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**Broome County Safe Housing Task Force – Executive Committee**  
**Friday, November 30, 2018, 2-3pm**  
**Meeting Minutes**

**Attendees:** Jason Garnar (BC County Executive), Rich David (Mayor – City of Binghamton), Greg Deemie (Mayor – Village of Johnson City), Rick Materese (Supervisor Elect – Town of Union), Aaron Martin (Clerk - County Legislature), Mary Kaminsky (Legislator – County Legislature), Christina Cramer (BC Exec. Office), Mark Schuster (Co-Chair – BC Health Department), Rebecca Rathmell (Co-Chair – Southern Tier Homeless Coalition)

**1. Core Group Progress Report**

- a. Focus: policy and protocol
- b. Core Group Discussion: existing limitations that need to be addressed before we can implement
  - i. Weakness within DSS implementation of Spiegel, only authorization to address habitability. Requires coordination with DSS and municipalities. Spiegel hasn't been effective in preventing illegal eviction when stop rents issued. Civil court application of the law has been inconsistent. To inform tenants of their rights, fact sheets will be provided to DSS recipients and DSS will adjust the notification process for recipients when Spiegel applied. Sharon, Chris, etc. connecting with local judges to provide education and request more consistency. Rural areas not implementing Spiegel AT ALL – only COB and TOU.
  - ii. Information sharing has been discussed at length, what is allowed to be shared and who needs to know it. People-based data is more often confidential. Property-based data is more often public information. Potentially working on allowing certain people within departments to receive information. DSS landlord list is being reviewed – to be on a list, landlords would need to meet certain requirements, maybe an annual/biannual inspection. (JG: what is the current usage of that list?)
  - iii. Resources for tenants – rights, programs, resources. Centralized place to provide a one stop shop for tenants on the County website.

**2. Shared Database**

- a. Current rental registration ordinances in COB and VOJC. Core Group has reviewed Syracuse and Rochester's ordinances, talked to them in regards to



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application, administration of code violations, etc. Consensus not made on how that would look or work. The largest barrier is inaccurate and incomplete information from landlords.

- b. Consensus on Core Group is the development of a shared database that integrates property owner information from Clerk, Real Property, municipal utilities, etc. We hope GIS can handle this type of database and will talk with Doug English about that. Code enforcement is doing a lot of investigation due to lag times and access, but a full and complete picture of ownership and contact would be helpful for municipalities. Costs involved have not been calculated.

### **3. BCLBC/Auction Process**

- a. Across the board, members have identified auction process as a barrier to housing stock quality in the County. Concerns: lack of communication, allowance of slumlords to buy, lack of access or active connection with first time homeowners, community organizations, and local investors.
- b. When list is established, municipalities do not know. No initiative in sharing list from RP. Again, a protocol and process that we need to address. (RD: Entire list is an opportunity to do inspections in advance. MK: Recommends certificate of occupancy requirement. AM: Challenge is that Real Property are not housing people. They're tax people. What municipal entities should be involved in providing more information re: quality of housing? RD: Timelines are hard for municipalities when courts make final decisions with limited time before auction.)
- c. Possible suggestion to RFP for certain properties, rather than include them in the auction, in order to examine criteria other than price.
- d. County concerns re: making municipalities whole and paying maintenance fees are valid. It would be ideal to curate the list based on demos and properties that need rehab and the best for auction. That would cost the County money. How do we strategically curate that list, create a process that allows for follow up, etc?

### **4. Timeline Review**

- a. Protocol suggestions and updates by end of year.
- b. Community public forum in early January to ask feedback on direction and suggestions.
- c. Set day/time every other month – RR to send out options.

### **5. Wrap-Up/Action Items**

- a. Preference on proposals: written or verbal proposal. Verbal proposal preferred with dates to come from RR.