50 years        | 56.1%     | 36.0% |
| Units built since 2000  | 10.7%     | 23.7% |

## Regional Housing Opportunities: Creating Opportunities for Collaboration & Shared Services

In 2024, Southern Tier 8 Regional Board secured funding from the Appalachian Regional Commission (ARC) for County Planning Departments to draft individual county-level strategic and/or housing plans. In working together, the Planners identified shared needs and opportunities for regional collaboration, and identify opportunities for scaled local solutions throughout the Southern Tier.



These priorities reflect a deeper understanding of housing both as a social need and as economic infrastructure. When housing falls short, it constrains workforce participation, depresses property values, and weakens the ability of communities to retain and attract investment. When it functions well, it supports families, enables business growth, and reinforces regional competitiveness.