



# Racial And Structural Equity

## Introduction

### Who we are – some background

- Over the last 5 years, the Housing CART has learned, shared, educated, advocated, and acted for housing justice. Much of the progress made is due to the CART’s advocacy efforts with city and county officials and engagement with the community.
- The Housing team is a collaborative of community and faith leaders, nonprofits, local government, business owners, financial institutions, lawyers, foundations, and educators working and volunteering countless hours toward championing housing justice as a human right.
- **Key Issues:**
  - Discriminatory practices in housing.
  - Land use regulations and economic development incentives.
  - Housing affordability and supply.
- *RASE seeks to dismantle systemic and structural racism and build a more just, equitable, and inclusive Rochester and Monroe County.*

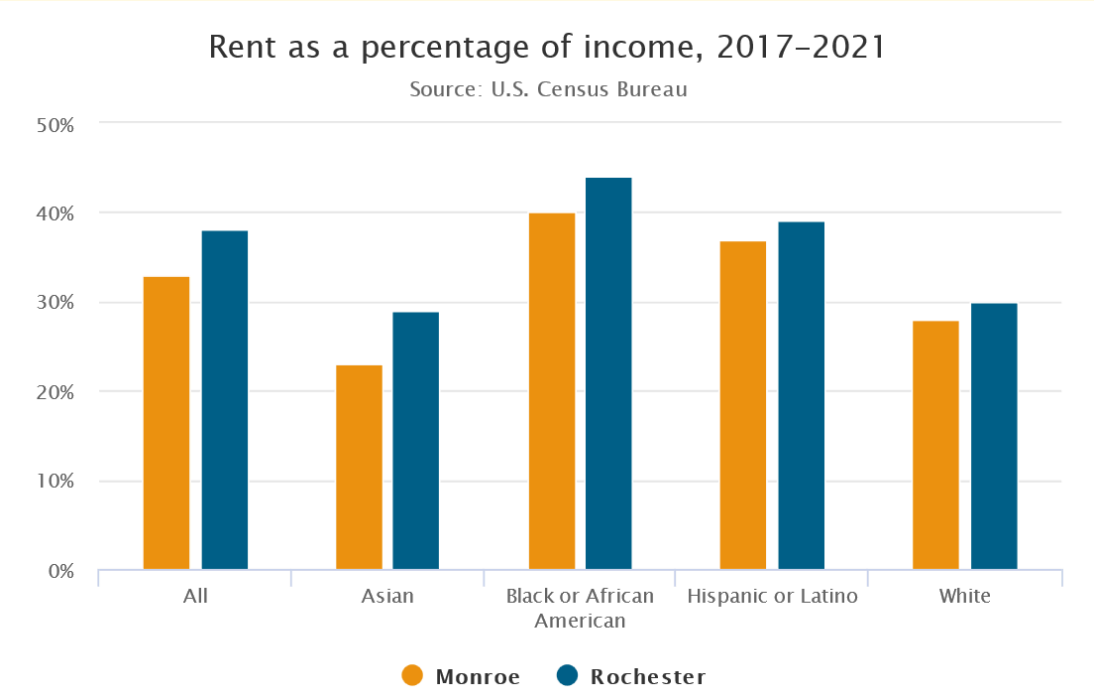


Chart courtesy of RMAPI.

## Progress

### What got done – some examples

- 1) Explore a “just cause” eviction law & advocate for expanded tenant protections at a local level (ref. R2)**
  - City Council passed **Good Cause Eviction legislation**, meaning landlords can evict only on valid reasons (e.g. unpaid rent, major renovation, violating a major lease clause, etc.).
- 2) Work to reduce or eliminate exclusionary zoning, to increase missing middle housing (ref. R4)**
  - Rochester Zoning Alignment Project (ZAP):
    - City of Rochester is updating its zoning code with input from RASE to allow for alignment with the Comprehensive Plan and community requests.
    - Recommendations include expanded opportunity for multi-family housing, provisions for Accessory Dwelling Units, and other expanded housing options across the City.
  - Education and advocacy:
    - Multiple community groups and organizations across the county mobilized to educate residents about zoning and affordable housing.
      - Building a Better Rochester conducted **12+ workshops**.
      - Color Penfield Green with Empire Justice Center drafted a housing statement.
      - Color Fairport Green and Housing Action Collective worked to increase community mobilization and advocacy efforts.
- 3) Encourage or incentivize affordable housing (ref. R5)**
  - Promoted **NYS Pro-Housing initiative** to towns to encourage changes to zoning codes and new housing developments.
  - City and County released their first joint **Affordable Housing RFP**.
  - Multiple affordable housing projects are currently under development.
  - Received \$40M for repairs to vacant rentals to increase apartment supply of for low- and moderate-income renters.
  - Monroe County’s \$7.8M housing plan:
    - Housing Navigator pilot connects 720 low- and moderate-income households to quality housing.
    - Incentivize landlords to provide up to 1,500 more affordable units.
    - Landlord/Tenant Mediation Program trains certified mediators with the goal to resolve conflicts between landlords and tenants.
- 4) Support the expansion of community-controlled models of ownership and rental housing that promote permanently affordable, quality housing (ref. R7)**
  - E.g. Land Trusts (CLTs), tenant opportunities to purchase, etc.
  - City Roots held “Land Trust 101” for foundational learning around land trusts.

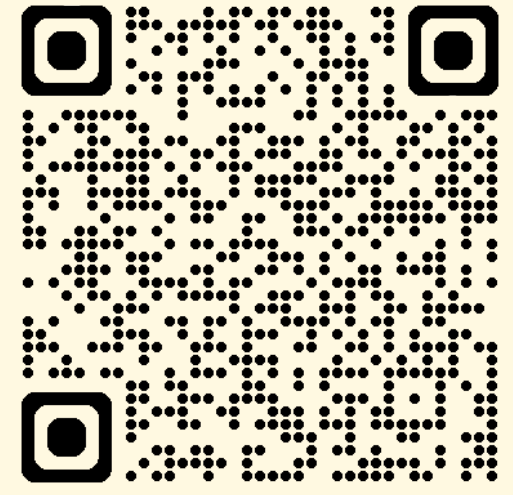
# Housing



## Community Advancing Recommendations Team (CART)

**CART Facilitators:** Laurie Mahoney, Ronald Washington. **Current CART Members:** Bob Castle, Tree Clemonds, Nicholas Coulter, Helen Dumas, Beverly Fair-Brooks, Karla Gadley, Sarah Grieve, Duncan Harris, Kim Hunt-Uzelec, Kim Londono, Dr. Candice Lucas, Ginny Maier, Ruhi Maker, Fran McCarthy, Liz McGriff, Rebekah Meyer, Patricia Partridge, Peter Peters, Tedd Pullano, Chanh Quach, Chris Raymond, Shannon Regelsberger, Mildred Scott, Maria Sharp, Rachel Sherman, Van Smith, Katherine Thompson, Juan Villanueva, Shane Wiegand, Trisha Wise.

In fond memory of CART members **Connie L. Sanderson & Paul D. Minor.**



RocRASE.com

## Challenges

### What slowed us down – some examples

- Authority Limitations**
  - State and local agencies must adjust to federal policy changes and fill gaps in services as needed.
  - Mortgage rates are outside local control; City & County can only work with lenders to expand access and promote fair practices.

### Policy Gaps

- HUD-defined AMI does not address City residents’ actual AMI, which is 50% lower.
- Zoning policies must be adopted by individual municipalities; the County Exec. can only encourage or incentivize them.

## Future

### What’s still to do – some examples

- Continue to support fair, equitable, affordable housing.
- Advocate for renter protections (e.g. Roc Vacancy Study and Rent Stabilization).
- Collaborate with partners and state/federal leaders to continue to expand inclusive zoning, support affordable homes, and remove barriers to housing.
- Address homelessness through person-centered housing solutions.
- Help residents understand how higher density, ADUs, and more safe, equitable rentals can lead to homeownership.
- Collaborate with groups focused on Mental Health, Older Adults, and other overlapping areas.



**5th Annual RASE Community Update October 6, 2025**  
Urban League of Rochester - Successor organization to the Commisison on RASE



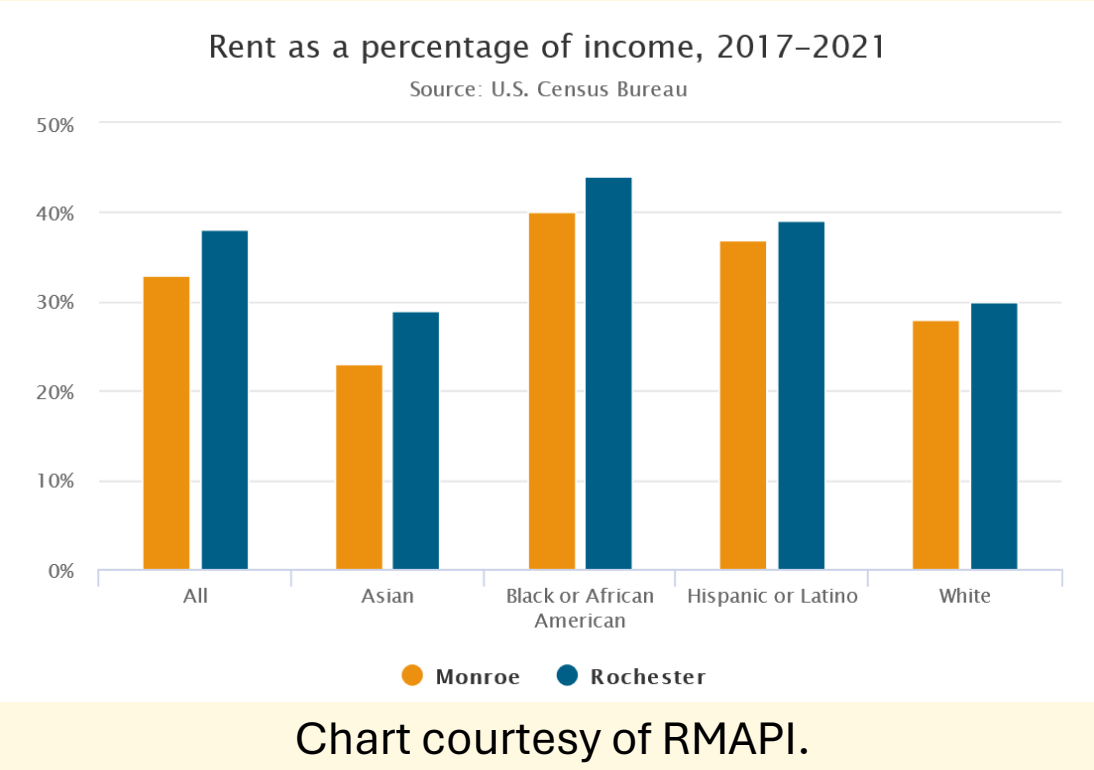


Racial And Structural Equity

Introduction

Who we are – some background

- Over the last 5 years, the Housing CART has learned, shared, educated, advocated, and acted for housing justice. Much of the progress made is due to the CART’s advocacy efforts with city and county officials and engagement with the community.
- The Housing team is a collaborative of community and faith leaders, nonprofits, local government, business owners, financial institutions, lawyers, foundations, and educators working and volunteering countless hours toward championing housing justice as a human right.
- Key Issues:**
  - Discriminatory practices in housing.
  - Land use regulations and economic development incentives.
  - Housing affordability and supply.
- RASE seeks to dismantle systemic and structural racism and build a more just, equitable, and inclusive Rochester and Monroe County.



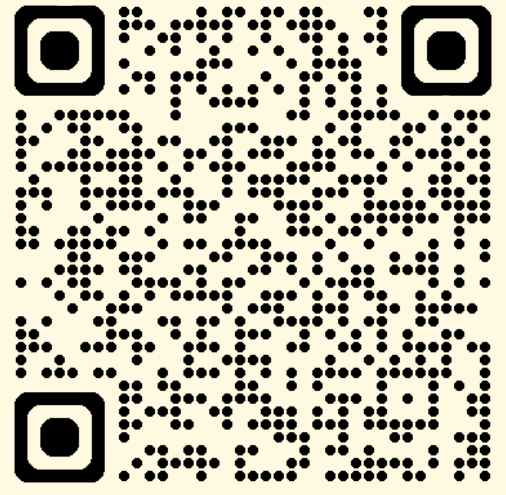
Housing



Community Advancing Recommendations Team (CART)

**CART Facilitators:** Laurie Mahoney, Ronald Washington. **Current CART Members:** Bob Castle, Tree Clemonds, Nicholas Coulter, Helen Dumas, Beverly Fair-Brooks, Karla Gadley, Sarah Grieve, Duncan Harris, Kim Hunt-Uzelec, Kim Londono, Dr. Candice Lucas, Ginny Maier, Ruhi Maker, Fran McCarthy, Liz McGriff, Rebekah Meyer, Patricia Partridge, Peter Peters, Tedd Pullano, Chanh Quach, Chris Raymond, Shannon Regelsberger, Mildred Scott, Maria Sharp, Rachel Sherman, Van Smith, Katherine Thompson, Juan Villanueva, Shane Wiegand, Trisha Wise.

In fond memory of CART members Connie L. Sanderson & Paul D. Minor.



RocRASE.com

Progress

What got done – some examples

- Explore a “just cause” eviction law & advocate for expanded tenant protections at a local level (ref. R2)**
  - City Council passed **Good Cause Eviction legislation**, meaning landlords can evict only on valid reasons (e.g. unpaid rent, major renovation, violating a major lease clause, etc.).
- Work to reduce or eliminate exclusionary zoning, to increase missing middle housing (ref. R4)**
  - Rochester Zoning Alignment Project (ZAP):
    - City of Rochester is updating its zoning code with input from RASE to allow for alignment with the Comprehensive Plan and community requests.
    - Recommendations include expanded opportunity for multi-family housing, provisions for Accessory Dwelling Units, and other expanded housing options across the City.
  - Education and advocacy:
    - Multiple community groups and organizations across the county mobilized to educate residents about zoning and affordable housing.
      - Building a Better Rochester conducted **12+ workshops**.
      - Color Penfield Green with Empire Justice Center drafted a housing statement.
      - Color Fairport Green and Housing Action Collective worked to increase community mobilization and advocacy efforts.
- Encourage or incentivize affordable housing (ref. R5)**
  - Promoted **NYS Pro-Housing initiative** to towns to encourage changes to zoning codes and new housing developments.
  - City and County released their first joint **Affordable Housing RFP**.
  - Multiple affordable housing projects are currently under development.
  - Received \$40M for repairs to vacant rentals to increase apartment supply of for low- and moderate-income renters.
  - Monroe County’s \$7.8M housing plan:
    - Housing Navigator pilot connects 720 low- and moderate-income households to quality housing.
    - Incentivize landlords to provide up to 1,500 more affordable units.
    - Landlord/Tenant Mediation Program trains certified mediators with the goal to resolve conflicts between landlords and tenants.
- Support the expansion of community-controlled models of ownership and rental housing that promote permanently affordable, quality housing (ref. R7)**
  - E.g. Land Trusts (CLTs), tenant opportunities to purchase, etc.
  - City Roots held “Land Trust 101” for foundational learning around land trusts.



Challenges

What slowed us down – some examples

- Authority Limitations**
- State and local agencies must adjust to federal policy changes and fill gaps in services as needed.
  - Mortgage rates are outside local control; City & County can only work with lenders to expand access and promote fair practices.
- Policy Gaps**
- HUD-defined AMI does not address City residents’ actual AMI, which is 50% lower.
  - Zoning policies must be adopted by individual municipalities; the County Exec. can only encourage or incentivize them.

Future

What’s still to do – some examples

- Continue to support fair, equitable, affordable housing.
- Advocate for renter protections (e.g. Roc Vacancy Study and Rent Stabilization).
- Collaborate with partners and state/federal leaders to continue to expand inclusive zoning, support affordable homes, and remove barriers to housing.
- Address homelessness through person-centered housing solutions.
- Help residents understand how higher density, ADUs, and more safe, equitable rentals can lead to homeownership.
- Collaborate with groups focused on Mental Health, Older Adults, and other overlapping areas.