

ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

*c/o St. Lawrence County Planning Office
80 State Highway 310
Canton, NY 13617-1169*

315-379-2292 (Phone)

315-379-2252 (Fax)

stlawco.org/Departments/Planning/AdvisoryBoards/FairHousingTaskForce



Meeting Minutes

August 27, 2024

1. **Call to Order and Determination of a Quorum.** PJ Herne called the meeting to order at 10:03 AM.

Members Present: Bob Santamoor; Katie Geidel; Mike McQuade; James Galasinski; PJ Herne; Jacob Kormanyos (Designee for Andrea Montgomery); Jason Pfothauer; Courtnie Toms. **A quorum was established.**

Others Present: Pamela Weed-Nichols, NYS Attorney General's Office; Alex Lawson, CNY Fair Housing; Tamerra Bailey, THRIVE Wellness & Recovery; Chelsea Bain, CDP Project Based Housing Specialist; Rico Dobbs, Program Coordinator, Advancing tobacco free communities/Seaway Valley Prevention Council; Sara Barr; Cynde Kellogg; Shelia Marlow

2. **Adoption of the Agenda.** The modified agenda was unanimously adopted. (Santamoor/McQuade)
3. **Approval of May 21st Meeting Minutes.** The minutes for the previous meeting were unanimously approved. (McQuade/Santamoor)
4. **New Business.**

- a. Preliminary Research for Exclusionary Zoning Analysis – Presentation by Preston Santimaw. This presentation included:

1. An outline of CNY Fair Housing's "Zoning and Segregation in Syracuse" ArcGIS Story Map. This project has acted as an outline for staff's preliminary research;
2. An overview of the methodology; a GIS zoning code analysis using census and real property data to justify using median total assessed value as a proxy for poverty (margins of error in census data for race were too high, analysis done based on poverty);
3. GIS mapping imagery with an explanation of the process by which data was collected and quantified;

4. A review of data and how it compared to other population centers in the County;
 5. Fair Housing case law that can add depth and background to the final story map.
 6. Task Force members and staff offered comments and suggestions on the research:
 7. Larson – Single female heads of household and persons with disabilities should be quantified at the Town and Village levels;
 8. Herne – Staff could look to map enhanced and STAR exemptions; How many properties are owned by LLCs
- b. Good Cause Eviction Law – Presentation by PJ Herne. Task Force members and staff discussed:
1. The anonymity of the template from HCR; this can make LLC owners no longer anonymous;
 2. Municipalities can choose whether or not to opt in; must do so through a local law;
 3. HCR is the leading entity that could help a municipality opt in; most likely a municipality would have to opt in at the local level instead of at the County level;
 4. If the Town of Canton, for example, opted in, would it cover the Village as well?

5. Old Business.

- a. Summary of Housing Needs Meeting with St. Lawrence County Planning Office and DANC on Tuesday, 6/25. Santimaw and Pfothenauer discussed key talking points:
1. We need to cover gaps left by the closure of the Housing Council;
 2. We need to maintain a housing needs waiting list to ensure everyone has an opportunity to receive funding;
 3. One of the biggest problems is contractor availability; we need to find a way to compile a larger contractor pool;
 4. It is more financially lucrative to be employed by a large contracting firm than to operate as a small contracting firm.

6. Updates and Announcements.

- a. Agency Updates
- Bob Santamoor said that he awaits a meeting with the Village of Potsdam Planning Board for the Housing Authority expansion project. He hopes to establish a date to begin construction soon.
- b. Santimaw stated the SUNY Potsdam Local Government Conference will take place on Tuesday, October 15th from 8am to 3pm in Kellas Hall.
- c. Potential candidates to fill Fair Housing Task Force Vacancies?
- Seats are open for individuals in municipal government and housing construction or appraisal.
 - Suggestions were made to contact all pro-housing communities in the County for potential interest, as well as speaking to Fred Hanss's replacement to see if he would want to take over Fred's position by the time he retires.

- d. The next Fair Housing Task Force meeting will be Tuesday, November 19th at 10:00 am at the HSC Second-Floor Conference Room at 80 State Highway 310, Canton.

7. Adjourn. The meeting adjourned at 11:22 AM (McQuade/Weed-Nichols).

Respectfully submitted,

Preston Santimaw

Planner I