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## **Buffalo Housing Court Advisory Panel**

Spoke with Chief City Court Judge Pridgen about the Housing Court Advisory panel. She advised that they have only received 12 applications for the panel and they have not even looked to see if the applicants fill the necessary criteria- two members each from the Bar Association, real estate industry, tenants' organizations, and civic groups, as well as four members of the public. Additionally the deadline has been extended again until October 14th.

I shared with the Judge the lack of communication to those who have applied and she was happy to have the feedback. According to the Chief Judge the time commitment seems pretty light especially compared to the recent Affordable Housing Task Force. They are looking to meet the criteria set out in the statute which lays out one meeting quarterly.

If you have willing or interested participants they need to submit their resume as is laid out in the press release available thru the link. Requirements are 18 years of age and an Erie County resident. <https://www.facebook.com/photo/?fbid=764441675948083&set=pcb.764441815948069>

## **Kingston Vacancy Study**

Kingston is an important market to watch as it influences statewide policy. Kingston conducted a vacancy study in 2022, the rate was below 5%, they implemented rent control. The rent guidelines board determined that the rent was too high and announced a 15% rent decrease including the requirement that owners needed refund the overpayment.

The vacancy study in Kingston needs to be repeated every 3 years. A new survey was taken this spring/summer. The vacancy rate came back over 5% which should trigger the elimination of the emergency declaration and the rent guidelines board. Some officials and advocates are calling for review by the city council and for another study. This will provide new energy for the adoption of the REST Act, sponsored by Assemblymember Shrestha from Kingston which would allow municipalities to consider other factors beyond a vacancy study to implement rent control.

[Kingston vacancy study puts city's rent control at risk](#)



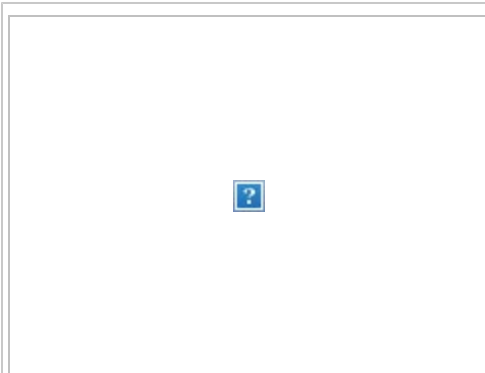
A new survey by the City of Kingston finds the vacancy rate in rent-stabilized units now exceeds New York's threshold to declare a housing emergency, meaning the city's rent control rules ...

[www.wamc.org](http://www.wamc.org)

Kingston rent control up in the air after latest vacancy numbers are released

**Source: Daily Freeman**

<https://share.google/VUUqhNn7N87hX0KZ7>



[Kingston rent control up in the air after latest vacancy numbers are released](#)

**KINGSTON, N.Y. — A study released by the city on Wednesday found that the vacancy rate for rent-regulated buildings has exceeded the 5% threshold for declaring a housing emergency, putting the city...**

**share.google**

## Good Cause Eviction

<https://www.fastcompany.com/91388451/how-good-cause-eviction-laws-aim-to-protect-renters-from-eviction>

### [How 'good cause' eviction laws aim to protect renters from eviction](#)

Fights are now brewing in Chicago and Rhode Island. These cities and states are looking to join a growing movement: 11 states and 27 localities have now passed good cause laws. The majority of ...

[www.fastcompany.com](http://www.fastcompany.com)

<https://therealdeal.com/new-york/2025/08/19/how-good-cause-eviction-affects-naftalis-800-fifth-avenue/>

[How Good Cause Eviction Affects](#)



## [Naftali's 800 Fifth Avenue](#)

Miki Naftali's plan to convert 800 Fifth Avenue into condos must circumvent New York's "good cause eviction" law, which generally requires landlords to offer lease renewals. Although a demolition ...

therealdeal.com

## Public Service Announcement

Several assistance programs available through Erie County.

<https://www3.erie.gov/environment/housing-programs>

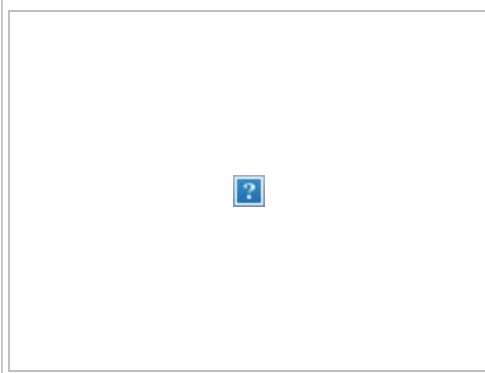
## [Housing Programs | Environment & Planning - Erie County](#)

To submit your information to see if you qualify for one of the Housing Programs, please fill out the Housing Intake Form. A staff member will contact you to complete the intake process. Housing Rehabilitation Program The Housing Rehabilitation Loan Program assists eligible owner-occupied one- to two-family households to help with essential repairs. Funded through CDBG and Home Investment ...

www3.erie.gov

## Media

[https://www.investigativepost.org/2025/08/12/523587/?fbclid=IwQ0xDSwMIEAZleHRuA2FlbOlXMOABHjBsEVY\\_vUk-cF3xpww2iB\\_WNMEEnAR-RuJEF8v8\\_2770pH8f11Z0UEGrYkx\\_aem\\_fUDS1dJLogHyQ2eyOYD1QA](https://www.investigativepost.org/2025/08/12/523587/?fbclid=IwQ0xDSwMIEAZleHRuA2FlbOlXMOABHjBsEVY_vUk-cF3xpww2iB_WNMEEnAR-RuJEF8v8_2770pH8f11Z0UEGrYkx_aem_fUDS1dJLogHyQ2eyOYD1QA)



## [Housing judge issues historic \\$1.3 million fine to absentee owner](#)

The absentee owner of a Buffalo apartment complex may soon be hit with the largest fine ever imposed by Buffalo Housing Court. On July 23, Housing Court Judge Phillip Dabney issued a \$1.3 million judgment against Elmwood Heights LLC, the owner of the now-vacant Elmwood Heights Apartments at 597-605 Elmwood Ave., at the corner of Lexington Ave. The three-story, 49-unit apartment complex, which ...

<https://www.bizjournals.com/buffalo/news/2025/08/25/investors-buying-housing-stock-buffalo.html>

## [UB study: Over one-third of Buffalo homes owned by investors - Buffalo Business First - The Business Journals](#)

The City of Buffalo is affected by investors purchasing housing stock.

By Lian Bunny – Reporter, Buffalo Business First

Aug 25, 2025

Updated Aug 22, 2025 12:19pm EDT

### Story Highlights

#### What's This?

- Over one-third of Buffalo residential properties are investor-owned.
- In 2022, investors purchased 56% of homes sold.
- The statistics are mirrored nationally, as 20 investors own over 800,000 housing properties.
- More than one-third of residential properties in the City of Buffalo are owned by an individual or corporate investor.

That's according to a housing briefing report released this year by the University at Buffalo Center for Urban Studies that analyzed city properties in 2023. About 23% of those investors are from outside of Western New York.

"The more of this property that moves into the ownership of outside hands means that that amount of wealth that might accrue locally goes outside," said Henry Louis Taylor Jr., director of the University at Buffalo's Center for Urban Studies.

Investors buying up properties can also mean fewer opportunities for local homeownership and more rental properties, according to Bruce Marks, CEO and founder of the nonprofit Neighborhood Assistance Corporation of America.

Why it matters: The topic of affordable housing is at the forefront of national and local conversations as cost of living has skyrocketed over the last several years. However, affordability

can mean adding housing stock, but it can also mean evaluating already-existing housing that is vacant, underutilized and for sale or rent.

The Center for Urban Studies has been looking at the local housing market and its dynamics since March.

“We were intrigued by the danger of the speculating housing market,” Taylor said.

This latest information part of a series of reports, analyzed municipal tax roll datasets for single-family, two-family and multi-family residential properties in the City of Buffalo. If the owner of the residence isn’t living in the home, they are considered an investment owner. If the owner is a corporate name, it’s a corporate investor owner.

The Center for Urban Studies also analyzed the city’s residential sales in 2022 and found that more than 56% of the housing sales were to corporate or individual investors.

For sales on the Multiple Listing Service, 42% of city housing sales were to investors. For unlisted deals, 74% were to investors.

“There’s a general agreement that if you sell a house listed, you’re going to get more money than if you sell it unlisted,” Taylor said. “We were particularly concerned about the level of investment activity in the lower end of the market.”

The next step is to extend the analysis to suburban municipalities, he said.

This isn’t just a local challenge. NACA recently completed an analysis of the top 20 residential real estate investors in the U.S. Collectively, those 20 investors own over 800,000 housing properties.

NACA declined to share the map with Business First or release how many properties those top 20 investors own in Buffalo Niagara. NACA said the number of properties owned by those top 20 corporate investors locally is not “a significant footprint.”

But to Marks, that doesn’t mean investor purchasing isn’t happening in Western New York. He suspects it’s just more regional players than national ones.

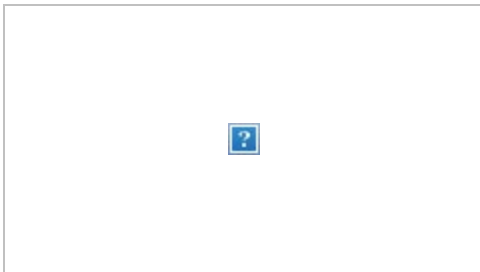
That lines up with what the UB Center for Urban Studies found in its analysis of 2022 residential sales in the City of Buffalo.

About half of those transactions came from investors within the city. Another 19% came from within the region and the remaining 33% came from outside the region.

“The same concept happens,” Marks said. “Instead of generating wealth for themselves through homeownership, they’re generating wealth for the already extremely wealthy.”

<https://www.multifamilyexecutive.com/property-management/rent-trends/study-finds-certain-housing-regulations-drive-up-rent-costs>

### [Study Finds Certain Housing Regulations Drive Up Rent Costs](https://www.multifamilyexecutive.com/property-management/rent-trends/study-finds-certain-housing-regulations-drive-up-rent-costs)

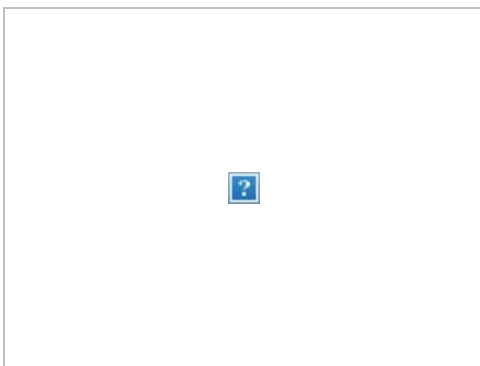


The study, sponsored by the National Apartment Association (NAA) and National Multifamily Housing Council (NMHC), analyzed the impact of source-of-income, eviction, resident screening, and state preemption laws on rent costs. It included two separate datasets, one from CoStar Group that included data from 391 metros between 2000 and 2024 and the other from [www.multifamilyexecutive.com](https://www.multifamilyexecutive.com) the U.S. Census Bureau's American ...

Interesting take on an initiative to increase homeownership.

<https://ithacavoice.org/2025/08/opinion-let-ithacans-live-where-they-grew-up/>

### [Opinion: Let Ithacans live where they grew up - The Ithaca Voice](https://ithacavoice.org/2025/08/opinion-let-ithacans-live-where-they-grew-up/)




In Ithaca, over half our renter households are rent-burdened. Home prices have soared out of proportion to local incomes. And still, our zoning code treats a duplex the same way it treats a 5-story apartment building: as something to be kept out of most neighborhoods entirely. That needs to change. Legalizing middle-housing citywide isn't a radical idea. In fact, it's a strong alternative ...

**Political events**

**Ortt event on September 15 from 5:30-7:30**

<https://share.google/9pGU1P1eL3ROS0IJl>

	<p><a href="#"><u>Rob Ortt for NYS Senate Republican Leader - Erie County Republican Committee</u></a></p>
	<p>share.google</p>

**County Executive Poloncarz FR**

September 3rd Bisons game

<https://share.google/wJVEMiOhjTJcbOV41>

**Poloncarz Golf Tournament**

September 10th

<https://share.google/aWB2oOszVZTIkQK8l>

	<p><a href="#"><u>Mark Poloncarz Annual Golf Classic - Erie County Democratic Committee</u></a></p>
	<p>Join us to support Mark Poloncarz for his 14th Annual Golf Classic When? Wednesday September 10th 11:30am-5:30pm Where? Elma Meadows Golf Course 1771 Girdle Road Elma Cost? \$150 Per Dinner Ticket \$325 Individual [...]</p>
	<p>share.google</p>

**Cigar Party for Assemblyman DiPietro**

September 3rd

<https://share.google/YzmlCoCI3T31qp9qc>

**Bills watch party FR for Assemblyman Pat Chludzinski**

September 14th

<https://share.google/8f2YqLU9VsW2w1PsS>

*John B. Leonardi, CEO, RCE, C2EX*

*Buffalo Niagara Association of Realtors*

*Western New York Real Estate Information Services, LLC*