



The following report is the “State of Rochester” for the year ending 2013. It is important to take inventory and develop a snapshot of where we are as a city. We have a lot to be proud of, but we still face many challenges.

As Mayor, one of my priorities has been our city’s financial health. I have said repeatedly that cities cannot continue to rely upon the traditional source of funding - the Real Property Tax. It is an 18th century model that is incapable of dealing with 21st century realities. Rochester’s entire tax levy is virtually consumed by the state mandated payment to its school district and payments to the state pension system.

To be successful in Upstate we cannot ignore our cities and their archaic revenue sources. Our cities are still the center of economic and social activities and they are still the places with the greatest concentration of people with the greatest needs.

Each year we are faced with a structural gap in our budget and next fiscal year will be no exception. We have taken steps to address the built-in deficit by reducing our capital expenses to working with our unions on a single-provider self-insured health care plan. These efforts have put us in a stable condition. From this position of strength, we will need to continue to develop innovative efficiencies. However, in the long run this will not be enough. We will need to change the way we finance our cities and Rochester will be no exception.

We have seen other cities in this country continue along this path and they have become culturally and socially bankrupt on their way to financial insolvency. I have refused to allow this to happen to the city that I love. We have maintained necessary services and events to make Rochester attractive to people who want to work, live and raise their families here. We can ill afford to become myopic and start cutting these quality of life attributes in the name of balancing the budget. We have faced our obstacles and left our city in a good position without accepting excuses along the way, although they have been many - our legacy structural gap, the worst

recession since the 1930’s and the bankruptcy of our largest and most prominent employer. We persevered and kept our city running providing quality services to our residents.

We need help and we look to our state and federal colleagues for fundamental revenue changes if we are going to continue to survive.

I said at the outset that we have much to be proud of - and we do! We have seen our real property values continue to increase which indicates that our city is growing. We have flattened our population decline and seen record public and private investment in our neighborhoods and Downtown - totaling more than \$1.6 billion over the last five years. For every \$1 dollar invested in the Center City we see \$2 dollars being invested in our neighborhoods. We have enabled \$450 million in investments for 2,800 units of affordable housing to meet our residents’ needs. The statistics for major crime are at the lowest point in 28 years - since 1985. People have faith in Rochester or they would not be investing in it. We need to continue to build on that investment - we cannot afford to stagnate.

We have been successful in avoiding that stagnation with such projects as Midtown Rising, College Town, the Port Marina, CityGate and by securing funding to fill in the Inner Loop. But, of special significance is the Eastman Business Park which is one of the largest - if not the largest - industrial parks in the country. We created opportunities that allowed for a new utilities operator to be secured - RED Rochester and for an environmental action plan that is in place to address future clean-up at the Park. This makes the location a more attractive place for additional robust development.

I thank the citizens of Rochester for their support and as we pass the mantle to a new Administration, we wish them well and much success in the years ahead.



A handwritten signature in black ink, which appears to read "Tom S. Richards". The signature is stylized with a large, sweeping initial "T" and a long, horizontal flourish at the end.

Mayor Thomas S. Richards
City of Rochester

GENERAL

POPULATION

Year	1980	1990	2000	2010	2011	2012
Population	241,741	231,636	219,773	210,565	210,643	210,532

Source: U.S. Census

AVERAGE HOUSEHOLD INCOME (CITYWIDE AND BY QUADRANT)

Year		2000	2010	2012
Median Household Income	Citywide	\$27,123	\$29,456	\$34,111
Mean Income Among Census Tracts	Center City	\$26,950	\$28,937	
	Northeast	\$30,607	\$30,153	
	Northwest	\$37,131	\$34,998	
	Southeast	\$42,766	\$51,461	
	Southwest	\$39,028	\$38,180	

Source: American Community Survey - U.S. Census

NUMBER OF HOUSEHOLDS

Year		2000	2010	2012
Households	Citywide	88,999	87,027	86,357

Source: American Community Survey - U.S. Census

POVERTY RATES

Year		2000	2010	2012
Households	Citywide	25.9	31.3	33.4

Source: American Community Survey - U.S. Census

CHILD POVERTY RATES

Year		2000	2010	2012
Households	Citywide	37.5	45.9	51.1

Source: American Community Survey - U.S. Census

EDUCATIONAL ATTAINMENT CITYWIDE

Year		2000	2010	2012
High School Diploma or Higher	Citywide	73.0%	78.7%	79.7%
Bachelor's Degree or Higher	Citywide	20.1%	25%	25%

Source: American Community Survey - U.S. Census

ECONOMIC CONDITIONS

TOTAL EMPLOYMENT

Year	2007	2008	2009	2010	2011	2012
Employed	59,000	74,000	103,000	108,000	105,000	108,000

Source: Bureau of Labor Statistics

JOBS CREATED AND RETAINED: BUSINESS AND HOUSING DEVELOPMENT PROGRAM OUTCOMES

Year	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Jobs Created	1,369	520	1,533	1,209	919	1,082
Jobs Retained	757	622	1,834	1,277	10,868	12,488

Source: City of Rochester

UNEMPLOYMENT RATE

Year	2007	2008	2009	2010	2011	2012
Unemployment	5.9%	7.4%	10.3%	10.8%	10.5%	10.8%

Source: Bureau of Labor Statistics

HOUSING UNITS

MLS SALE PRICES AND HOME SALES

Year	2007	2008	2009	2010	2011	2012
Home Sales	1921	1634	1519	1410	1141	1080
Median Home Sale Price	\$56,000	\$57,000	\$65,000	\$63,000	\$63,000	\$72,500

Source: Greater Rochester Association of Realtors

FORECLOSURES

Year		2000	2010	2012
Foreclosure Starts, Source: Monroe County	Citywide	1,050	573	271
Foreclosure Sales, Source: Daily Record	Citywide	1,206	802	661

NUMBER OF HOUSEHOLDS

Year		2000	2010	2012
Number of Housing Units	Citywide	99,789	101,767	98,295

Source: American Community Survey - U.S. Census

VACANT PROPERTIES

Year		2007-08	2012-13
Number of Housing Units	Citywide	2,862	2,416

Source: City of Rochester Inspections and Compliance

VACANCY RATE (UNITS)

Year		2000	2010	2012
Vacancy Rate	Citywide	10.8%	15.8%	13.3%

Source: American Community Survey - U.S. Census

BUDGET/FINANCE

Total 2013-14 Budget: \$491.7 million

End of Year 2012-13 Budget Surplus: \$31 million

Reserves: \$25.9 million for property tax relief;
\$21.9 million for retirement costs (2012-13).

State aid, sales tax and other revenue:

AIM Aid = \$88 million for State Budget 2013-14.

Sales Tax = \$136.3 million actual for 2012-13.

AIM Aid Per Capita: Buffalo \$617 per resident;
Rochester \$419 per resident. This accounts for a
\$41.7 million discrepancy between the two cities.

Tax levy: \$167.1 million

Mandates and Major expenditures: Projected mandated costs total \$119.1 million for the City School District and \$45.5 million in pension costs (2015). Combined, these two mandates virtually account for the City's entire tax levy.

CITY OF ROCHESTER BUDGET GAPS

City of Rochester FY 2010-11: Closing the Gap (millions)

\$43.9	Starting Gap
-\$12.0	Use of reserves
-\$9.9	Departmental efficiencies including eliminating property tax subsidy for the Parking Fund
-\$6.0	Revenue and fee increases
-\$3.8	Reduction from planned cash capital investments
-\$3.5	Departmental reductions
-\$1.9	Lower wage settlements and assumptions
-\$1.1	Projected retirement bill credit due to containment of overtime and hiring freeze
-\$1.0	Additional anticipated revenue from property sale
-\$1.0	Growth in sales tax revenue
-\$1.0	Forgo contribution to insurance reserve
-\$0.6	Lower debt service due to lower interest rates
-\$2.1	Net of other changes
\$0.0	

City of Rochester FY 2011-12: Closing the Gap (millions)

\$50.0	Starting Gap
-\$16.2	Departmental reductions and efficiencies
-\$15.9	Reduction in planned cash capital investments
-\$5.5	Revenue from proposed tax and fee increases
-\$4.4	APT wage freeze for 11-12, performance incentives eliminated; anticipated police/fire wage agreement
-\$3.9	Use of reserves
-\$2.8	Midyear budget reductions, enabling creation of a Tax Relief Fund
-\$1.3	Federal revenue received as part of national health care reform
\$0.0	

City of Rochester FY 2012-13: Closing the Gap (millions)

\$40.2	Starting Gap
-\$15.4	One time state aid "spin-up"
-\$7.0	Reduction from planned cash capital investments
-\$5.9	Reduction in projected retirement costs due to the retirement incentive
-\$3.5	Anticipated growth in sales tax revenue from an improved economy
-\$3.5	Use of reserves
-\$2.0	Departmental reductions and efficiencies
-\$1.7	Revenue from proposed fee increases
-\$1.1	New Fire Department revenues from Town of Brighton and Rural Metro
-\$0.1	Net of other changes
\$0.0	

City of Rochester FY 2013-14: Closing the Gap (millions)

\$42.7	Starting Gap
-\$17.30	Reduction in planned cash capital expenses and use of Enterprise Fund balances to support them
-\$10.95	Pension amortization
-\$2.75	Savings in planned healthcare expenses
-\$7.50	Savings and credit on estimated pension bill
-\$1.70	Enterprise fund fee increases
-\$1.40	Increased revenue from Excellus lease buyout to provide tax relief
-\$0.90	Transfer from Property Tax Overpayment Fund
-\$0.20	Net of other changes
\$0.0	

PROJECTED BUDGET GAP 2014-15 -- \$37.5 MILLION

BOND RATINGS

Rochester maintains a higher bond rating than our sister cities:

- Rochester: Moody's Aa3 S&P A+ Finch A+
- Buffalo: Moody's A1 S&P A Finch A+
- Syracuse: Moody's A1 S&P A- Finch A

Total Bonding: Includes all City and Rochester City School District Bonds and Notes

- 2011 - \$367,384,169
- 2012 - \$367,770,399
- 2013 - \$386,159,999 (includes Bond Acceleration Program)

CITY INVESTMENT LEVERAGING OTHER PUBLIC AND PRIVATE INVESTMENTS

CITY INVESTMENT FY 2008-09 THROUGH OCT. 2013

Business	Housing	Real Estate	Demolition	Grand Total
\$21,873,228	\$7,528,913	\$49,283,964	\$13,475,849	\$92,161,955

TOTAL PUBLIC INVESTMENT (ALL LEVELS) FY 2008-09 THROUGH OCT. 2013

Business	Housing	Real Estate	Demolition	Grand Total
\$28,753,696	\$20,446,040	\$310,011,675	\$24,034,068	\$383,245,479

TOTAL PUBLIC AND PRIVATE INVESTMENT FY 2008-09 THROUGH OCT. 2013

Business	Housing	Real Estate	Demolition	Grand Total
\$265,036,745	\$39,524,174	\$1,335,769,663	\$24,034,068	\$1,664,364,650

Source: COR BHD

TOTAL CITY ASSESSED PROPERTY VALUES & SINGLE FAMILY HOMES

Year	2000-11 FY	2011-12 FY	2012-13 FY	2013-14 FY
Assessed Value: Citywide	\$7,092,855,506	\$8,167,004,081	\$7,762,682,065	\$7,822,800,650
Taxable Assessed Value	\$4,802,406,549	\$5,779,908,468	\$5,910,991,579	\$5,930,602,253
Average Assessed Value:				
Single Family Homes	\$54,391	\$67,331	\$70,422	\$70,867

Source: Bureau of Assessment

BHD PROGRAM OUTCOMES

DEMOLITIONS: PROPERTIES AND UNITS OVER THE LAST FIVE YEARS

Year	2009	2010	2011	2012	2013
Demolitions (Properties)	206	168	141	176	335
Demolitions (Housing Units)	N/A	N/A	N/A	247	496

DIRECT RESIDENTIAL ASSISTANCE: PROPERTIES

Year	2008-09	2009-10	2010-11	2011-12	2012-13
Lead Hazard Reduction Grants awarded	251	214	160	168	126
Residential properties receiving City Rehab Asst.	N/A	470	121	255	175
Homebuyers Down Payment/Closing Asst.	251	214	97	195	199

Source: City of Rochester Business and Housing Development

PROJECT PIPELINE

Total Projects either under construction, under negotiation, approved, supported or pending

Quad	Project Title	Project Status	Total Investment	Address
SW	Brooks Landing Bus. Ctr. Parking Expansion	Under Construction	\$363,000	1315 S. Plymouth Ave.
Ctr. City	350 State Street	Approved	\$517,000	350 State St.
SW	SBA Single Family Home Redevelopment	Under Construction	\$568,000	34 King St.
SW	Hardy Apartments	Under Construction	\$895,000	109-209 Jefferson Ave.
SW	Corn Hill Townhomes Urban League	Under Construction	\$1,436,000	610 Clarissa St.
NW	JOSANA Habitat	Under Construction	\$1,820,000	34 Orange St.
Ctr. City	Temple Building 38-40 Liberty Pole	Under Construction	\$3,000,000	38-40 Liberty Pole
SE	Tryon Park	Under Construction	\$3,715,900	100 Coleridge Road
Ctr. City	Bevier Building	Pending	\$4,100,000	42 S. Washington St.
NE	Son House	Under Construction	\$4,200,000	539 Joseph Ave.
SE	Harris Park	Under Construction	\$4,800,000	72-136 Floverton St.
Ctr. City	YWCA	Under Construction	\$5,145,422	175 N Clinton Ave.
SW	Brooks Court	Under Construction	\$5,200,000	1181 Genesee St.
Ctr. City	North Plymouth Terrace	Under Construction	\$5,500,000	116 West Main St.
Ctr. City	RIT CUE	Pending	\$6,700,000	40-46 Franklin St.
Ctr. City	Academy Building	Under Construction	\$6,700,000	13 S. Fitzhugh St.
NW	Photech	Approved	\$7,500,000	1000 Driving Park
Ctr. City	Alexandrian Apartments	Under Construction	\$7,606,000	286-300 Alexander St.
NE	Market Apartments at Corpus Christi	Approved	\$9,033,232	880 East Main St.
SE	Business Accelerator Cooperative HUB	Supported	\$9,500,000	230-250 Alexander St.
SE	Culver Road Armory Phase II	Under Construction	\$9,701,000	56 Hinsdale St.
Ctr. City	Sibley Building	Supported	\$37,700,000	228-280 E Main St.
NW	Stadium Heights	Supported	\$10,734,336	102 Walnut St.
NW	Lake Ave Apartments	Pending	\$13,137,522	525 Lake Ave.
SE	Providence East House Alexander	Supported	\$14,289,192	267 Monroe Ave.
Ctr. City	One Eleven at East Ave	Under Construction	\$15,000,000	111 East Ave.
SE	Wedge Point	Supported	\$15,256,185	390 South Ave.
Ctr. City	Cox Building	Approved	\$15,300,000	36-48 St. Paul St.
Ctr. City	Main Street Hilton Garden	Under Construction	\$18,000,000	155-159 E. Main St.
SW	Flats at Brooks Landing	Under Construction	\$18,150,000	1500 S. Plymouth Ave.
NE	Michelson Apartments and Mills III	Pending	\$18,181,151	182 Avenue D
Ctr. City	Windstream Corporate Offices	Under Construction	\$18,300,000	20 S. Clinton Ave.
SW	Carriage Factory Apartments	Under Construction	\$20,039,062	33 Litchfield St.
NE	Eastman Gardens Dental Dispensary	Supported	\$21,605,797	800 E. Main St.
SE	Pinnacle Apartments	Under Construction	\$31,300,000	919 S. Clinton Ave.
Ctr. City	Midtown Tower	Approved	\$55,000,000	270-280 E. Broad St.
SE	College Town	Under Construction	\$97,000,000	1360 Mt. Hope Ave.
SE	CityGate	Under Construction	\$177,000,000	167 Westfall Rd.

Total Identified Public and Private Investment: \$665,678,696

Source: City of Rochester Business and Housing Development

PROJECT PIPELINE CONTINUED

Total Projects either under construction, under negotiation, approved, supported or pending

Quad	Project Title	Project Status	Total Investment	Address
Ctr. City	88-94 Elm Street	Negotiations	TBD	88 Elm St.
Ctr. City	D&C Midtown Headquarters	Negotiations	TBD	245 E. Main St.
Ctr. City	Andrews Street	Planning	TBD	320 Andrews St.
Ctr. City	Block F	Planning	TBD	100 N. Chestnut St.
Ctr. City	Inner Loop Redevelopment	Planning	TBD	TBD
Ctr. City	Midtown Revitalization	Under Construction	TBD	270 E. Broad St.
City Wide	RCSD Modernization Program	Planning	TBD	TBD
NE	Pulaski Library	Negotiations	TBD	1151 Hudson Ave.
NE	Public Market Development Parcel	Negotiations	TBD	280 N. Union St.
NE	School 50 Infill Home Ownership	Planning	TBD	200 Bremen St.
NE	La Avenida	Planning	TBD	915-917 N. Clinton Ave.
NE	Marketview Heights Infill Housing	Under Construction	TBD	50 Woodward St.
NW	Demolition of the Sykes Building	Approved	TBD	415 Orchard St.
NW	Port of Rochester	Negotiations	TBD	1000 N. River St.
NW	VOA Building	Planning	TBD	67 Canal St.
NW	4 Straub Street Infill Home Ownership	Planning	TBD	4 Straub St.
SE	151 Mt. Hope	Planning	TBD	151 Mt. Hope
SE	Karges Place/Uhlen Place	Planning	TBD	9 Karges Place
SE	Alexander Park North Campus	Planning	TBD	230-250 Alexander St.
SE	399 Gregory Street	Planning	TBD	399 Gregory St.
SE	Morgan Development South Avenue	Planning	TBD	103 Court St.
SW	BOA Vacuum Oil	Planning	TBD	15 Flint St.
SW	Brooks Landing- 937 Genesee St	Planning	TBD	937 Genesee St.
SW	Olean/Kennedy Site	Planning	TBD	Olean St. & S. Plymouth Ave.
SW	BullsHead Revitalization Plan	Planning	TBD	W. Main St.



INVESTMENT

RIBBON CUTTINGS AND GROUND BREAKINGS

Year	2011	2012	2013
	33	67	31

(Source: City of Rochester Communications Bureau)

PROJECT LABOR AGREEMENTS (PLA): WORKFORCE/MWBE

Total PLAs Negotiated: 4

2 City: Midtown and Port of Rochester

1 City Pending: Inner Loop Reconstruction Project

1 NYSDOT: Assistance on Intermodal Station

1 Rochester Joint Schools Construction Board: FMP Project

PROJECTED JOBS/CONTRACT VALUE

Midtown: \$30M in five contracts. Projected work hours 160,000 or 80 work years. Minority workers at or above 20% and women workers at or above 6.9%.

Port of Rochester: \$20M in three contracts. Projected work hours 93,000 work hours or, 44.71 work years. Minority workers at or above 20% and women workers at or above 6.9%.

Inner Loop/Reconstruction Project: \$22 million in two contracts. Projected work not yet determined. Minority workers at or above 20% and women workers at or above 6.9%.

Rochester Joint Schools Construction Board - FMP Project: \$325 million in Phase 1 and \$1.2 billion over life of the project. RCSD monitors worker participation on the project. (Source: COR Engineering Services)

PRIVATE DEVELOPMENT WITH COMMUNITY BENEFIT AGREEMENTS (CBAS): WORKFORCE AND/OR MWBE

Total CBAs Negotiated: 10

2 City Under Construction:

- College Town, excluding hotel project - \$85 million.
- Flats at Brooks Landing - \$18.2 million.

3 City Pending:

- Midtown Tower \$55 to \$59 million.
- CityGate, excluding Costco Project - \$105 million.
- Michelson Apartments and Mills III - \$18.2 million.

5 Affordable Housing Projects Negotiated by the City:

- Sibley Building - \$37.7 million.
- Eastman Gardens (Dental Dispensary) - \$21.6 million.
- Stadium Estates - \$10.7 million. Wedge Point - \$15.3 million.
- Providence East House Alexander - \$14.3 million.

Workforce - Minority workers at or above 20% and women workers at or above 6.9% for all listed projects.

WORKFORCE

CITY GOVERNMENT EMPLOYMENT

Non-uniform Employees (Union): 1,089
Uniform Employees (Union/Civilian): 1,207
APT: 346
Confidential: 72

Unions Under Contract: AFSCME, AFSCME PT, CSEA, IUOE
Unions in Negotiation: IAFF, IAFF Civilian, Police Locust Club
2006: Total Employees F/T: 2,922
2013: Total Employees F/T: 2,714 (Source: DHRM)

DIVERSITY & RESIDENCY IN CITY EMPLOYMENT

Residency:

Total City worker residency numbers: 926/34%
City workers: total non-uniform
and percentage resident: 1485/27%
City workers: total uniformed
and percentage resident: 1182/7%
(Source: DHRM)

Diversity over five years:

FY 9/10: Female 742/26%, Minority 789/28%
FY 10/11: Female 727/26%, Minority 769/28%
FY 11/12: Female 695/26%, Minority 753/28%
FY 12/13: Female 706/27%, Minority 769/29%
FY 13/14: Female 709/27%, Minority 775/29%
(Source: DHRM)

ROCHESTER CITY SCHOOL DISTRICT

Current Budget Total: \$762,718,035
Employment: 5,534
Graduation Rate: 50% 4-year rate, total 2007
9th grade cohort graduated by August 2011
Graduation Rate: 56.2% 5-year rate, total 2006
9th grade cohort graduated by August 2011

Student Population:
RCSD K-12: 29,103
Charter Schools: 3,264
Pre-K: 1,942
Total: 34,309
(Source: RCSD 2013-14 Approved Budget)

DEPARTMENT OF RECREATION AND YOUTH SERVICES: PARTICIPATION

Recreation Centers:

Number of children served based on registration: 16,940
Number of Center visits: 607,000

Number summer meals served in
breakfast/lunch programs: 92,302 (Source: DRYS)

SPECIAL EVENTS OFFICE - COMMUNICATIONS BUREAU

Attendance at all Special Events for 2013: 1,302,798

Events processed and permitted in 2013: 433

- Festivals: 96
- Moving Athletic Events, eg: walks, runs, races: 69
- Block Parties: 49
- Atrium & Link: 75
- Parades: 29

- Equipment rental, including barricade, show wagon, and other event equipment rental to events in surrounding towns, etc.: 33
- Other, including film shoots, neighborhood tours, health/community fairs, rallies/demonstrations/minis-tries, and ribbon cuttings/promotions: 92

Major Investment and Community Events budget for 2013: \$875,000

REVENUE GENERATED FOR ROCHESTER EVENTS NETWORK TRUST FUND:

2012 -13 goal	2012-13 actual	2013-14 goal	2013-14 YTD
\$175,000	\$180,142	\$200,000	\$105,500

(Source: City of Rochester Communications Bureau - Special Events)

ROCHESTER POLICE DEPARTMENT – CRIME REVIEW

PART 1 CRIME (MAJOR CRIMES. FOR EXAMPLE, HOMICIDE, RAPE AND BURGLARY)

Year	2010	2011	2012	2013
	13,977	13,791	13,124	12,074

2013 includes total Part 1 crimes through 11/30/13 plus projected December total.

PART 2 CRIMES (FOR EXAMPLE, STOLEN PROPERTY, SIMPLE ASSAULT AND CRIMINAL MISCHIEF)

Year	2010	2011	2012	2013
	19,129	18,048	16,306	14,718

2013 includes total Part 2 crimes through 11/30/13 plus projected December total.

ALL CRIME TOTAL

Year	2010	2011	2012	2013
	33,106	31,839	29,430	26,792

2013 includes all crimes through 11/30/13 plus projected December total. Source: Rochester Police Department





For more information call 311.
Outside the city call (585) 428-5990.
www.cityofrochester.gov