


THE ST. LAWRENCE COUNTY PLANNING OFFICE

*Public Safety Complex – 2nd Floor, 48 Court Street
Canton, New York 13617-1169*

*VOICE (315) 379-2292
FAX (315) 379-2252*

*E-MAIL Planning@stlawco.org
WEB SITE <http://www.stlawco.org/Departments/Planning>*

MEMORANDUM

To: File
From: Jason Pfothenauer 
Date: July 17, 2023
Re: NYS CDBG Program, FY 2023 Application
Attachment 5: Affirmatively Furthering Fair Housing

I hereby certify that, within the past ten (10) years, St. Lawrence County has NOT been the subject of any housing discrimination proceeding before a federal, state, and/or local adjudicatory body.

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

Draft Meeting Agenda

Thursday, August 25, 2022 at 9:00 am
County Planning Office and via ZOOM
Contact Planning Office for ZOOM access information



1. **Call To Order**
2. **Adoption of the Agenda**
3. **Approval of May 26, 2022 Meeting Minutes**
4. **Old Business**
 - a.
5. **New Business**
 - a. Fair Housing Stakeholder Meetings: October 4 and 5, 2022
 - b. Schedule Virtual Presentation by Federal Reserve Bank of New York:
<https://www.newyorkfed.org/outreach-and-education/staff>
6. **Reports**
 - a. Updates from FHTF members
7. **Announcements**
 - a. Next meeting date: November, 17th at 9 am
 - b. Other announcements?
8. **Adjourn**

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

*c/o St. Lawrence County Planning Office
48 Court Street
Canton, NY 13617-1169*

315-379-2292 (Phone)

315-379-2252 (Fax)

stlawco.org/Departments/Planning/AdvisoryBoards/FairHousingTaskForce



Meeting Minutes

August 25, 2022
Via Zoom

- 1. Call to Order and Determination of a Quorum.** In the absence of the Chair, Matilda Larson called the meeting to order at 9:05 AM.

Members Present: Amy Casiuk; Lashawanda Ingram; Connie Jenkins; Christine Martin for Annette Bowman; Mike McQuade; Chris Nyman. Matilda Larson attended as staff. ***A quorum WAS NOT established.***

Others Present: Bob Beckstead, NNY Newspapers; Sally Santangelo, CNY Fair Housing; Pamela Weed-Nichols, NYS Attorney General's Office – Watertown.

- 2. Adoption of the Agenda.** The agenda was accepted by consensus.
- 3. Approval of Meeting Minutes, May 26, 2022.** Due to lack of quorum, the Minutes of the May meeting could not be approved.
- 4. Old Business. None.**
- 5. New Business.**
 - a. Fair Housing Stakeholder meetings: Oct. 4 and 5.** It has been five years since the most recent Assessment of Fair Housing was conducted.
 - Staff are planning another round of stakeholder meetings for October 4th and 5th.
 - Stakeholders from last set of meetings (April, 2017) included court personnel, realtors, code enforcement officers, property managers, municipal officials, service agency staff, etc.
 - Staff plan to hold an evening meeting with tenants, probably in the evening.
 - Possible venues in Massena include the Municipal Building, Massena Community Center, on Beach Street, or Fellowship Hall at the First United Methodist Church.
 - Sally Santangelo suggested that food be available for a tenants meeting, and/or other type of incentives/giveaways.
 - Sally might use a similar format as was used five years ago.

- Chris Nyman suggested that his office (CDP) could include information about tenants meeting(s) in recertification material; these go out the first of every month.
- Matilda suggested that Diversity Officers from local colleges might also be invited to attend.

b. Virtual Presentation by Federal Reserve Bank of NY.

- Matilda reported that finding housing data for rural areas is a problem. The Federal Reserve Bank does provide research.
 - Matilda will contact their Community Development staff.

6. Reports.

a. Updates from FHTF members about recent activity

- Connie Jenkins reported that the Church & Community Program is always busy over the summer. She reported that she has seen an increase in displaced/homeless people this summer. She noted that, in Ogdensburg, police have pushed out homeless people by closing city parks overnight.
- Christine Martin reported that the North Country Housing Council reported that her office is proceeding with the CDBG COVID-Rehab program. She also noted that people keep calling with housing related problems (accessibility issues, etc.) and there is no money to help them.
- Sally Santangelo reported that CNY Fair Housing is still working on a FH complaint in Potsdam. A case was filed with HUD.
 - Her agency has been doing some advocacy nationally; they have used some stories from St. Lawrence County while doing this work.
- Matilda Larson reported that the County has suspended its homebuyer assistance program. She noted that house sales prices have risen to a point where typical LMI buyers are now priced out.
- Mike McQuade reported that he is seeing some new homes being built in Canton. He noted that home sales have become a bidding war between buyers.
 - Mike also mentioned a lack of access to housing rehab grants.
- Chris Nyman reported that CDP has focused on decreasing voucher utilization rates. He attributed this problem to increasing rental rates, and a reduction in available housing.
- Pamela Weed-Nichols reported that there has been a number of complaints against landlords, especially concerning security deposits.
 - There has been a level of frustration about people being put on waiting lists for assistance; there is not enough money to fully fund programs.
- Amy Casiuk reported that Legal Services is taking on clients again; meetings are held by phone.
 - Courts are up and running.
 - Emergency Rental Assistance Program (ERAP) is still available.

- Matilda reported for Courtney Toms that:
 - The Emergency Solutions Grant – COVID (ESG-CV) is out of funding. That program had provided rental arrears, security deposit, etc., for clients less than 50% of Area Median Income (AMI).
 - The Solutions to End Homelessness Program (STEHP) is still working with clients under 30% of AMI. This program helps with rental arrears and first-month rent.
 - Emergency Rental Assistance Program (ERAP) is still open to apply. ERAP can help forestall eviction proceedings.
 - MILC will attend a meeting in Ogdensburg regarding homelessness on September 22nd.
- Matilda reported that there will be a Housing Forum held in Plattsburgh on Saturday Sept. 24th. This is sponsored by the Clinton County Housing Task Force.
 - Amy Casiuk reported that Legal Aid will try to set up a table at that event.

7. Announcements.

- a. Save the Date: Fair Housing Stakeholder meetings to be held October 4th and 5th.
- b. Next Meeting date: Thursday, November 17, 2022 at 9:00 AM.
- c. Mike McQuade reported that a housing complex on Factory Street in Gouverneur with 96 units is being renovated; it is scheduled to become affordable housing.

8. Adjourn. The meeting adjourned by consensus at 10:00 AM.

Respectfully submitted,

John Tenbusch

Planner II

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

Draft Agenda



Thursday, November 17, 2022 at 9:00 am
2nd Floor Conference Room, County Public Safety Complex
49 ½ Court Street, Canton and via ZOOM

- 1. Call To Order**
- 2. Adoption of Meeting Agenda**
- 3. Approval of the May 26, 2022 and August 25, 2022 Meeting Minutes**
- 4. Old Business**
 - a. Summary of Fair Housing Stakeholder Meetings: October 4 and 5, 2022 – Alex Lawson, CNY Fair Housing
- 5. New Business**
 - a. 2023 Meeting Schedule
 - b. Overview of information and resources available through NYS Office of the Attorney General, Watertown Regional Office – Pamela Weed-Nichols, Consumer Frauds Representative
- 6. Reports**
 - a. Planning Office Presentation to Northern New York Landlords Association – J. Tenbusch
 - b. October 27th meeting on homelessness at Dobisky Center – J. Tenbusch
 - c. NYS Association of Realtors 3Q Housing Indicators – M. Larson
 - d. Updates from FHTF members
- 7. Announcements**
 - a. Other: Climate Vulnerability and Adaptation Workshop, March 7th - 8th at Clarkson University
 - b. Next meeting date: Tuesday, February 28, 2023 at 9 am
- 8. Adjourn**

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

*c/o St. Lawrence County Planning Office
48 Court Street
Canton, NY 13617-1169*

315-379-2292 (Phone)

315-379-2252 (Fax)

stlawco.org/Departments/Planning/AdvisoryBoards/FairHousingTaskForce



Meeting Minutes

November 17, 2022

1. **Call to Order and Determination of a Quorum.** Fred Hanss, Chair, called the meeting to order at 9:08 AM.

Members Present: Fred Hanss, Chair; Amy Casiuk; Mike McQuade; Jim O’Neill; Amy Plumadore; ; John Tenbusch; Courtney Toms. Matilda Larson attended as staff. **A quorum WAS NOT established.**

Others Present: Alex Lawson, CNY Fair Housing; Dana Johns and Candy Merritt, Legal Aid Society of Northeastern NY; Brenda Moulton, Transitional Living Services; Deanna Nelson and Pamela Weed-Nichols, NYS Attorney General’s Office – Watertown; Valarie, Renewal House.

2. **Adoption of the Agenda.** The agenda was accepted by consensus.
3. **Approval of Meeting Minutes, May 26 and August 25, 2022.** Due to lack of quorum, the Minutes of the May and August meetings could not be approved. These Minutes were accepted (J. Tenbusch; F. Hanss and A. Plumadore).
4. **Old Business.**

- a. **Summary of Fair Housing Stakeholder Meetings, Oct. 4 and 5, 2022.** In the absence of representatives from CNY Fair Housing (A. Lawson joined the meeting later), Matilda Larson gave a report. **See attached summary of these meetings.**

1. Two sessions were held on Oct. 4: in Canton in the afternoon, and in Massena in the evening. A third session was held in Canton in the morning of October 5.
2. Jim O’Neill commented about his experience concerning difficulties regarding renting to tenants who use vouchers.
3. Deanna Nelson commented that it is not legal to refuse to rent to persons based on their use of vouchers.
4. There was general discussion about the difficulties landlords have when renting to low-income tenants: issues include lack of payment of rent; tenants destroying property; inability to evict tenants in a timely manner; etc.

5. New Business.

- a. 2023 Meeting Schedule. Matilda presented a proposed schedule of FHTF meetings for 2023:
 1. The FHTF would continue to meet four times per year, in February, May, August, and November.
 2. Meetings would be moved from Thursdays to the fourth Tuesday of the month.
 3. Proposed meeting dates in 2023 would be: Feb. 28th; May 23rd; August 22nd; November 28th.
 4. Start times for FHTF meetings would continue to be 9:00 AM.
 5. The 2023 meeting schedule was accepted by consensus (M. McQuade / J. O’Neill).
- b. Overview of information, resources available through Watertown Office of the Attorney General (OAG). Pamela Weed-Nichols reported that the Office offers:
 1. A mediation program for landlords and tenants.
 2. “Changes in NYS Rent Laws”, and “Residential Tenants Rights Guide”, available in paper copy and pdf format.
 3. They have a variety of informational brochures available for distribution.
 4. They work on issues of scams, identity theft, mental disabilities related to housing.
 5. Deanna Nelson reported that there have been a number of problems/issues related to mobile home parks.
 6. Matilda Larson proposed that the OAG might be able to meet with the SLC Code Enforcement Officials association, to share information and resources.

6. Reports.

- a. Planning Office Presentation to Northern NY Landlord Association. John Tenbusch reported that on October 25th, he made a presentation in Massena to the Northern NY Landlord Association. He provided an overview of the duties of the Fair Housing Task force. There was a general discussion about landlord-tenant issues. The consensus was that landlord-tenant relations are more toxic these days than ever before.
 1. Tenbusch suggested that more training/outreach to landlords and tenants might be appropriate.
- b. October 27th meeting in Ogdensburg on homelessness. John Tenbusch reported that he attended a meeting in Ogdensburg of the Homeless Housing Solutions Steering Committee.
 1. Tenbusch stated that this group is trying to establish a warming center for homeless persons in the Ogdensburg area.
 2. A warming center is different from a shelter. A warming center offers fewer services than a shelter; at a minimum, a warming center will have a warm space and chairs. It is only open/available on nights when the temperature/ wind chill drops below 32°F.
 3. The next meeting of the Homeless Housing Solutions Steering Committee will be on December 13th at 9:00 AM at the Dobisky Center in Ogdensburg.
- c. NYS Association of Realtors 3Q Housing Indicators. Matilda Larson reported that she had compiled statistics from the NYS Association of Realtors; she had received this information from Diana Dufresne. **See attached.**
 1. Per Matilda, St. Lawrence County has seen an increase of 6.7% in new listings from 3Q 2021.

2. Median sales price has risen 17.8% during the past year, to \$149,000.
3. Fred Hanss asked how these changes in the housing market impact the County's housing programs.
 - John Tenbusch explained how the rapid rise in housing prices have caused the County to suspend its new homebuyer program. Recent indications that the housing market is softening are leading the County to consider re-implementing its program.
 - Fred Hanss reported that several other communities are looking into land banks, or community land trusts as alternatives.
4. There was a brief discussion about developing a Housing Plan for the County.

d. Updates about recent activity

- Matilda Larson reported on staffing changes at the Planning Office: we have a vacancy for a Planner II.

7. Announcements.

- a. Matilda announced that there will be a "Climate Vulnerability and Adaptation" workshop at Clarkson University on March 7th-8th.
- b. Next Meeting date: Tuesday, February 28, 2023 at 9:00 AM.

8. Adjourn. The meeting adjourned by consensus at 10:35 AM.

Respectfully submitted,

John Tenbusch

Planner II

St. Lawrence County Fair Housing Task Force 2023 Meeting Schedule

January

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

February

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	1	2	3	4
5	6	7	8	9	10	11

March

S	M	T	W	T	F	S
26	27	28	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

April

S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

May

S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

June

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1
2	3	4	5	6	7	8

July

S	M	T	W	T	F	S
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

August

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

September

S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
1	2	3	4	5	6	7

October

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

November

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

December

S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

Meeting Time and Location:

9 am, 2nd floor conference room, Public Safety Complex, 49 1/2 Court Street, Canton



ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

FAIR HOUSING STAKEHOLDER SESSIONS OCTOBER 4 & 5, 2022



In fall 2022, CNY Fair Housing and the St. Lawrence County Fair Housing Task Force held three meetings with tenants, landlords, municipal officials, property managers, and agency representatives to discuss housing discrimination in particular, and to discuss housing issues in general. Daytime sessions were held on October 4th and 5th in Canton, and an evening session was held in Massena on the 4th. The final daytime meeting in Canton on the 5th served as a brainstorming session to the information identified from the first two meetings. A total of 21 persons participated in the sessions to discuss housing problems, and to identify possible solutions. Bulleted summaries for each session are below, and copies of meeting sign-in sheets are attached.

Meeting #1, Canton 10/4/2022

Problems:

- Housing stock is becoming unaffordable
 - Owner-Occupied
 - County suspended its home-buying assistance program because of rising sale prices; qualified low-income households were unable to compete with higher purchase prices when interest rates were very low
 - Rental
 - Landlords don't want to rent to voucher holders so raise their rents to become unaffordable
 - Rental assistance hasn't risen with inflation
 - Temporary emergency housing (Renewal House) can't move residents on to permanent housing because there is none available at affordable price
 - No transportation to affordable housing in rural areas
 - Empty units in Potsdam Housing Authority buildings
 - Market-rate affordable housing in disrepair
- Homelessness
 - Families doubling up
 - People living in abandoned homes, fire safety problems
 - People living in cars/home built shacks in the forest
 - SRO tenants helping homeless by allowing them to sleep in building lobby
 - Landlords won't rent to certain populations
 - People who they feel don't care for the unit
 - Sex offenders

Solutions:

- Prepare a countywide Housing Plan
 - Could be a new document or drawn from town/village/city plans
- Subsidy programs
 - County buys decrepit housing and sells it at a discount (e.g. land bank)
 - Increased Federal and State funding for Community Development Block Grant (CDBG), HOME and Affordable Housing Corporation (AHC) programs.
 - Tax breaks (easement) for landlords who don't raise rent (based on Old Forge)
 - USDA Section 504 Home Repair program
 - Unlimited funding
 - Low-interest loans for homeowners earning below 80% AMI
 - Grants for qualifying homeowners over age of 62
- More and/or better case management
- Replicate "Housing First" model

Meeting #2, Massena 10/4/2022

Problems:

- Landlord/Tenant power imbalances
 - Landlords unwilling to take public assistance, unless the assistance is paid directly to the landlord without discretionary payment changes initiated by tenant
 - Declining habitability in housing stock as landlords cannot pay for improvements or repairs due to uncollected rent.
 - Habitability standards for certain housing assistance programs has declined as a result, e.g. "is the unit livable?"
 - Some landlords specialize in renting to 'blacklisted' tenants
 - "What incentive does a landlord have to make a repair when they're taking tenants who have nowhere else to go?" Regarded as the last form of housing to avoid homelessness
 - Massena Housing Authority not responding to tenant complaints
 - Potentially giving faulty information about forming a tenant association (does each building need its own, or can one tenant association represent an entire project or every property controlled by the authority?)
- Investor-buyers
 - Higher volume of housing stock purchased by out of area buyers
 - Able to pay cash/outbid local potential property owners
 - Little local knowledge, a lack of understanding of local market
 - Difficult to enforce repairs and improvements with absentee landlords; some hire good local property managers and may be ok
- Rising housing costs
 - Rent increases
 - Vouchers not keeping up with rising prices

- People selling food stamps to pay rent
- Evicted tenants unfamiliar with changes in market prices
- Home sale prices rising
 - Impending foreclosure of low-income, owner-occupied units due to mortgage modifications with higher interest rates that yield higher monthly payments
- Mental Health
 - Limited stock of supportive housing; Not enough space in appropriate units, people who need assistance often forced to live without necessary supports and other tenants complain
- Homelessness
 - More visible, but difficult to quantify/assess
 - Often tied to other problems that make it difficult for people to access DSS

Solutions:

- Public Housing Tenant Associations
 - Training/Support for tenants to form their own
- Tenant Dignity and Safe Housing Act
 - Allows tenants to bring affirmative actions to get relief from code violations
- More and better case management
- Out of town investors
 - If responsible could bring better management to rental market (a big "if")
- Waive the County's local match requirement to repair rental units with CDBG funds
- Meetings to address homelessness are underway in Ogdensburg

Meeting # 3, Canton 10/5/2022
Brainstorming meeting

Homelessness:

- Follow Oswego County's lead by building homeless/low-income housing with support services built in so that tenants don't fall back into homelessness
- Warming centers
- Add questions to Jefferson Community College's Annual Community Survey to collect better data on homelessness
 - Broaden questions to ask about doubling up ("are there more people in your household than before covid?" "Do you know someone without permanent housing?")
 - Conduct intercept surveys at area Foodbanks
 - School district data
 - Quantitative (like absenteeism) and qualitative (teachers know)

Rental housing condition:

- Tell stories of tenants

- Tell stories of kids from renting families
- New restrictions on aid to landlords
 - Require tenant references
 - Institute a residency requirement for absentee landlords; provide code officials with contact information of local property managers

Fair Housing Stakeholder Meeting

Tuesday, October 4, 2022
 1 pm to 2:30 pm
 2nd Floor Conference Room, PSC
 49 1/2 Court Street, Canton, NY

Name	Organization/Tenant	Email
Velez, Christopher	Herkon Town Court	Chris Velez@nycourts.gov
PATRICK HOSTETTER	FARM CREDIT EAST	PATRICK.HOSTETTER@FARMCREDITEAST.COM
Brenda Moulton	TLSONNY	bmoulton@tlsonny.com
Rizo Dobbs	Seaway Valley Prevention Council	R.Dobbs@svpc.net
Travis Jordan	Seaway Valley Prevention Council	Tjordan@svpc.net
Val Dancu	Renewal House	renewalhouse_cmds@aol.com
STEVE BURKE	MtCOMB SVS	
Kathleen Vandart	MtCOMB DC	Kathleen_VS@yahoo.com
Bob Santamaria	Village of Potsdam Housing Auth	bsantamaria@potsdamhousingauthority.com
Terri Bosjoke	USDA - Rural Develop.	tbosjoke.teresa@usda.gov
Kari Blair	USDA - Rural Develop	Kari.Blair@usda.gov
Lucas Manning	USDA - Rural Development	lucas.manning@usda.gov
Robyn McCormick	The Arc Jefferson Co.	Lorena_rmcormick@thearcjefferson.com

Fair Housing Stakeholder Meeting

Tuesday, October 4, 2022
7 pm to 8:30 pm
Massena Community Center
61 Beach Street, Massena

Name	Organization/Tenant	Email
[PJ] Hevne	LASUNNY	pherne@lasunny.org
Amy Casiuk	LASUNNY	acasiuk@lasunny.org
Dorey Sharpe	Navy LAJ	Lovingpc2000@yahoo.com
[DC] [NS] [R-210]	Justice & Access CA	ddufresne@twelve.com
Sheila Marlow		Sheilamarlowe45@yahoo.com
Cynde Kellogg	Tenant	Cyndek@live.com
Courtnie Tom's	MILC / Tenant	ctoms@nikinc.org

**3rd Quarter Housing Activity
for St. Lawrence and Neighboring Counties**

New Listings

(A count of properties that have been newly listed on the market in a given month)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	172	125	-27.3%
Jefferson	562	486	-13.5%
Lewis	87	97	11.5%
St. Lawrence	347	369	6.3%
NYS	54501	46650	-14.4%

Closed Sales

(A count of actual sales that closed in a given month)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	120	112	-6.7%
Jefferson	443	435	-1.8%
Lewis	65	69	6.2%
St. Lawrence	322	273	-15.2%
NYS	43469	38743	-10.9%

Median Sales Price

(Amount at which half of the sales sold for more, the other half sold for less, in a given month)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	173400	178500	2.9%
Jefferson	198400	209950	5.8%
Lewis	145000	159900	10.3%
St. Lawrence	126500	149000	17.8%
NYS	381000	400000	5.0%

Homes for Sale

The number of properties available for sale in active status at the end of a given month

County	3Q 2021	3Q 2022	Pct Chg
Franklin	159	157	-1.3%
Jefferson	384	453	18.0%
Lewis	83	108	30.1%
St. Lawrence	398	379	-4.8%
NYS	45987	39370	-14.4%

Months Supply

(Inventory of homes for sale at the end of a given month, divided by avg monthly pending sales for the last 12 months)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	4	5.2	30.0%
Jefferson	2.9	4.2	44.8%
Lewis	3.8	6.1	60.5%
St. Lawrence	4.8	5	4.2%
NYS	3.6	3.3	-8.3%

Source: NYS Association of Realtors, Inc.

Activity by County

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -
Albany*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Allegany	169	141	-16.6%	109	87	-20.2%	\$117,000	\$125,000	+6.8%	102	84	-17.6%	3.1	2.8	-9.7%
Bronx	855	784	-8.3%	488	483	-1.0%	\$442,000	\$490,000	+10.9%	1,174	1,064	-9.4%	7.9	6.6	-16.5%
Broome	682	594	-12.9%	573	527	-8.0%	\$160,050	\$162,000	+1.2%	476	326	-31.5%	2.9	2.1	-27.6%
Cattaraugus	303	263	-13.2%	232	201	-13.4%	\$137,500	\$156,947	+14.1%	189	181	-4.2%	2.5	2.9	+16.0%
Cayuga	259	221	-14.7%	219	200	-8.7%	\$185,000	\$180,000	-2.7%	136	163	+19.9%	2.4	3.1	+29.2%
Chautauqua	483	514	+6.4%	411	390	-5.1%	\$140,000	\$150,000	+7.1%	247	268	+8.5%	2.2	2.4	+9.1%
Chemung	335	308	-8.1%	267	262	-1.9%	\$149,500	\$154,000	+3.0%	208	159	-23.6%	2.7	2.1	-22.2%
Chenango	197	186	-5.6%	153	100	-34.6%	\$149,900	\$161,500	+7.7%	283	232	-18.0%	6.1	6.0	-1.6%
Clinton	215	195	-9.3%	200	161	-19.5%	\$196,750	\$200,000	+1.7%	139	134	-3.6%	2.4	2.7	+12.5%
Columbia	305	294	-3.6%	223	165	-26.0%	\$359,900	\$413,000	+14.8%	455	344	-24.4%	6.1	5.6	-8.2%
Cortland	160	125	-21.9%	142	109	-23.2%	\$179,750	\$189,900	+5.6%	70	72	+2.9%	1.7	2.2	+29.4%
Delaware	321	247	-23.1%	202	156	-22.8%	\$232,500	\$242,000	+4.1%	495	384	-22.4%	6.9	6.8	-1.4%
Dutchess	1,216	1,143	-6.0%	1,033	853	-17.4%	\$395,100	\$415,000	+5.0%	1,109	954	-14.0%	3.4	3.6	+5.9%
Erie	3,138	2,812	-10.4%	2,578	2,509	-2.7%	\$241,468	\$252,500	+4.6%	881	943	+7.0%	1.2	1.4	+16.7%
Essex	238	202	-15.1%	188	148	-21.3%	\$250,000	\$239,000	-4.4%	271	226	-16.6%	4.5	5.0	+11.1%
Franklin	172	125	-27.3%	120	112	-6.7%	\$173,400	\$178,500	+2.9%	159	157	-1.3%	4.0	5.2	+30.0%
Fulton*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Genesee	180	187	+3.9%	151	142	-6.0%	\$165,000	\$178,250	+8.0%	47	67	+42.6%	1.0	1.6	+60.0%
Greene	370	307	-17.0%	235	172	-26.8%	\$288,000	\$330,000	+14.6%	509	404	-20.6%	6.3	5.8	-7.9%
Hamilton	57	50	-12.3%	34	32	-5.9%	\$273,000	\$285,000	+4.4%	63	58	-7.9%	5.2	7.5	+44.2%
Herkimer	232	187	-19.4%	154	144	-6.5%	\$150,500	\$167,775	+11.5%	559	573	+2.5%	11.5	14.1	+22.6%

* Data is included in the calculation of state totals. Contact the following local association for a noted county's statistical data:
Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518.464.0191

Activity by County (continued)

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -
Jefferson	562	486	-13.5%	443	435	-1.8%	\$198,400	\$209,950	+5.8%	384	453	+18.0%	2.9	4.2	+44.8%
Kings	1,091	849	-22.2%	625	564	-9.8%	\$638,500	\$656,250	+2.8%	1,850	1,536	-17.0%	9.4	8.3	-11.7%
Lewis	87	97	+11.5%	65	69	+6.2%	\$145,000	\$159,900	+10.3%	83	108	+30.1%	3.8	6.1	+60.5%
Livingston	209	179	-14.4%	161	154	-4.3%	\$184,900	\$179,900	-2.7%	63	78	+23.8%	1.4	1.9	+35.7%
Madison	225	213	-5.3%	191	187	-2.1%	\$193,980	\$225,000	+16.0%	198	195	-1.5%	3.5	3.9	+11.4%
Monroe	3,022	2,492	-17.5%	2,783	2,487	-10.6%	\$200,000	\$222,000	+11.0%	633	602	-4.9%	0.9	0.9	0.0%
Montgomery*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Nassau	4,737	3,978	-16.0%	4,460	3,589	-19.5%	\$668,750	\$705,000	+5.4%	3,865	3,211	-16.9%	2.9	2.7	-6.9%
New York†	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Niagara	816	768	-5.9%	616	600	-2.6%	\$190,000	\$198,145	+4.3%	290	327	+12.8%	1.6	1.8	+12.5%
Oneida	775	679	-12.4%	617	529	-14.3%	\$175,000	\$188,870	+7.9%	1,842	1,937	+5.2%	10.5	13.0	+23.8%
Onondaga	1,835	1,555	-15.3%	1,620	1,496	-7.7%	\$191,500	\$218,250	+14.0%	603	706	+17.1%	1.4	1.8	+28.6%
Ontario	525	441	-16.0%	403	403	0.0%	\$249,900	\$260,000	+4.0%	218	187	-14.2%	1.9	1.8	-5.3%
Orange	1,733	1,379	-20.4%	1,386	1,176	-15.2%	\$365,000	\$401,000	+9.9%	1,470	1,017	-30.8%	3.5	2.7	-22.9%
Orleans	129	136	+5.4%	121	117	-3.3%	\$140,700	\$150,000	+6.6%	53	75	+41.5%	1.6	2.4	+50.0%
Oswego	468	343	-26.7%	319	339	+6.3%	\$150,000	\$155,000	+3.3%	247	216	-12.6%	2.5	2.4	-4.0%
Otsego	255	212	-16.9%	158	173	+9.5%	\$169,600	\$215,000	+26.8%	406	281	-30.8%	6.8	5.5	-19.1%
Putnam	515	402	-21.9%	430	379	-11.9%	\$435,000	\$470,000	+8.0%	381	289	-24.1%	2.8	2.7	-3.6%
Queens	5,006	4,400	-12.1%	3,050	2,736	-10.3%	\$663,250	\$680,000	+2.5%	6,091	5,489	-9.9%	6.4	5.5	-14.1%
Rensselaer*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Richmond	1,452	1,301	-10.4%	1,273	1,032	-18.9%	\$627,000	\$680,000	+8.5%	1,413	1,305	-7.6%	3.5	3.9	+11.4%
Rockland	1,031	877	-14.9%	941	851	-9.6%	\$530,000	\$618,000	+16.6%	728	566	-22.3%	2.5	2.3	-8.0%

† Data is included in the calculation of state totals. However, New York County data is incomplete and does not accurately represent activity.

* Data is included in the calculation of state totals. Contact the following local association for a noted county's statistical data:

Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518.464.0191

Activity by County (continued)

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -
St Lawrence	347	369	+6.3%	322	273	-15.2%	\$126,500	\$149,000	+17.8%	398	379	-4.8%	4.8	5.0	+4.2%
Saratoga*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schenectady*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schoharie*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schuyler	69	66	-4.3%	51	49	-3.9%	\$190,500	\$199,000	+4.5%	48	31	-35.4%	3.2	2.0	-37.5%
Seneca	108	90	-16.7%	97	86	-11.3%	\$175,000	\$176,950	+1.1%	35	44	+25.7%	1.4	1.9	+35.7%
Steuben	357	304	-14.8%	282	226	-19.9%	\$152,000	\$160,500	+5.6%	227	203	-10.6%	2.8	2.7	-3.6%
Suffolk	6,014	5,087	-15.4%	5,259	4,453	-15.3%	\$525,000	\$560,000	+6.7%	3,979	3,669	-7.8%	2.4	2.5	+4.2%
Sullivan	545	472	-13.4%	312	311	-0.3%	\$258,500	\$277,000	+7.2%	1,122	915	-18.4%	9.9	8.9	-10.1%
Tioga	180	122	-32.2%	147	109	-25.9%	\$185,000	\$190,000	+2.7%	119	78	-34.5%	3.1	2.2	-29.0%
Tompkins	266	222	-16.5%	282	285	+1.1%	\$315,000	\$340,000	+7.9%	83	113	+36.1%	1.1	1.7	+54.5%
Ulster	814	751	-7.7%	574	525	-8.5%	\$355,000	\$389,500	+9.7%	835	739	-11.5%	4.2	4.5	+7.1%
Warren	338	316	-6.5%	266	257	-3.4%	\$275,000	\$289,000	+5.1%	242	192	-20.7%	2.9	2.7	-6.9%
Washington*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wayne	327	292	-10.7%	313	302	-3.5%	\$175,101	\$190,000	+8.5%	98	94	-4.1%	1.1	1.2	+9.1%
Westchester	3,351	2,693	-19.6%	3,452	2,972	-13.9%	\$680,000	\$680,000	0.0%	3,094	2,188	-29.3%	3.3	2.6	-21.2%
Wyoming	142	85	-40.1%	114	86	-24.6%	\$150,000	\$150,000	0.0%	56	45	-19.6%	1.9	1.7	-10.5%
Yates	101	89	-11.9%	83	65	-21.7%	\$225,000	\$239,900	+6.6%	40	47	+17.5%	1.8	2.5	+38.9%
New York State	54,501	46,650	-14.4%	43,469	38,743	-10.9%	\$381,000	\$400,000	+5.0%	45,987	39,370	-14.4%	3.6	3.3	-8.3%

* Data is included in the calculation of state totals. Contact the following local association for a noted county's statistical data:
Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518.464.0191

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

Draft Agenda

Thursday, February 28, 2023 at 9:00 am
2nd Floor Conference Room, County Public Safety Complex
49 ½ Court Street, Canton and via ZOOM



- 1. Call To Order**
- 2. Adoption of Meeting Agenda**
- 3. Approval of Meeting Minutes**
 - a. May 26, 2022, August 25, 2022 and November 17, 2022
- 4. Old Business**
 - a.
- 5. New Business**
 - a. Fair Housing Webinar with CNY Fair Housing – during the week of April 17th
- 6. Reports**
 - a. CNY Fair Housing Exclusionary Housing Webinar on February 10, 2023
 - b. Updates from FHTF members
- 7. Announcements**
 - a. SLU PIC Intern proposal accepted
 - b. Resolution declaring April as Fair Housing Month to be submitted by March 9th
 - c. Next meeting date: Tuesday, May 23, 2023 at 9 am
- 8. Adjourn**

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

*c/o St. Lawrence County Planning Office
48 Court Street
Canton, NY 13617-1169*

315-379-2292 (Phone)

315-379-2252 (Fax)

stlawco.org/Departments/Planning/AdvisoryBoards/FairHousingTaskForce



Meeting Minutes

February 28, 2023

1. **Call to Order and Determination of a Quorum.** Fred Hanss, Chair, called the meeting to order at 9:08 AM.

Members Present: Andrea Montgomery; Chris Nyman; Jim O'Neill; Amy Plumadore; John Tenbusch; Courtney Toms. Matilda Larson attended as staff. *A quorum WAS NOT established.*

Others Present: Amy Casiuk; Katie Geidel; P.J. Herne; Sally Santangelo, CNY Fair Housing; Pamela Weed-Nichols, NYS Attorney General's Office – Watertown; Mike Zagrobelny.

2. **Adoption of the Agenda.** The agenda was accepted by consensus.
3. **Approval of Meeting Minutes, May 26, August 25, and November 17, 2022.** Due to lack of quorum, the Minutes of the May, August and November meetings could not be approved.
4. **Old Business.** None.
5. **New Business.**
 - a. Fair Housing Webinar, April 2023. Matilda reported that Sally Santangelo and staff from CNY Fair Housing have proposed to conduct a training session on Fair Housing topics at some point during April, which is observed in St. Lawrence County as Fair Housing Month.
 1. Matilda reported that for the past 20 years, the FH Task Force has asked the Board of Legislators to approve a resolution declaring April to be Fair Housing Month.
 - Mike Zagrobelny suggested the resolution declaring Fair Housing Month could be shared with the SLC Mayors Association.
 - Mike also suggested that a speaker from the FHTF might make a presentation on FH issues to a future meeting of the Mayors Association (May mtg?).
 - o Sally Santangelo volunteered to make a presentation to the Mayors Association.
 2. Sally Santangelo suggested several possible topics; Matilda asked for ideas.
 - Katie Geidel suggested that training on landlord-tenant issues would be beneficial.
 - John Tenbusch agreed, based on discussion held at the FHTF public sessions in Fall, 2022.

- Tenbusch suggested that recent data on the housing market might be beneficial for landlords to hear. Geidel will send recent market data to Tenbusch.
- Santangelo proposed that training for landlords on recent changes in NYS law would be beneficial. She suggested extra-ordinary outreach be directed at landlords to maximize their participation.
- Larson noted that there is a Landlord Association in Massena, while Potsdam maintains a landlord registry. She suggested that additional outreach be directed at these groups.

6. Reports.

7. Announcements.

8. Adjourn. The meeting adjourned by consensus at 10:35 AM.

Respectfully submitted,

John Tenbusch

Planner II

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

Draft Agenda

Thursday, May 23, 2023 at 9:00 am
2nd Floor Conference Room, County Public Safety Complex
49 ½ Court Street, Canton and via Zoom



- 1. Call To Order and Introductions**
 - a. Welcome new FHTF members Katie Geidel and Mike Zagrobelny
- 2. Adoption of Meeting Agenda**
- 3. Approval of Meeting Minutes**
 - a. May 26, 2022, August 25, 2022, November 17, 2022 and February 28, 2023
- 4. New Business**
 - a. NYS public comment period for Draft Assessment of Fair Housing
- 5. Old Business**
 - a.
- 6. Reports**
 - a. SLC BOL Resolution No 119-2023 Designating April as Fair Housing Month
 - b. Fair Housing Landlord Training Session in Ogdensburg on April 5, 2023
 - c. Updates from FHTF members and partners
- 7. Announcements**
 - a. Public comment period on Assessment of Fair Housing is 11:59 pm on June 8, 2023
 - b. New Planner I and Planner II hires as of May 30, 2023
 - c. Next meeting date: Tuesday, August 22, 2023 at 9 am
- 8. Adjourn**

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

*c/o St. Lawrence County Planning Office
48 Court Street
Canton, NY 13617-1169*

315-379-2292 (Phone)

315-379-2252 (Fax)

stlawco.org/Departments/Planning/AdvisoryBoards/FairHousingTaskForce



Meeting Minutes

May 23, 2023

1. **Call to Order and Determination of a Quorum.** In the absence of the Chair, Matilda Larson called the meeting to order at 9:04 AM.
Members Present: Katie Geidel; Mike McQuade; Andrea Montgomery; John Tenbusch; Courtney Toms; Mike Zagrobelny. Matilda Larson attended as staff. **There was not a quorum.**
Others Present: P.J. Herne, Candi Merritt, Legal Aid; Pamela Weed-Nichols, NYS Attorney General's Office – Watertown;
2. **Adoption of the Agenda.** The agenda was accepted by consensus.
3. **Approval of Meeting Minutes, May 26, August 25, and November 17, 2022; February 28, 2023.** Due to lack of quorum, the Minutes of the May, August November and February meetings could not be approved.
4. **Old Business.** None.
5. **New Business.**
 - a. Review of "Fair Housing Matters: An Assessment of Fair Housing in New York"
 1. Matilda reported on the draft "Assessment" document.
 - i. She asked that all volunteers return comments on their assigned sections of the documents to the Planning Office by June XX.
 2. Mike McQuade suggested that NYS funds to address housing issues will not be made available as far upstate as St. Lawrence County.
 - i. McQuade also opined that the State is taking local land use control out of the hands of local governments.
 - 1) Several persons agreed that State take-over of land use controls will be controversial in many communities.
 - a) NYS is supposed to be a "home rule" state.
 3. Matilda reported that State resources will be prioritized for communities that are "well- resourced" to deal with FH issues.

- i. Mike Zagrobelny asked if we know what areas in St. Lawrence County are considered “well-resourced”. Staff were not sure.

[NOTE: For a map of “well-resourced areas in NYS, see

<https://nyshcr.maps.arcgis.com/apps/webappviewer/index.html?id=b0ca4a8432104bb4ac71fb576ee51175>

In St. Lawrence County, there are two “well-resourced areas”: CT 4920 (part of Canton), and CT 4923 (Town of Pierrepont). The St. Lawrence University campus and the SUNY Potsdam campus are also marked as “well-resourced”.]



- ii. There was general discussion about how to increase housing availability in the County: new construction; expand opportunities to live on upper floors of buildings in commercial core area; rehab and re-sale of abandoned housing; rehab and re-sale of homes going through foreclosure / County tax-sale process; etc.
 - 1) Mike Zagrobelny suggested that houses to be sold at County tax sales have a minimum sales price established, to prevent speculators from buying as cheaply as possible, and then sitting on the property waiting for a higher offer.
- iii. P.J. Herne explained how low-income tax credits are being expanded to build more low-income housing. These help with construction; housing vouchers support rent. He reported that the entity in NYS that controls tax credits and housing vouchers is NYS Homes and Community Renewal (HCR).
- 4. Matilda requested that volunteers read their assigned portions of this draft document, and submit comments to her by May 26th at the close of business, she and John Tenbusch will compile comments into a letter that will be sent to NYS OCR.

6. Reports.

- a. Fair Housing Webinar, April 2023. Matilda reported that Sally Santangelo and staff from CNY Fair Housing conducted a training session on Fair Housing topics on April 5th.
 - 1. See attached article from ABC News – 50.
- b. Updates from FHTF members.
 - 1. Candi Merritt reported that Legal Aid will be doing outreach, including tabling at local events.
 - 2. Matilda reported that the Planning Office will welcome two new Planners at the end of May. CPO will also have the services of an intern for the summer.
 - 3. Matilda announced that John Tenbusch will retire from County service at the end of July.

- c. Matilda announced the next FHTF meeting date will be August 22nd at 9 am.
 1. Katie Geidel suggested that staff conduct a Doodle poll to see if most FHTF members can meet at 9 am, or if another day/time would work better.

7. **Adjourn.** The meeting adjourned by consensus at 9:55 AM.

Respectfully submitted,

John Tenbusch

Planner II

St. Lawrence County landlords discuss fair housing amid nationwide crisis

Isabella Colello

OGDENSBURG, N.Y. (WWTI) — The housing shortage is pinching pockets across the nation and St. Lawrence County is no exception.

Despite housing assistance programs, many tenants are left with few options.

“There may be tenants now living in houses that are less desirable than ever before because that is all they can afford to purchase,” St. Lawrence County Planner Matilda Larson explained. “And when landlords don’t have the rents they used to collect, there’s no money to invest in making improvements in the housing stock.”

Many landlords have also faced their worst nightmare in the aftermath of pandemic eviction restrictions. Which in [New York State, ended just over a year ago](#).

“There is no use in being a landlord today, no use,” A St. Lawrence County Landlord expressed. “The inside of homes, [tenants] were not putting heat inside, they would leave it empty. Folks started bringing sledgehammers and folks left water on.”

But with hopes that the situation will improve, the [St. Lawrence County Fair Housing Task Force](#) has drawn attention to fair housing laws and potential housing discrimination.

The Task Force hosted a training for area landlords on April 5, where CNY Fair Housing Executive Director Sally Santangelo explained these laws.

CNY Fair Housing handles housing discrimination cases across 17 counties in New York, including Jefferson, Lewis and St. Lawrence.

“We’re working to make sure people aren’t denied housing or treated differently because of their race, nationality, disability, source-of-income,” Santangelo explained. “So we want to make sure housing providers know what laws require.

Current federal fair housing laws known as the [Fair Housing Act](#) prohibits

discrimination against these factors, as well as religion, sex and familial status.

New York State [fair housing laws](#) also prohibit discrimination in housing based on one's domestic violence victim status, military status and marital status.

However, according to Santangelo, most housing discrimination cases involve people with disabilities. She said this is often due to a lack of accessibility in a unit or the landlord's inability to make what is considered "reasonable accommodations."

These can include accessible parking, pay adjustments, bathroom grab bars and service animals.

Larson explained that this is an issue St. Lawrence County is facing. But it may be due to a lack of financial resources.

"The hardest thing that tenants with disabilities are finding is that there isn't any money to make reasonable accommodations when they need help getting in an around unit," Larson shared.

But moving forward, the St. Lawrence County Fair Housing Task Force hopes that through education, landlords can help improve their practices for tenants.

"A lot of times there's just a lot of misunderstanding," Santangelo said. "We know that through education, we can avoid a lot more contentious, and understand fair housing laws."

More information can be found on the [St. Lawrence County website](#).