



THE CITY OF POUGHKEEPSIE NEW YORK

PUBLIC HEARING

Tuesday, May 7, 2024 6:00 pm

Common Council Chambers

Welcome to the scheduled Public Hearing in the City of Poughkeepsie. The date is May 7, 2024, and the time is 6:03 pm.

This Hearing is for the purpose of receiving comments on whether the City of Poughkeepsie should opt in to the Emergency Tenant Protection Act (ETPA)

I. WELCOME

II. ROLL CALL: 7 present, 2 absent (*Councilmembers Grant & Henry arrived after roll call was taken*)

III. PUBLIC PARTICIPATION: Five (5) minutes per person public comment.

1. Olivia Brock – S. Clinton St / Baxter
2. Nicholas Kalogris – Maryland Ave / For the Many
3. Rich Lanzarone – HVPOA *
4. Mark Rafal – Suncrest St
5. Ken Levinson – Garfield St*
6. Michael de Cordova – Hammersley Ave
7. Darrett Roberts – Hooker Ave / For the Many
8. June Nemon – Union St
9. Kane Bowers – Union St
10. Melissa Hoffman – Lexington Ave
11. Michael Morris – Snow Terrace / For the Many
12. Kaleb Croft – Hook Rd
13. Ken Stickle – Catharine St
14. Linda Bartee – Garden St
15. William McDonald – Hook Rd
16. Jacob Miller – Academy St
17. Colleen Barberan – Flannery Rd

Official Minutes of the Public Hearing of May 11,2024 for the purpose of receiving comments on whether the City of Poughkeepsie should opt in to the Emergency Tenant Protection Act (ETPA)

18. Djuro Lulaj – Main St
19. Michele Caraway
20. Jeffrey Dash – Carroll St / MHVDSA
21. Matthew Dodson - Hammersley Ave
22. Dan Axtmann**
23. Robert Magrino**

*Submitted written statement

**Submitted written statement ONLY

IV. ADJOURNMENT:

Chairman Wilson closed the Public Hearing at 7:27pm

Dated: May 11, 2024

I hereby certify that this is a true and correct copy of the Minutes of the Common Council Public Hearing held on Tuesday, May 7, 2024.

**Respectfully submitted,
Donna M. DeLuca
Deputy City Chamberlain**



HUDSON VALLEY PROPERTY OWNERS ASSOCIATION, INC.

AUDIT OF THE CITY OF POUGHKEEPSIE HOUSING VACANCY RATE ANALYSIS REPORT

Executive Summary

On March 6th, 2024, through the Freedom of Information Act, HVPOA obtained certain internal files and documents of the Collective for Community, Culture and Environment (CCCE) containing information in their possession of vacancies in subject surveyed buildings in Poughkeepsie, NY.

A careful audit of those internal documents was conducted and compared the number of vacancies indicated in those files to what was reported in the published Vacancy Study dated April 3rd, 2024, the "Study".

The audit revealed that there were an additional 57 vacancies documented in those files that were not reported in the Study. The total number of documented vacancies is actually 115 vacancies, not the 58 vacancies the study reports. Essentially the published Study only reported 1 out every 2 vacancies documented by CCCE.

The 115 vacancies result in a 7.78% vacancy rate, therefore CCCE's Study shows that a declaration of an emergency cannot be declared, and the City of Poughkeepsie cannot adopt the Emergency Tenant Protection Act of 1974 (ETPA) .

Detail

The 22 properties where variances were observed are shown on Page 2. Columns 1 -8 are copied directly from the Study, columns 9 & 10 are added to show the variance of unreported vacancies and the source documents that provided the information.

The attached exhibits are the source documents which record the responses and observations of written emails received, online surveys submitted, phone calls and site visits.

As you examine the attached Exhibits 1 through 9, please note that the exhibit numbers, titles and line numbers in red text were added to assist you in navigating through the exhibits and to allow you to quickly locate the information source.

Exhibit 9 is a corrected tally of the number of units, the number of unavailable , number of vacancies and the resulting vacancy percentage calculation.

Richard J. Lanzarone, Executive Director,
Hudson Valley property Owners Association, Inc.
May 7th, 2024

AUDIT OF THE CITY OF POUGHKEEPSIE HOUSING VACANCY RATE ANALYSIS REPORT

Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate	Documented but Unreported Vacancies	Source
1900	548 Main	10	0	0	10	0	0.00%	2	EXHIBIT 1 written response
1900	98 Montgomery	6	1	1	5	0	0.00%	1	EXHIBIT 2 written response
1926	558 Main	28	0	0	28	0	0.00%	4	EXHIBIT 3 written response
1900	28 Hooker	6	2	1	5	1	20.00%	1	EXHIBIT 4 written response
1920	9 Liberty	8	1	0	8	1	12.50%	1	EXHIBIT 5 written response
1925	1 Fountain	13	0	0	13	0	0.00%	4	EXHIBIT 6 Line 13
1905	32 Forbus	6	1	1	5	0	0.00%	1	EXHIBIT 6 Line 9
1922	120 Cannon	14	1	1	13	0	0.00%	1	EXHIBIT 7 Page 3 Line 11
1940	172 Winnikee	12	0	0	12	0	0.00%	3	EXHIBIT 7 Page 3 Line 4
1968	166 Winnikee	6	0	0	6	0	0.00%	2	EXHIBIT 7 Page 3 Line 8
1900	37 S. Hamilton	6	0	0	6	0	0.00%	1	EXHIBIT 8 Page 3 Line 6
1963	94-96 S. Hamilton	51	0	0	51	0	0.00%	8	EXHIBIT 8 Page 3 Line 8
1932	4 Roosevelt	13	0	0	13	0	0.00%	3	EXHIBIT 8 Page 4 Line 11
1920	101 S. Hamilton	11	0	0	11	0	0.00%	2	EXHIBIT 8 Page 3 Line 14
1900	57-65 S. Hamilton	24	2	0	24	2	8.33%	1	EXHIBIT 8 PAGE 3 Line 3
1920	194 Main	14	0	0	14	0	0.00%	5	EXHIBIT 6 Line 24
1870	2 Rose	7	0	0	7	0	0.00%	6	EXHIBIT 6 Line 18
1920	45 N. Clinton	6	0	0	6	0	0.00%	4	EXHIBIT 7 Page 3 Line 6
1938	7-9 S. White	8	0	0	8	0	0.00%	2	EXHIBIT 7 Page 3 Line 7
1920	242 Mansion	6	1	1	5	0	0.00%	2	EXHIBIT 8 Page 8 Line 9
1880	458-460 Main	6	1	1	5	0	0.00%	1	EXHIBIT 8 Page 2 Line 5
1930	66 Worrall	6	0	0	6	0	0.00%	2	EXHIBIT 8 Page 5 Line 14

Note: 9 Liberty Street is included in this list. They were sent a survey, had a site visit, and submitted a written survey response with vacancies, Exhibit 5. However, 9 Liberty does not appear in the CCCE published Study.



Collective for
Community, Culture
and Environment

vacancystudy@gmail.com
City of Poughkeepsie Housing Vacancy Study

Please use this form in replying to the request for information about vacancies at your property. This form asks for information as of **November 1, 2023** as referenced in the cover letter. Please return by November 17, 2023. Thank you.

PROPERTY INFORMATION

Parcel No: Block: 23 Lot: 374953
Street Address: 548 Main, Poughkeepsie, NY

OWNER/MANAGER NAME: 548 MAIN UC

Total no. of Units: 12

Total no. of vacant units as of November 1, 2023: 2

Were these vacant units available for rent on November 1, 2023: yes

If not, what was the reason they were not available for rent: could not rent.

Length of time units were vacant: 6 months.

Name of the person filling out the form: [REDACTED]

Signature: [REDACTED] Date: 11/15/2023

Utilice este formulario para responder a la solicitud de información sobre las unidades vacantes en su propiedad. Este formulario solicita información a partir del **1° de noviembre de 2023**, como se indica en la carta de presentación. Por favor, envíe la información solicitada antes del 17 de noviembre de 2023. Muchas gracias.

INFORMACIÓN SOBRE LA PROPIEDAD

Parcela nº: Block: 23 Lot: 374953
Dirección postal: 548 Main, Poughkeepsie, NY

NOMBRE DEL PROPIETARIO/GERENTE:

Nº total de Unidades:

Nº total de unidades vacantes a partir del 1° de noviembre de 2023:

¿Estaban estas unidades vacantes disponible para alquiler el 1° de noviembre de 2023:

Si no es así, ¿cuál fue la razón de que no esté disponible para alquiler?

Tiempo durante el cual las unidades estuvieron vacantes:

Nombre completo de la persona que llena el formulario:

Firma: Fecha:



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and Environment

vacancystudy@icloud.com
City of Poughkeepsie Housing Vacancy Study

Please use this form in replying to the request for information about vacancies at your property. This form asks for information as of **November 1, 2023** as referenced in the cover letter. Please return by November 17, 2023. Thank you.

PROPERTY INFORMATION

Parcel No: Block: 21 Lot: 87940
Street Address: 98 Montgomery, Poughkeepsie, NY

OWNER/MANAGER NAME: DUTCHES MONTGOMERY LLC

Total no. of Units: 60

Total no. of vacant units as of November 1, 2023: 1

Were these vacant units available for rent on November 1, 2023: Yes

If not, what was the reason they were not available for rent: _____

Length of time units were vacant: was vacated on previous weekend

Name of the person filling out the form: _____

Signature: _____ Date: 12/4/23

Utilice este formulario para responder a la solicitud de información sobre las unidades vacantes en su propiedad. Este formulario solicita información a partir del **1° de noviembre de 2023**, como se indica en la carta de presentación. Por favor, envíe la información solicitada antes del 17 de noviembre de 2023. Muchas gracias.

INFORMACIÓN SOBRE LA PROPIEDAD



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PROPERTY INFORMATION

Parcel No: _____ Block: 24 Lot: 400940

Street Address: 558 Main, Poughkeepsie, NY

OWNER/MANAGER NAME: 558 MAIN S+LL

Total no. of Units: 33

Total no. of vacant units as of November 1, 2023: 4

Were these vacant units available for rent on November 1, 2023: yes

If not, what was the reason they were not available for rent: _____

Length of time units were vacant: 2 to 3 months

Name of the person filling out the form: _____

Signature: _____ Date: 11/20/23

Utilice este formulario para responder a la solicitud de información sobre las unidades vacantes en su propiedad. Este formulario solicita información a partir del **1° de noviembre de 2023**, como se indica en la carta de presentación. Por favor, envíe la información solicitada antes del 17 de noviembre de 2023.



CCCE Poughkeepsie <vacancystudypk@gmail.com>

28 Hooker Avenue Poughkeepsie, NY. Vacancy

3 messages

[REDACTED] Tue, Dec 19, 2023 at 7:11 AM

To: vacancystudypk@gmail.com

This is in response to the letter I received regarding a vacancy survey for the above referenced premises. Please be advised that I currently have two vacant apartments. Apartment 1, which is a two bedroom and Apartment 3 which is a one bedroom.

Should you have any further questions, please contact m at (516) 644-6807. I was unable to get to the website to fill out the form.

Thank you

[REDACTED]

CCCE Poughkeepsie <vacancystudypk@gmail.com>

Tue, Dec 19, 2023 at 9:21 AM

To: [REDACTED], [REDACTED]
[REDACTED], [REDACTED], [REDACTED]

Begin forwarded message:

[Quoted text hidden]

Tue, Dec 19, 2023 at 10:04 AM

To: CCCE Poughkeepsie <vacancystudypk@gmail.com>

Co: [REDACTED]
[REDACTED]



Collective for
Community, Culture
and Environment

vacancystudy@pk@gmail.com
City of Poughkeepsie Housing Vacancy Study

Please use this form in replying to the request for information about vacancies at your property. This form asks for information as of **November 1, 2023** as referenced in the cover letter. Please return by November 17, 2023. Thank you.

PROPERTY INFORMATION

Parcel No: _____ Block: 77 Lot: 78067
Street Address: **9 Liberty, Poughkeepsie, NY**

OWNER/MANAGER NAME: 9 LIBERTY STREET, LLC

Total no. of Units: 8

Total no. of vacant units as of November 1, 2023: 1

Were these vacant units available for rent on November 1, 2023: YES. BUT IT WAS JUST RENTED ON

If not, what was the reason they were not available for rent: NOV 15, 2023

Length of time units were vacant: TWO MONTHS - IT TOOK TIME TO REPAIR & PAINT AND CLEAN UP. AND TO MARKET.

Name of the person filling out the form: [REDACTED]

Signature: [REDACTED] Date: 11/15/23

Utilice este formulario para responder a la solicitud de información sobre las unidades vacantes en su propiedad. Este formulario solicita información a partir del **1° de noviembre de 2023**, como se indica en la carta de presentación. Por favor, envíe la información solicitada antes del 17 de noviembre de 2023. Muchas gracias.

	Timestamp	PROPERTY OWNER/MANAGER NAME	Parcel No:	Street Address:	Total number of Units:	Total no. of vacant units as of November 1, 2023	Were these vacant units available for rent on November 1, 2023	If not, what was the reason they were not available for rent:	Length of time Units were vacant:	Signature
1	11/19/2023 8:25:52	Kenneth Levinson	31-292841	25 Hammersley Avenue	13	2	Yes		2 months	11/19/2023
2	11/19/2023 8:29:25	Kenneth Levinson	22-219876	45 S. Clinton Street	6	1	Yes		2 months	11/19/2023
3	11/19/2023 8:33:10	Kenneth Levinson	22-232900	6 State Street	7	1	Yes	N/A	2 months	11/19/2023
						1	Yes		1.5 Months	11/21/2023
4	11/21/2023 11:12	Mana Tree Union Street LP	84 Lot:882064	140 Union Street Poughkeepsie, NY 12601	6	1	Yes	N/A	1.5 Months	11/21/2023
5	11/21/2023 11:17:25	Mana Tree Union Street LP	Block: 84 Lot: 885065	144 Union Street Poughkeepsie, NY 12601	6	2	Yes	N/A	2 Months	11/21/2023
6	11/28/2023 16:45:10	22 Lexington Avenue LLC	32-453836	22 Lexington Avenue LLC	6	0	Yes	N/A	N/A	11/28/2023
7	11/28/2023 16:46:40	Main White Apartments LLC	24-404959	559 Main Street, Poughkeepsie, NY	23	0	Yes	N/A	N/A	11/28/2023
8	12/9/2023 1:01:32	Kenneth Levinson	71-254208	171 Mansion Street	6	1	Yes		2 months	12/9/2023
9	12/9/2023 1:03:19	Kenneth Levinson	31-301818	32 Forbus Street	6	1	Yes		1 month	12/9/2023
10	12/9/2023 1:05:35	Kenneth Levinson	22-178892	145 Montgomery Street	6	1	Yes		2 months	12/9/2023
11	12/9/2023 1:08:24	Kenneth Levinson	71-254208	171 Mansion Street	6	1	Yes		1 month	12/9/2023
12	12/17/2023 19:23:36	carroll Estate LLC	131300 6161-29-071774-0000	82 Carroll Street	19	6	Yes		3 Months	12/17/2023
13	12/18/2023 8:47:22	Djuro Lulaj "George" Djuro Lulaj		One Fountain Place Poughkeepsie NY 12603 398 Church St Poughkeepsie NY 12601	18	4	Yes		4 to 6 months	12/18/2023
	12/18/2023 8:48:57				14	6	Yes Yes		4 months to 8 months	12/18/2023
14	12/18/2023 8:50:09	Djuro Lulaj		548 Main Street Poughkeepsie NY 12601	12	4	Yes		3 months to 9 months	12/18/2023
15	12/18/2023 8:51:30	Djuro Lulaj		537 Main Street Poughkeepsie NY 12601	6	2	Yes		6 Months to 8 months	12/18/2023
16	12/18/2023 8:53:12	Djuro Lulaj		530 Main St Poughkeepsie NY 12601	6	2	Yes		6 months to 8 months	12/18/2023
17	12/18/2023 8:54:14	Djuro Lulaj		2 Rose Street Poughkeepsie NY 12601	7	6	Yes		7 months to 9 months	12/18/2023
18	12/18/2023 8:55:13	Djuro Lulaj		74 North Bridge Street Poughkeepsie NY 12601	3	2	Yes		4 months to 6 months	12/18/2023
19	12/18/2023 10:15:51	OWNER	131300606136902825 0000	34 Lincoln Avenue poughkeepsie ny 12601	7	2	Yes		4 months	12/18/2023
20								Repairs ongoing in one and the other is available for rent	One had tenant who did not pay rent for over 4 months and the other had tenant who owed 2 months rent before moving out.	
	12/18/2023 15:59:55	Malloy Mortoo		254 Mansion Street Poughkeepsie NY 12601	6	2	No			12/18/2023
22	12/18/2023 18:09:47	169 Mansion Street, LLC	307160	169 Mansion Street, Pok NY 12601	6	1	Yes		4 months to date (still vacant)	12/18/2023
23	12/19/2023 13:11:51	manager	131300616277078000	48 cannon st poughkeepsie ny 12601	9	3	Yes		4 months	12/19/2023
24	12/23/2023 14:40:34	Lent 51 LLC/Jay Allen	131300-6062-84-957122	194 Main Street	14	5	Yes		4 months	12/23/2023

	Building address	Date	Number of phone call attempts	Did you leave a message ?	How many units are there in your building?	Were there any vacancies as of November 1, 2023?	IF YES: How many units were vacant?	IF YES: Were they available for rent on November 1, 2023?	IF NOT AVAILABLE FOR RENT: Why were they not available for rent? Was there any renovation, painting, cleaning, repairs being done? Was the Unit being used for storage or something else?	How long have these units been vacant?	IF NO VACANCIES: When was the last time you had a vacancy? How long have these units been vacant?	Is there any other information about your building that you think we should know?
1	217-219 Mill	12/7/2023	First Attempt	No	8	YES	1	No	Undergoing renovations	mid October onwards		Takes a while to rent. There are many applicants but many don't show up or don't complete applications
2	98 Montgomery	12/7/2023	First Attempt	No	6	YES	1	No	Tenant vacated at end of October, Unit on market now			
3	8-22 N Bridge Street	12/7/2023	First Attempt	No	44	YES	2	no	Painting and getting ready for rent			
4	12 Delano Street	12/7/2023	First Attempt	No	6	No						
5	91 S Hamilton Street	12/7/2023	First Attempt	No	24	YES	3	no	painting renovation			These units are now on the market. one has rented and 2 are available
6	55 N. Clinton St	12/11/2023	Second Attempt	No	8	No	0	No				Owners claims that this building should not be included in the study as it was converted from single family to 8 family in 2010
7	548 Main ST	12/7/2023	First Attempt					yes		5 months		not able to rent as in 2 Rose St
8	140 Union Street		First Attempt		as on our chart	YES		yes		1 to 2 months		usually takes 1 to 2 months to rent usually takes 1 to 2 months to rent after apts are prepped and put on the market
9	144 Union	12/7/2023	First Attempt		as on survey	YES			not under construction	2 months		usually takes 1 to 2 months to rent after units put on the market
10	1 Flannery	12/13/2023	First Attempt		292	No						
11	51 Hooker	12/12/2023	First Attempt	No								Left message with lawyer to inform her client who is the owner
12	309 Main	12/12/2023	First Attempt, Second Attempt, Third Attempt	Yes								Claims responded, asked to call back, called about 4 times, left message with reception
13	13 S. Grand	12/12/2023	First Attempt	Yes								Left message with construction company at same address. Said will convey to owner
14	358 Main	12/13/2023	First Attempt	Yes	Call back at 5:30 pm today, left message with my name							
15	146-148 Mansion	12/12/2023	First Attempt	No	6	No				Currently 2 vacancies . Been vacant couple of weeks		
16	24 Vassar	12/12/2023	First Attempt	No	4	No						Building should be removed from list since it has 4 units only

	Building address	Date	Number of phone call attempts	Did you leave a message ?	How many units are there in your building?	Were there any vacancies as of November 1, 2023?	IF YES: How many units were vacant?	IF YES: Were they available for rent on November 1, 2023?	IF NOT AVAILABLE FOR RENT: Why were they not available for rent? Was there any renovation, painting, cleaning, repairs being done? Was the Unit being used for storage or something else?	How long have these units been vacant?	IF NO VACANCIES: When was the last time you had a vacancy? How long have these units been vacant?	Is there any other information about your building that you think we should know?
1	67 Verazzano	12/12/2023	First Attempt	Yes	6	No						
2	66 Worrall	12/12/2023	First Attempt	Yes								Person I spoke to said she couldn't guarantee that the owner would receive the message in a timely fashion. Said to call back after 8 pm. I didn't as that is an odd time to call.
3	358 Main	12/13/2023	Second Attempt	No	6 residential 2 commercial	No						All 2 bd apts. A recent new tenant will be leaving soon and there will be a vacancy. They usually don't have a vacancy for too long. They take care of the units and do a good job.
4	700 Second Mile	12/11/2023	First Attempt, Second Attempt	No	99	YES	3 units	2 available 1 not	Unit was being renovated	2 mo. (see explanation below)		There is a waitlist and takes some time to pick (checking the qualifications) the person and to give them time to give notice to their current landlords
5	154 Mill St	12/14/2023	First Attempt		6	No					"we don't kill people with our rents so as soon as there is a vacancy it is filled.	
6	174 Mill St.	12/14/2023	First Attempt		6 (not 11 as we have from TA)	No					we had one but it was long time ago	" we do not kill people with our rents. When one is available, it is filled right away.
7	132 Franklin	12/15/2023	First Attempt, Second Attempt	Yes	6	No					Dec.1	Problem with Sec.8 tenant
8	138 Franklin	12/15/2023	First Attempt, Second Attempt	Yes	7	No						
9	303-307 Main	12/18/2023	First Attempt	No	8	YES	2	No, they weren't	they were going through renovation, cleaning repairs between tenants	about a month	just november	There are two other units he filed for eviction. One of them had tenants who bought a house elsewhere and renting his unit for airbnb, he filed about a year ago and they sued him. they haven't paid him rent the last year.
10	637 Main	12/18/2023	First Attempt	No	8	YES	1	yes	it was available for rent and still available	1 month 18 days		Other than the mentioned vacancy there have been two other units that became available then one rented and another one's rental contract starting next week.
11	160 Union	12/18/2023	First Attempt	No	39	YES	3	yes all 3 were available for rent		2 months		N/A

	Building address	Date	Number of phone call attempts	Did you leave a message ?	How many units are there in your building?	Were there any vacancies as of November 1, 2023?	IF YES: How many units were vacant?	IF YES: Were they available for rent on November 1, 2023?	IF NOT AVAILABLE FOR RENT: Why were they not available for rent? Was there any renovation, painting, cleaning, repairs being done? Was the Unit being used for storage or something else?	How long have these units been vacant?	IF NO VACANCIES: When was the last time you had a vacancy? How long have these units been vacant?	Is there any other information about your building that you think we should know?
1	135 Main St	12/18/2023	First Attempt, Second Attempt		119	YES	~5	yes		3-6 months		Said they are market rate units - forgot to ask if senior housing which it apparently is...
2	45 Williams	12/18/2023	First Attempt		200	No					long time ago	It is HUD 30% of tenant income based - public - housing
3	28 Hooker	12/19/2023	Second Attempt	No	6	YES	2	1 was available for rent	1 was being renovated			
4	172 Winnikee	12/18/2023	Second Attempt	No	12	YES	3	Yes				
5	137 Cannon	12/18/2023	Second Attempt	No	6	YES	1	Yes				
6	45 N. Clinton Street	12/18/2023	Second Attempt	No	6	YES	4	yes		Long time. All evictions - takes a long time to evict		
7	7-9 S. White	12/18/2023	Second Attempt	No	8	YES	2	Yes				
8	166 Winnikee	12/18/2023	Second Attempt	No	6	YES	2	Yes				
9	66 Worrall	12/19/2023	Second Attempt, Third Attempt	No	Tried to leave a message but the person didn't want to take message asked to call back. I called back and got a strange message							
10	166 Academy	12/15/2023	First Attempt		36	YES	1	yes		1 mo	only 1	
11	120 Cannon St	12/15/2023	First Attempt, Second Attempt, Third Attempt	Yes	14	YES	1	Marked yes (but probably meant NO)	was vacant due to eviction and work on it was slow due to owner finances.	January of last year		
12	10 Rinaldi	12/14/2023	First Attempt, Second Attempt	Yes	179	YES	6	yes				HUD subsidy - NO MARKET RATE UNITS
13	71-75 Garden	12/14/2023	First Attempt, Second Attempt, Third Attempt	Yes	26							LIHTC
14	305-307 Mill	12/14/2023	First Attempt, Second Attempt, Third Attempt	Yes								HOME program
15	7 Lafayette	12/18/2023	First Attempt, Second Attempt	Yes	6	No						
16	22 Lexington	12/18/2023	First Attempt		6	No						He sent in the form online

	Building address	Date	Number of phone call attempts	Did you leave a message ?	How many units are there in your building?	Were there any vacancies as of November 1, 2023?	IF YES: How many units were vacant?	IF YES: Were they available for rent on November 1, 2023?	IF NOT AVAILABLE FOR RENT: Why were they not available for rent? Was there any renovation, painting, cleaning, repairs being done? Was the Unit being used for storage or something else?	How long have these units been vacant?	IF NO VACANCIES: When was the last time you had a vacancy? How long have these units been vacant?	Is there any other information about your building that you think we should know?
1	1 Fountain Place	12/15/2023	First Attempt		13	No	2 were vacant but were rented by Nov.1	No were rented by Nov.1			Both were vacant for a long time until then. One since March. the other since June 2023	
2	4 S. Clinton	12/15/2023	First Attempt		7	YES	2	No	Due to code violations	1 for 6 months, the other for 1 year		
3	31 Forbus	12/15/2023	First Attempt		24	YES	2	NO	Cleaning, painting	2 months		
4	50 Gifford	12/14/2023	First Attempt		6	YES	6	No	Being renovated	Long time - will be available in June 2024		
5	51 N. Clinton	12/21/2023	First Attempt, Second Attempt	Yes	6	YES	1	yes	available	tenant moved out in July		(He was in transit the first time I called, asked me to call this week and responded).
6	20-24 Cottage	12/21/2023	First Attempt, Second Attempt	Yes	6	No						
7	202-204 Main	12/21/2023	First Attempt	Yes called back	8	No						
8	398 Church	12/8/2023	First Attempt	No	14	YES	5	Yes		4 for 4 months, 1 for a year		
9	2 Rose	12/8/2023	First Attempt	No	6	YES	4	Yes				This crack alley so it is hard to rent

	Building address:	Date(s) of visit	Number of Doorbells	Number of Mailboxes	Number of Electric/Gas Meters	Signs of Construction (trucks/equipment/dumpsters etc.)	Property management/rental office phone numbers (if available)	Additional notes/any other relevant information (incl. neighbor/tenant comments)	Photos	Interviewee Name and role	How many units are there in your building?	Are there any vacancies?	If YES, How many units are vacant?	If YES, Were these vacant units available for rent on November 1, 2023?	If not, what was the reason they were not available for rent?	How long have these units been vacant?	If NO VACANCIES, When was the last time you had a vacancy?	If NO VACANCIES, Is there any other information about your building that you think we should know?
1	303-307 main st	11/10/2023	8	10		n/a			bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction, property management/rental office phone number if visible	mailman		Yes	2					
2	309 Main St	11/10/2023						6 units	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	mailman	6 units							
3	9 liberty	11/23/2023	1	8				no names on mailboxes	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
4	22 Montgomery St	11/10/2023	Not visible - there was a doorman	Not visible	Not visible	No	845-473-9283 (Eastman and Brixley)	Spoke to property manager they reported they have 4 vacancies. unsure of vacancy factor, siphoning electric, open front door. could not inspect...dangerous conditions	property management/rental office phone number if visible		159	Yes	4	Yes		Several months		
5	48 cannon	11/10/2023	0	8	0	n/a			bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
6	45 Williams St	11/10/2023	Not visible	Not visible	Not visible	No	845-473-2205	This is a large subdivision. The leasing office was closed. Call back Monday, Wednesday, Friday. They take a lunch break 12-1pm.	photos of observations - doorbells, mailboxes, meters, signs of construction, property management/rental office phone number if visible									
7	12 Delano St	11/10/2023	6	6	6	No	Na	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
8	140 Union st	11/10/2023	6	6	6	No	Na	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
9	144 Union St	11/10/2023	Na	6	6	No	Na	Apparently no vacancies. Meter had space for 8 units, only 6 had connections (see photo)	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
10	146 Union St	11/10/2023	Did not see	6	Did not see	No	No	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
11	160 Union St	11/10/2023	Electronic keypad	None seen	44	No	Walkway Realty LLC	Large building. We were unable to reach the super. contact management.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
12	356 Main	11/10/2023							bldg address	retail owner	6	No					5 units occupied, 1 has retail	
13	358 main street	11/10/2023						neighbor says all full	bldg address	n/a								
14	166 Union St	11/10/2023	7	None	None	Yes possibly - there is caution tape (see photo)	Na	Looks entirely vacant. perhaps under construction	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
15	12 S Hamilton	11/10/2023			9				bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a		No					gas and electric indicate full occupancy	
16	189 Union St	11/10/2023	4	1	None seen	No	Na	CHECK BUILDING. we were only able to see 4 units. Check if 187 Union is part of the lot.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
17	19 s hamilton	11/10/2023	4	3				2 basement apts	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
18	220 Main St	11/10/2023	10	10. Only 8 have names	None seen	No	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									

	Building address:	Date(s) of visit	Number of Doorbells	Number of Mailboxes	Number of Electric/Gas Meters	Signs of Construction (trucks/equipment/dumpsters etc.)	Property management/rental office phone numbers (if available)	Additional notes/any other relevant information (incl. neighbor/tenant comments)	Photos	Interviewee Name and role	How many units are there in your building?	Are there any vacancies?	IF YES, How many units are vacant?	IF YES, Were these vacant units available for rent on November 1, 2023:	If not, what was the reason they were not available for rent:	How long have these units been vacant?	IF NO VACANCIES, When was the last time you had a vacancy?	IF NO VACANCIES, Is there any other information about your building that you think we should know?
1	403 main	11/10/2023							bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	bldg manager		6 Yes	2 Yes					
2	192-194 Main St	11/10/2023	14	12	None seen	No	Na	Called "Willow Court Apartments." We peaked into the basement apartment and it looked empty (see photo)	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
3	453 main	11/10/2023		15					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
4	135 Main St	11/10/2023	119	119	None seen	No	646-745-0836 owner: 914-263-4138 prop manager 845-559-9558	8 doorbells did not have names, likely vacant. Contact management office.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
5	460 Main	11/10/2023		6: 1 with no name				for rent sign. same owner as 453 main	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
6	464 main	11/10/2023	12	12					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
7	4 s clinton	11/10/2023		3				2 empty	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
8	8-22 N Bridge st	11/10/2023	32	32	Not seen	No	845-473-5095	This complex had 32 units. But we only had 15 in our excel sheet. Perhaps because the other half were built after 1974.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
9	137 cannon	11/10/2023		6	6			all meters blinking, assume full vacancy	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
10	120 cannon	11/10/2023		14			845 -401-1782	names on all- assume full vacancy	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
11	170-174 Mill St. 43 N Perry St.	11/10/2023	11	Not seen	Not seen	No	Na	This includes a larger and small building. No apparent vacancies.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
12	154 Mill st	11/10/2023	6	None seen	6	No	Na	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
13	58 noxon	11/10/2023			8 meters: shared . all blinking			8 parking spots.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
14	113 Mill st	11/10/2023	7	None seen	None seen	No	Na	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
15	60 academy	11/10/2023						6 numbered doors.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
16	110 N Mill St	11/10/2023	20	None	None seen	No	Tinkelman Architecture 845-473-0200	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
17	69 academy	11/10/2023		6 mailboxes: all named				assume full occupancy	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
18	76 academy	11/10/2023						windows suggest full occupancy; no mailboxes or doorbells visible	bldg address	n/a								
19	98 montgomery	11/10/2023	6					unclear; windows appear occupied	bldg address	n/a								

	Building address:	Date(s) of visit	Number of Doorbells	Number of Mailboxes	Number of Electric/Gas Meters	Signs of Construction (trucks/equipment/dumpsters etc.)	Property management/rental office phone numbers (if available)	Additional notes/any other relevant information (incl. neighbor/tenant comments)	Photos	Interviewee Name and role	How many units are there in your building?	Are there any vacancies?	IF YES, How many units are vacant?	IF YES, Were these vacant units available for rent on November 1, 2023:	If not, what was the reason they were not available for rent:	How long have these units been vacant?	IF NO VACANCIES, When was the last time you had a vacancy?	IF NO VACANCIES, Is there any other information about your building that you think we should know?
1	43 Verazzano Blvd	11/10/2023	6	Could not see	10	No	Na	10 names next to the doorbells. No apparent vacancies. Complex is called Verazzano Apartments. No apparent vacancies. We spoke to a resident who suspects no vacancies.	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
2	54-69 Verazzano Blvd	11/10/2023	6	6	None seen	No	Na		bidg address									
3	57-65 S. Hamilton	11/10/2023							bidg address	manager	24	Yes	3	Yes		not very long		
4	50 Gifford St	11/10/2023	None	None	7	None	Office: 631-285-7220 Mobile: 631-484-6160	Abandoned building. No apparent vacancies given that it's abandoned and boarded up.	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
5	51 s hamilton	11/10/2023	5	7			bragadaproperties.com		bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
6	37 s hamilton	11/10/2023		6; 1 says "Vac"	7; 1 landlord			3 if electric meters not blinking	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
7	2 Parker Ave	11/10/2023	None seen	None seen	None seen	No	Na		bidg address									
8	94-96 s hamilton	11/10/2023					845 473 5347	tenant says about 8 or 9...mostly in units a or b	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
9	97 N Bridge st	11/10/2023	None seen	6	7	Maybe. One apartment has cardboard in the window.	No	One apartment appears vacant.	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
10	91 s hamilton	11/10/2023	24	24		sounds of construction coming from bidg. mattresses and other items on curb		9 with no names: 2 of those have mail, one explicitly says vacant	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
11	80 N Bridge St	11/10/2023	6	None seen	6	No	Na	No apparent vacancies	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
12	89 s hamilton	11/10/2023		1 visible	7			6 meters blinking	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
13	66 Washington St	11/10/2023	139		None seen	No	None found but should be easy to find online. Search "interfaith towers"		bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
14	101 s hamilton	11/10/2023		11				2 with no names	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
15	21 Charles St	11/10/2023	92	92	None seen	No	NA	Unable to determine vacancies	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
16	138 franklin	11/10/2023						tenants said fully occupied	bidg address	n/a								
17	132 franklin	11/10/2023		6				1 mailbox says "no name- no mail"	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
18	197 Mill St	11/10/2023	24	24	None seen	No	Na	2 mailboxes have no names	bidg address, photos of observations - doorbells, mailboxes, meters, signs of construction									

	Building address:	Date(s) of visit	Number of Doorbells	Number of Mailboxes	Number of Electric/Gas Meters	Signs of Construction (trucks/equipment/dumpsters etc.)	Property management/rental office phone numbers (if available)	Additional notes/any other relevant information (incl. neighbor/tenant comments)	Photos	Interviewee Name and role	How many units are there in your building?	Are there any vacancies?	IF YES, How many units are vacant?	IF YES, Were these vacant units available for rent on November 1, 2023:	If not, what was the reason they were not available for rent:	How long have these units been vacant?	IF NO VACANCIES, When was the last time you had a vacancy?	IF NO VACANCIES, Is there any other information about your building that you think we should know?
1	120 franklin	11/10/2023		6				all mailboxes have name; assume full occupancy	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a roberto-manager								
2	60 carrol	11/10/2023					914-382-6657	Tenant said there are only 4 units. However the depth of the lot makes it seem possible there are more.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction		25	Yes	3	Yes				takes section 8
3	211 Mill St	11/10/2023	3	3	7	No	845-401-1782		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
4	219 Mill St	11/10/2023	None seen	9	9	No	Na	One mailbox had "vacant" written. See phot	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
5	24 Vasser St	11/10/2023	4	5	5	No	Na	Potential there are more units than we saw through back entrance. No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
6	7 Lafayette St	11/10/2023	5	None seen	None seen	No	Na	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
7	699 main	11/11/2023		9; 3 with names			800-518-1202		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
8	704 main	11/11/2023	6		7				bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
9	2 roosevelt	11/11/2023		14				some windows covered with cardboard; unclear if vacant. bicycles present in parking lot	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
10	1 Flannery ave	11/11/2023	Large complex - call management	Large complex - call management	Na	No	8452448655 Coleen	Spoke to a resident who wasn't sure what the vacancy rate is. She said there are often residents coming in and out and never a waitlist. She provided management number and encouraged to call Monday - Friday.	bldg address									
11	4 roosevelt	11/11/2023		14; 8 are unlabeled with 3 or 4 opened and clearly out of use					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
12	56 Pershing Ave	11/11/2023	1	1	1	No	Na	One window was boarded up. Did not see all 6 units.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
13	691 main	11/11/2023		8; 3 labeled					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
14	641 main	11/11/2023		8; 4, possibly 5				backyard in state or disrepair; some windows appear to be occupied. vacancy status unclear	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
15	350 Mansion St	11/11/2023	7	Na	13	No	Na	This was not on the list but was on the map. On the list it said 45 N Clinton. On the building the address is 172 Winnikee (see photo)	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
16	166 Winikkee	11/11/2023	6	Na	6	No	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
17	639 Main	11/11/2023	4	4	5; 1 has been removed		914-489-4155	worker from downstairs says some people live here; unsure of how many	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								

	Building address:	Date(s) of visit	Number of Doorbells	Number of Mailboxes	Number of Electric/Gas Meters	Signs of Construction (trucks/equipment/dumpsters etc.)	Property management/rental office phone numbers (if available)	Additional notes/any other relevant information (incl. neighbor/tenant comments)	Photos	Interviewee Name and role	How many units are there in your building?	Are there any vacancies?	If YES, How many units are vacant?	If YES, Were these vacant units available for rent on November 1, 2023:	If not, what was the reason they were not available for rent:	How long have these units been vacant?	If NO VACANCIES, When was the last time you had a vacancy?	If NO VACANCIES, Is there any other information about your building that you think we should know?
1	637 main	11/11/2023			10; 1 removed. function of others unclear		838-218-9791	commercial space also not occupied	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
2	254 Mansion St	11/11/2023	6	6	Na	No	Na	Spoke to a resident who said there are no vacancies.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
3	1 fountain	11/23/2023	12	13; 2 unlabeled			lorgio - 845 844 0922	flyer says 3 apts for rent	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
			No doorbells - electronic keypad															
4	54-58 Smith St	11/11/2023		Na	Na	No	Na	Recently renovated. Still had stickers on window.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
5				12 mailboxes; 6 unlabeled; 1 posted with a label from energy company to turn off power														
	400 church	11/11/2023					colonial property management; 845 367 4240		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
6	21 Smith St	11/11/2023	Na	8	9	No	Na	Extra unit in the back. No apparent vacancies.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
7	398 church	11/11/2023					lulaj property management; 917-418-5958	vacancy status unclear; some windows have protective covering; music playing from building suggesting occupancy	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
8	45 N Clinton St	11/11/2023	0	5	Na	No	Na	Does not correspond to excel sheet	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
9	51 N Clinton St	11/11/2023	Na	6	7	No	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
10	55 N ClintonSt	11/11/2023	8	8	9	No	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
11	13 s grand	11/11/2023	6 doorbells; 3 w/ names	1 mailbox; 4 names labeled	1				bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
12	180-182 Mansion St	11/11/2023						Did not see evidence of unit count	bldg address									
13	24 Cottage St	11/11/2023	1	0	6	No	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
14	66 worrall	11/11/2023		6; 4 names 2 stated as vacant					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
15	169 Mansion St	11/11/2023	6	Na	0	No	No	All mailboxes have names	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
				6 mailboxes; 4 with names, two labeled as "vacant"														
16	66 worrall	11/11/2023							bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
17	171 Mansion St	11/11/2023	0	0	Na	No	No	Not on the list but was on the map. The list said 6 State st	bldg address									
18									bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
	46 N Hamilton St	11/11/2023		6		No	Na	All but one mailbox have mail										

	Building address:	Date(s) of visit	Number of Doorbells	Number of Mailboxes	Number of Electric/Gas Meters	Signs of Construction (trucks/equipment/dumpsters etc.)	Property management/rental office phone numbers (if available)	Additional notes/any other relevant information (incl. neighbor/tenant comments)	Photos	Interviewee Name and role	How many units are there in your building?	Are there any vacancies?	IF YES, How many units are vacant?	IF YES, Were these vacant units available for rent on November 1, 2023:	If not, what was the reason they were not available for rent:	How long have these units been vacant?	IF NO VACANCIES, When was the last time you had a vacancy?	IF NO VACANCIES, Is there any other information about your building that you think we should know?
1	22 Lexington	11/11/2023			6 gas 6 electric; 5 blinking			a/c; 2 bikes locked on porch	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
2	26-32 N Hamilton	11/11/2023	12	16	0	No	Cardinal Assets of NY LLC 845-345-1722	We included #32	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
	8 Jewett	11/11/2023							bldg address	owner	6	No					n/a	
3	146-148 Mansion St	11/11/2023	5	6	0	No	No	No apparent vacancies	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
4	144 Mansion St	11/11/2023	0	0	0			Looks like room for 6 units but no evidence	bldg address									
5	559 main	11/11/2023		16; 8 w/ names		repair work being done			bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
6	64-66 Catharine	11/11/2023	6	6	0	No	Cornerstone Property Management 845-501-4141		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
7	566 main	11/11/2023		16; 7 w/ names					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
8	558 main	11/11/2023		8; 3 w/names					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
9	550 main	11/11/2023		5		decks being built in back			bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
10	320-322 Mill St	11/11/2023	6	8	0	Yes - Facade work	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
							There are 3 buildings. Including all of them it would be more than 7 units		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
11	302 - 306 Mill st	11/11/2023							bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
12	548 Main	11/11/2023		10; 1 no name			lulaj properties (see number above)		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction	n/a								
13	305-307 Mill St	11/11/2023	8 - only 4 have names	8	Na	No	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
14	71-75 Garden St	11/11/2023	26	None	None seen	No	Na		bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
15	77-79 Garden St	11/11/2023		8		Yes - building permit signs			bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
16	79 Garden St	11/11/2023		7					bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
17	521 main	11/11/2023						no visible indications of vacancy	bldg address	n/a								
									bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
19	78-80 Garden St	11/11/2023	3	6	4				bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									
19	267 Mill at	11/11/2023		9				Building was called The Legion. We spoke to a resident who said there are no vacancies.	bldg address, photos of observations - doorbells, mailboxes, meters, signs of construction									

[illegible]

	A	B	C	D	E	F	G	H	I	J
1	Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate	Documented but Unreported Vacancies	Source
2	1900	60 Academy	7	0	0	7	0	0.00%		
3	1920	69 Academy	6	0	0	6	0	0.00%		
4	1912	76 Academy	14	0	0	14	0	0.00%		
5	1958	166 Academy	36	1	0	36	1	2.78%		
6	1936	24 Barclay	14	0	0	14	0	0.00%		
7	1925	80 N. Bridge	6	0	0	6	0	0.00%		
8	1890	97 N. Bridge	6	0	0	6	0	0.00%		
9	1950	48 Cannon	9	3	0	9	3	33.33%		
10	1922	120 Cannon	14	1	1	13	0	0.00%	1	EXHIBIT 7 Page 3 Line 11
11	1920	137 Cannon	6	2	0	6	2	33.33%		
12	1922	55 Carroll	24	7	7	17	0	0.00%		
13	1922	60 Carroll	25	3	0	25	3	12.00%		
14	1931	76 Carroll	7	0	0	7	0	0.00%		
15	1922	82 Carroll	19	7	0	19	7	36.84%		
16	1910	64-66 Catharine	6	2	0	6	2	33.33%		
17	1900	398 Church	14	6	0	14	6	42.86%		
18	1950	400 Church	12	4	4	8	0	0.00%		
19	1920	45 N. Clinton	6	0	0	6	0	0.00%	4	EXHIBIT 7 Page 3 Line 6
20	1910	51 N. Clinton	6	1	0	6	1	16.67%		
21	1920	4 S. Clinton	7	2	2	5	0	0.00%		
22	1900	45 S. Clinton	6	1	0	6	1	16.67%		
23	1900	3 College	8	0	0	8	0	0.00%		
24	1920	20-24 Cottage	9	0	0	9	0	0.00%		
25	1920	12 Delano	6	0	0	6	0	0.00%		
26	1922	1 Flannery	292	0	0	292	0	0.00%		
27	1968	31 Forbus	44	2	2	42	0	0.00%		
28	1905	32 Forbus	6	1	1	5	0	0.00%	1	EXHIBIT 6 Line 9 online survey also confirmed by site visit note EXHIBIT 8 Page 7 Line 9
29	1925	1 Fountain	13	0	0	13	0	0.00%	4	EXHIBIT 6 Line 13
30	1900	120 Franklin	6	0	0	6	0	0.00%		
31	1905	132 Franklin	6	0	0	6	0	0.00%		
32	1922	138 Franklin	7	0	0	7	0	0.00%		
33	1920	77 Garden	6	0	0	6	0	0.00%		
34	1910	78-80 Garden	7	1	0	7	1	14.29%		
35	1920	79 Garden	6	0	0	6	0	0.00%		
36	1920	46 N. Hamilton	6	0	0	6	0	0.00%		
37	1900	19 S. Hamilton	7	0	0	7	0	0.00%		
38	1900	37 S. Hamilton	6	0	0	6	0	0.00%	1	EXHIBIT 8 Page 3 Line 6
39	1890	51 S. Hamilton	6	0	0	6	0	0.00%		
40	1900	57-65 S. Hamilton	24	2	0	24	2	8.33%	1	EXHIBIT 8 PAGE 3 Line 3
41	1927	82 S. Hamilton	27	0	0	27	0	0.00%		
42	1890	89 S. Hamilton	6	0	0	6	0	0.00%		
43	1922	91 S. Hamilton	24	3	3	21	0	0.00%		
44	1963	94-96 S. Hamilton	51	0	0	51	0	0.00%	8	EXHIBIT 8 Page 3 Line 8
45	1920	101 S. Hamilton	11	0	0	11	0	0.00%	2	EXHIBIT 8 Page 3 Line 14
46	1927	25 Hammersley	13	2	0	13	2	15.38%		

	A	B	C	D	E	F	G	H	I	J
	Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate	Documented but Unreported Vacancies	Source
1										
47	1900	28 Hooker	6	2	1	5	1	20.00%	1	EXHIBIT 4 written response
48	1905	43 Hooker	7	0	0	7	0	0.00%		
49	1915	51 Hooker	7	0	0	7	0	0.00%		
50	1900	130 Hooker	7	0	0	7	0	0.00%		
51	1890	8 Jewett	6	0	0	6	0	0.00%		
52	1880	7 Lafayette	6	0	0	6	0	0.00%		
53	1930	22 Lexington	6	0	0	6	0	0.00%		
54	1920	9 Liberty	8	1	0	8	1	12.50%	1	EXHIBIT 5 written response says 1 vacancy, property not included in report
55	1920	34 Lincoln	7	2	0	7	2	28.57%		
56	1920	194 Main	14	0	0	14	0	0.00%	5	EXHIBIT 6 Line 24
57	1900	202-204 Main	8	0	0	8	0	0.00%		
58	1920	220 Main	10	0	0	10	0	0.00%		
59	1872	303-307 Main	8	2	2	6	0	0.00%		
60	1872	309 Main	6	0	0	6	0	0.00%		
61	1900	403 Main	6	2	0	6	2	33.33%		
62	1900	453 Main	17	0	0	17	0	0.00%		
63	1880	458-460 Main	6	1	1	5	0	0.00%	1	EXHIBIT 8 Page 2 Line 5
64	1900	464 Main	12	0	0	12	0	0.00%		
65	1880	468 Main	12	3	0	12	3	25.00%		
66	1900	521 Main	32	0	0	32	0	0.00%		
67	1900	548 Main	10	0	0	10	0	0.00%	2	EXHIBIT 1 written response
68	1900	550 Main	6	0	0	6	0	0.00%		
69	1926	558 Main	28	0	0	28	0	0.00%	4	EXHIBIT 2 written response
70	1923	559 Main	14	0	0	14	0	0.00%		
71	1915	566 Main	13	0	0	13	0	0.00%		
72	1930	637 Main	8	1	0	8	1	12.50%		
73	1920	639 Main	8	0	0	8	0	0.00%		
74	1925	641 Main	8	0	0	8	0	0.00%		
75	1924	691 Main	13	0	0	13	0	0.00%		
76	1900	699 Main	11	0	0	11	0	0.00%		
77	1922	704-706 Main	6	0	0	6	0	0.00%		
78	1920	144 Mansion	6	0	0	6	0	0.00%		
79	1910	146-148 Mansion	6	0	0	6	0	0.00%		
80	1920	169 Mansion	6	1	0	6	1	16.67%		
81	1920	171 Mansion	6	1	0	6	1	16.67%		
82	1910	182 Mansion	6	3	0	6	3	50.00%		
83	1920	242 Mansion	6	1	1	5	0	0.00%	2	EXHIBIT 8 Page 8 Line 9
84	1920	254 Mansion	6	2	1	5	1	20.00%		
85	1886	154 Mill	6	0	0	6	0	0.00%		
86	1932	174 Mill	11	0	0	11	0	0.00%		
87	1900	197 Mill	24	0	0	24	0	0.00%		
88	1900	211 Mill	6	0	0	6	0	0.00%		
89	1900	217-219 Mill	8	1	1	7	0	0.00%		
90	1900	267 Mill	7	0	0	7	0	0.00%		
91	1900	320-322 Mill	8	0	0	8	0	0.00%		
92	1900	98 Montgomery	6	1	1	5	0	0.00%	1	EXHIBIT 3 written response
93	1920	145 Montgomery	6	1	0	6	1	16.67%		

	A	B	C	D	E	F	G	H	I	J
1	Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate	Documented but Unreported Vacancies	Source
94	1900	58 Noxon	12	4	0	12	4	33.33%		
95	1855	2 Parker	6	0	0	6	0	0.00%		
96	1900	56 Pershing	6	0	0	6	0	0.00%		
97	1932	2 Roosevelt	14	0	0	14	0	0.00%		
98	1932	4 Roosevelt	13	0	0	13	0	0.00%	3	EXHIBIT 8 Page 4 Line 11
99	1870	2 Rose	7	0	0	7	0	0.00%	6	EXHIBIT 6 Line 18
100	1900	21 Smith	8	2	2	6	0	0.00%		
101	1890	54-58 Smith	6	0	0	6	0	0.00%		
102	1920	6 State	7	1	0	7	1	14.29%		
103	1940	7 Suncrest	22	0	0	22	0	0.00%		
104	1920	140 Union	6	1	0	6	1	16.67%		
105	1920	144 Union	6	2	0	6	2	33.33%		
106	1912	160 Union	39	3	0	39	3	7.69%		
107	1880	166 Union	6	0	0	6	0	0.00%		
108	1920	187/189 Union	10	0	0	10	0	0.00%		
109	1928	43 Verazzano	9	0	0	9	0	0.00%		
110	1954	67 Verazzano	6	0	0	6	0	0.00%		
111	1938	7-9 S. White	8	0	0	8	0	0.00%	2	EXHIBIT 7 Page 3 Line 7
112	1968	166 Winnikee	6	0	0	6	0	0.00%	2	EXHIBIT 7 Page 3 Line 8
113	1940	172 Winnikee	12	0	0	12	0	0.00%	3	EXHIBIT 7 Page 3 Line 4
114	1930	66 Worrall	6	0	0	6	0	0.00%	2	EXHIBIT 8 Page 5 Line 14
115										
116		TOTAL	1494	88	30	1464	58	3.96%	57	Unreported vacancies
117			1502	115	24	1478	115	7.78%		
118			Actual Total # of Apts	Actual number of vacancies recorded	Actual # apts not available to rent	actual # of apts	Actual number of vacancies recorded	Actual Vacancy Rate		

Presented on May 7, 2024 at the Common Council Public Hearing

Concerns Regarding Rent Stabilization Resolution and the Vacancy Housing Study for Poughkeepsie

To Mayor Flowers and Members of the Common Council:

My name is Kenneth Levinson, and I residing on Garfield Place in Poughkeepsie. I have invested my time and money in the City of Poughkeepsie for more than 38 years. I raised my family here; my children went to public schools here and I ran for mayor twice. As a landlord I rent to many low-income households that cannot afford higher rents. 90% of my properties are BELOW market rate rents. With rent stabilization, local owners will disappear and liquidate to out of town operators, who are better equipped to handle the myriad of paperwork and filing requirements. Smaller owners will be stretched thin and likely exit Poughkeepsie's real estate market.

Unfortunately, the vacancy survey performed is flawed. It was poorly implemented, survey requests were received after the deadline and reported vacancies were not counted. The City of Poughkeepsie was supposed to send letter to property owners alerting them to comply with a survey request from an unknown source. I received no such notice.

I received 6 certified survey letters from the Collective Community, Culture and Environment (CCCE), (one for each property) all received past the deadline to respond which was stated as November 17th, 2023. I took a chance and responded anyway hoping my responses to be counted. But many owners, representing over 600 units (nearly 40% of the rentals) did not respond, one reason being past the deadline. No notice was provided that the deadline was extended.

For one of my properties, located at 32 Forbus Street, I received the certified vacancy letter on November 24, 2023, a full 7 days after the response deadline. I responded online that I had one vacancy that was available for rent. CCCE's site visit supported my response by seeing only 5 names on the 6 mailboxes. But in their appendix which tallied up vacancies, my vacancy at 32 Forbus was NOT COUNTED. This is simply inaccurate reporting. How many other vacancies were reported but not counted? What is the purpose of a survey if you are not going to use the results? If there were just 25 vacancies reported but not counted the vacancy rate would be over 5% and rent stabilization cannot be legally enacted.

The rent stabilization proposal affects approximately 15% of all rental units in Poughkeepsie. The vast majority (85%) of rental apartments will not be affected. The units affected include only the oldest buildings most in need of rehabilitation and maintenance. Since owners will be restricted on rent increases, there will be no incentives to make property investments. This will result in urban blight and housing decay.

(There are 2289 non-single-family parcels in Poughkeepsie, of which 112 parcels are included in the rent stabilization survey. This represents 4.89% of the multifamily parcels and is estimated to represent 15% of the rental units available.)

Among the complexes not included in rent stabilization include: Kal Rock (114 units); Luckey Platt (138 units); Livingston Arms (32 units); 110 Mill Street (24 units); 40 Cannon (27 units); Behrends Court (40 units), Water Club (136 units); One Dutchess (146 units); 400 Maple Street (20 units). These are not included since they were built after 1974 are therefore exempt from rent stabilization.

Rent stabilization does not increase the housing stock, reduces property values, disincentivizes owners from investing in properties, does not help most tenants and by decreasing the supply of available units will result in non-stabilized rents becoming even more expensive.

A more appropriate rent control for the Poughkeepsie might be the newly passed good cause eviction. This provides universal rent control and protect all renters, not just a small subset like the rent stabilization bill before the common council today.

In conclusion, the survey's reported 3.89% vacancy rate is inaccurate, since known vacant units were not counted. Furthermore, the survey was received by owners after the original deadline expired, so many never responded, representing over 600 apartments. The result of selective rent stabilization will force local community minded owners out of the market. Since rent stabilization applies only to only 15% of rental units, this is unfair and discriminatory to renters, since most of them will not be protected. I urge you to vote against rent stabilization, which will adversely affect most renters in Poughkeepsie.

Ken Levinson



BERKSHIRE HATHAWAY | Hudson Valley Properties
HomeServices

May 7, 2024

Re: City of Poughkeepsie proposed rent stabilization

To whom it may concern,

I write with reference to rent stabilization premise proposed for City of Poughkeepsie multi-family properties of six unit or more, built prior to 1974. The concept offers an immediate solution to the limited supply of affordable housing, which has diminished due to overall economic inflation during recent years.

However, the long term impact to the vitality of the City of Poughkeepsie economy is positioned to be counterproductive. Reason being, rent stabilization will inevitably impact future trade values since there will be limitations associated with rental income. With governance of rental amounts combined with escalating operating costs such as insurance premiums, water/sewer expenses, gas/electric expenses, marketability of larger multi-family buildings will diminish. Once new trades reflect lower sale prices, tax grievances will be inevitable, which will impact the overall tax revenue collected by the City of Poughkeepsie. Diminishing tax revenue will impact the overall operating budget and stall the progressive nature of any city. Fair market rents equate to unregulated sale prices and unaltered tax amounts, which will help the city maintain redevelopment initiatives and revitalization.

Dan Axtmann

Berkshire Hathaway HomeServices Hudson Valley Properties

1100 Route 55, Suite 201

Lagrangeville, NY 12540

(845) 905-8789 office direct

(845) 486-4071 fax

(845) 702-7060 cell

daxtmann@bhhshudsonvalley.com

visit my website to search all listings:

www.DanAxtmann.BHSHudsonValley.com

To whom it may concern,

I hope all is well. I am writing to you in regard to the rent stabilization meeting and hope to offer a different vantage point. We are commercial real estate brokers specializing in the sale of multifamily and mixed-use properties in the Hudson Valley. We are very familiar with DHCR rent stabilization law because we have sold north of \$200mm of that type of product in Westchester. Strictly from an investor standpoint, part of the reason Poughkeepsie has attracted investment is because of the free market status of its multifamily stock. Since the rent laws changed in June of 2019, every submarket that we work in has seen a *significant* drop in investor interest. I admit to a level a bias and understand you have constituents you must answer to. I argue, however, that the answer is to build more affordable housing rather than limit the free-market stock that currently makes the Hudson Valley so attractive. Simply take a look at the mess we have across the state where different municipalities have passed rent stabilization and then it's immediately fought in court. I genuinely do not think anyone should be pushed out of their homes because of rent hikes, but I have also seen increases in taxes, water, gas, electric, *insurance*, etc. so, there must be a mechanism for the local owners to keep rents in line with expenses. I have also seen the huge lack of maintenance for buildings that fall under rent stabilization because the landlords cannot recoup any of their costs. My biggest point is that the benefit of more investment in affordable housing far exceeds those of adding some version of rent control in the Poughkeepsie. I would be happy to discuss further if there's an interest. I am always available on my cell and appreciate you taking the time to read my email, 845-405-6202.

Best,



Robert A. Magrino

Investment Associate

44 Executive Boulevard, Suite 206
Elmsford, NY 10523

T: 914.208.2200

C: 845.405.6202

F: 914.208.2201

1 + 2 Bedrooms Apt 5 | 5 bedrooms |
Callie Tattler 3,100

Rents Control It is steep! Too much!

Lisa Rock

Apt 12

Rent is too much

Daniel D. / Danielle Luc

LeRoy Ashley - Security + Rent

Steve Putsch

Kelli Conklin

Mary Saxe

Angela Perez

Jesus Derlet

Mike R.

Sandra Hul

Jinay Senecal

Leron Turner

Christopher Canale

JC

Grady F. Fagham

Mike Saxe

Mike Saxe

Mike Saxe

R. Francis

Letitia Dore

Kevin M. M.

~~Handwritten signature~~

Maxwell Lionel

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Condaa Bailey

Day Ingh

Nelson Acosta

Ashley Smalls

Janie Turner

Khadija Skyles

Terry L. Wishing

Noah Point Jour

Domingo Reed

Patricia Stuart

Hyungo Chong

~~Handwritten signature~~

~~Handwritten signature~~
Johnella Johnson

Ruby Thompson

Alvin Torres

Amanda Torres

RONNIE CORBETT

Diamond Jackson

Mark Bine

yoderka Batista nuñez

Kristin Hefnagel

\$Ki p Lang

Makeny Jordan

55 Dr. In St #3

Putnam 12601

~~Juanita~~

M. Morgan

Jennifer Duncan



PUBLIC HEARING MEETING AGENDA

Tuesday, May 7, 2024 6:00pm
Common Council Chambers

City of Poughkeepsie Common Council Public Hearing;

Pursuant to the Charter and Codes of the City of Poughkeepsie, a Common Council Public Hearing will be held on Tuesday, May 7, 2024 at 6pm and will be held in the Common Council Chambers, for the purpose of receiving comments on whether the City of Poughkeepsie should opt in to the Emergency Tenant Protection Act (ETPA)

- I.** Welcome
- II.** Roll Call
- III.** Public Participation:
- IV.** Adjournment:

RESOLUTION

(R-24-XX)

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF POUGHKEEPSIE, NEW YORK DECLARING A HOUSING EMERGENCY AND REGULATION OF RENTS PURSUANT TO THE EMERGENCY TENANT PROTECTION ACT

SPONSORS:

WHEREAS, a housing vacancy analysis performed by the Collective for Community, Culture and Environment (CCCE) in November and December 2023 found a vacancy rate of 3.96% for multifamily buildings with six or more units which buildings were completed prior to January 1, 1974; and

WHEREAS, the rental vacancy rate of 3.96% is less than the 5% vacancy rate established in New York Unconsolidated Laws §8623(a) [also known as Chapter 249-B Emergency Tenant Protection Act of 1974, §3(a)]; and

WHEREAS, a public hearing was held on Tuesday, May 7, 2024 pursuant to New York Unconsolidated Laws §8623(c) [also known as Chapter 249-B Emergency Tenant Protection Act of 1974, §3(c)].

NOW, THEREFORE, BE IT RESOLVED, that the City of Poughkeepsie Common Council declares that an emergency exists as set forth in the Emergency Tenant Protection Act (ETPA) and that immediately upon the adoption of this resolution, the provisions of the ETPA shall apply to those buildings in the City of Poughkeepsie containing six or more rental units completed prior to January 1, 1974; and

BE IT FURTHER RESOLVED, that the Common Council recognizes its obligations New York Unconsolidated Laws §8623(b) [also known as Chapter 249-B Emergency Tenant Protection Act of 1974, §3(b)] that this emergency must be declared at an end once the vacancy rate exceeds 5%.

Therefore, the Council shall periodically budget for the resources to review the then-applicable vacancy rate.

SECONDED BY: _____

DRAFT

City of Poughkeepsie, NY: Housing Vacancy Rate Analysis - Brief for the Common Council

The Collective for Community, Culture and Environment (CCCE) conducted an analysis of the City of Poughkeepsie's Housing Vacancy Rate for buildings that were completed prior to January 1, 1974, and contain at least six (6) dwelling units. The study as detailed below found a vacancy rate of 3.96% on November 1, 2023. Since the vacancy rate for these properties is less than 5%, pursuant to the NYS Emergency Tenant Protection Act they are eligible for the City of Poughkeepsie to consider declaring a housing emergency.

The study was based on the same methodology used by CCCE in the Village of Ossining ETPA study in 2018, using the US Census Bureau's definition for housing vacancy rate. Vacant housing units are those that are available for rent and not those that are vacant due to cleaning and construction, such as painting, repairs, and renovation, or being used for storage. Housing Vacancy Rate was calculated by dividing the number of vacant units available for rent on a specific date (November 1, 2023) by the total number of units. Total number of units used to compute the vacancy rate is equal to the sum of vacant units available for rent and occupied units. Units vacant due to cleaning/painting/repairs were subtracted from the total number of units as well as vacant units in that property. Subsidized housing was not considered to be eligible for the study.

Before the surveys started, on November 4, 2023, the City of Poughkeepsie sent a letter introducing the housing vacancy study and the CCCE to all eligible owners or their representatives. The letter advised them to respond to the survey by the deadline and that failing to do so would result in their property being counted as having zero vacancy.

The vacancy analysis was based on information obtained primarily from the owners, managers, or superintendents of the buildings, using a three-pronged approach that included mail surveys, an on-site observation, and a phone survey. Members of the CCCE, with the assistance of students from Vassar College's Urban Studies program and Pratt Institute's Graduate Center for Planning and the Environment, conducted the study.

Summary Table: Vacancy Status of Properties Included in the Vacancy Rate Analysis

Properties Included in the Study	112
Total number of responses	68
Response Rate	61%
Total number of units included in study	1494
Total number of units reported to be vacant on 11/1/2023	88
<i>Total number of vacant rental housing units unavailable for rent on 11/1/2023</i>	30
<i>Total number of vacant rental housing units available for rent on 11/1/2023 (TVH)</i>	58
Total number of units - Number of units not available for rent = TRH	1464
Housing Vacancy Rate (TVH/TRH)	3.96%

City of Poughkeepsie, NY: Housing Vacancy Rate Analysis Report

Evren Uzer
Devyani Guha
Yvette Shiffman
Ayse Yonder



Collective for
Community, Culture
and Environment

www.collectiveforcce.com



Collective for
Community, Culture
and Environment

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collectiveforcce.com

Page 1/1

April 3, 2024

City of Poughkeepsie, NY
62 Civic Center Plaza
Poughkeepsie, NY 12601
Attn: Joseph Donat

Dear Mr. Donat,

The Collective for Community, Culture and Environment is pleased to submit to the City of Poughkeepsie its Report on the Housing Vacancy Rate Analysis for residential properties in the City with six or more units that were built before January 1, 1974. The CCCE Housing Vacancy Study conducted primarily in November – December 2023 found a vacancy rate of 3.96% for these properties.

The attached report contains a review of the process and the methodology used to conduct the study, and our findings, including tables and maps describing these findings in detail.

Please let us know if you have any questions on this material. As per our discussion, we are planning to make a presentation of this work to the Common Council.

Thank you for the opportunity to work with the City of Poughkeepsie on this important topic.

Sincerely,

Evren Uzer,
On behalf of the CCCE Project team

CITY OF POUGHKEEPSIE: HOUSING VACANCY RATE ANALYSIS REPORT

Introduction

The Collective for Community, Culture and Environment (CCCE) entered into a contract with the City of Poughkeepsie to conduct an analysis of the City's Housing Vacancy Rate on October 9, 2023.

The project sought to determine the housing vacancy rate in buildings that were completed prior to January 1, 1974, and contain at least six (6) dwelling units. Subsidized housing was not considered to be eligible for the study. The vacancy rate analysis can be used by the City of Poughkeepsie to determine whether a housing emergency as defined by the NYS Emergency Tenant Protection Act (ETPA) exists for this class of buildings.

The project commenced when the addresses of record for each property that met the specific criteria were received by CCCE from the City of Poughkeepsie on October 30, 2023. While waiting for the address data, the CCCE team prepared the survey instruments, translated them into Spanish, and hired students to assist with the on-site observations. Members of the CCCE, with the assistance of students from Vassar College's Urban Studies program and Pratt Institute's Graduate Center for Planning and the Environment, conducted the study.

Methodology and Process

The study was based on the same methodology used by CCCE in the Village of Ossining ETPA study in 2018. It uses the US Census Bureau's definition for housing vacancy rate. Vacant housing units are those that are available for rent and not those that are vacant due to cleaning and construction, such as painting, repairs, and renovation, or being used for storage.

Housing Vacancy Rate is calculated by dividing the number of vacant rental housing units available for rent on a specific date by the total number of rental housing units. Total number of rental housing units used to compute the vacancy rate is equal to the sum of the vacant housing units available for rent and occupied housing units.

To provide a uniform baseline for the study, all eligible properties were asked to report the number of vacant rental housing units that were available for rent on November 1, 2023. When owners/property managers reported that rental housing units were vacant due to cleaning/painting/repairs to get them ready for renting or were undergoing renovations, these were noted as "Vacant Rental Housing Units Unavailable for rent". In such cases, the vacancy rate was calculated by deducting the "Vacant Rental Housing Units Unavailable for rent" from the total number of rental housing units as well as total number of vacant rental housing units in that property. Non-responses were counted as zero vacancy.

***Total Rental Housing Units – Vacant Rental Housing Units Unavailable for rent
= Total Rental Housing Units for Vacancy Rate (TRH)***

***Total Vacant Rental Housing Units – Vacant Rental Housing Units Unavailable for rent
= Total Eligible Vacancies (TVH)***

Housing Vacancy Rate = TVH/TRH

The study of the vacancies in the subject buildings was based on information obtained primarily from the owners, managers, or superintendents of the buildings, using a three-pronged approach that included mail surveys, an on-site observation, and a phone survey.

Before the surveys started, on November 4, 2023, the City of Poughkeepsie sent a letter introducing the housing vacancy study and the CCCE to all eligible owners or their representatives. The letter advised them to respond to the survey by the deadline and that failing to do so would result in their property being counted as having zero vacancy.

First component of the study was to contact the owners by mail. As noted above, the universe for this study was the total number of residential units in buildings that were completed prior to January 1, 1974 and contain at least six (6) dwelling units. Addresses of record for properties that fit these specifications were obtained from the City of Poughkeepsie's Tax Assessor's Office and mapped by location.

A survey with a cover letter was sent by certified mail to all properties on November 6, 2023, with a response deadline of November 17, 2023. The letters requested a response regarding the number of vacant units that were available for rent on November 1, 2023. Responses could be sent either by mail, e-mail or by filling out an online survey form. The letter stated that a non-response would be counted as zero vacancy. The same survey and cover letter was sent again by regular mail on November 20, 2023, to properties where it was not clear if they had received the certified mailing, with a response deadline of December 8, 2023. This letter also stated that a non-response would be counted as zero vacancy. Mail deliveries and returns were noted for all properties.

The second component of the study, on-site observations, were conducted on November 10-11, 2023. They entailed an external visual inspection of eligible properties to note signs of occupancy or construction. During the field visits, CCCE members, accompanied by graduate and undergraduate students, also talked to the building superintendent, if available, or tenants to obtain information on vacancies. An additional on-site observation survey of several buildings was conducted on December 1-2, 2023, to clarify some issues with individual buildings. Six students (four from Vassar College, two from Pratt Institute) assisted with this phase.

The third component of the study was a phone survey to get the information from eligible buildings for vacant rental housing units that were available on November 1, 2023. Phone calls were made to those who had not yet responded or to clarify information from those who had already responded. This phase was significantly delayed as the City of Poughkeepsie could not provide any phone numbers for eligible properties, and additional research had to be conducted to find the numbers. Phone calls were made to all properties where we had phone numbers starting on December 7, 2023 and gave a deadline for response by December 18, 2023. Each property was called at least 2-3 times and messages were left. In our phone conversation and messages, team members identified themselves and stated the reason for the inquiry as the conduct of a Housing Vacancy Study for the City of Poughkeepsie. Responses were accepted until December 23, 2023.

Further, in cases of small discrepancies between the total number of units indicated by the owner and the Tax Assessor's information, the information was cross-checked with the Tax Assessor's office and the Buildings Department. The final calculations were based on the final unit count provided by them. The residential and commercial unit count for some of the buildings also had to be checked so that the number of commercial units could be excluded from vacancy calculations.

Finally, when responses were not clear regarding vacancies due to discrepancies or were very divergent from the average information reported by most owners/representatives, a final survey mailing was sent to 10 property owners/managers (some with multiple properties) on January 25, 2024, requesting the same response as all other survey letters sent earlier. This letter indicated that commercial units should not be included in the total unit count, vacancy information should be provided for rental housing units only, and that no response would indicate zero vacancy. This letter also informed the recipient of Senate Bill S1684A which had been signed into law by the Governor on December 8, 2023. The response deadline for this survey was February 2, 2024, and responses were accepted until February 8, 2024.

Findings

The final survey included 112 properties with 1,494 units. The response rate was 61%.

Subsidized units (965) that were on the initial list that we received from the Tax Assessor were exempted from the analysis.

The **overall vacancy rate** for buildings that were completed prior to January 1, 1974, and contain at least six (6) dwelling units in the City of Poughkeepsie is **3.96%**.

Table 1. *Summary of Vacancy Status of Properties Included in the Vacancy Rate Analysis*

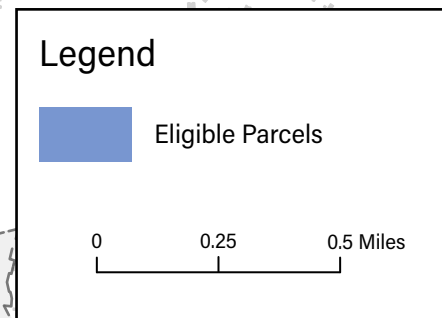
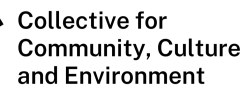
SUMMARY TABLE	
Properties Included in the Study	112
Total number of responses	68
Response Rate	61%
Total number of rental housing units included in study	1494
Total number of rental housing units reported to be vacant on 11/1/2023	88
<i>Total number of vacant rental housing units unavailable for rent on 11/1/2023</i>	<i>30</i>
<i>Total number of vacant rental housing units available for rent on 11/1/2023 (TVH)</i>	<i>58</i>
Total number of rental housing units - Number of rental housing units unavailable for rent = TRH	1464
Housing Vacancy Rate (TVH/TRH)	3.96%

Conclusion

In conclusion, the City of Poughkeepsie Housing Vacancy Analysis conducted by CCCE primarily in November and December 2023 as detailed above found a vacancy rate of 3.96% on November 1, 2023, for the properties built before 1974 and containing at least 6 units. Pursuant to the NYS Emergency Tenant Protection Act because the vacancy rate for these properties is less than 5%, they are eligible for the City of Poughkeepsie to consider declaring a housing emergency.

Map 1 - *Spatial distribution of properties included in the vacancy analysis*

Eligible Parcels for the City of Poughkeepsie Housing Vacancy Study



Acknowledgements

The CCCE Poughkeepsie Housing Vacancy Team would like to thank the following people for their assistance with the project:

Linda Cohen (CCCE) for assistance with on-site observations and phone surveys

Pratt Graduate Students Tal Litwin and Sage Dumont for assistance with GIS mapping and on-site observations

Vassar Students Spencer Ames, Mason Rowe, Elias Gorant, and Arlo Lennert for assistance with on-site observations. Spencer Ames also helped with researching phone numbers of property owners

Heather LaVarnway, Dutchess County Department of Planning and Development, for assistance with locating subsidized housing units for exclusion from study

Woody Pascal, DHCR, for assistance with locating subsidized housing units for exclusion from study

John Taylor, Tax Assessor, City of Poughkeepsie, for assistance with verifying property eligibility and housing unit counts

Eric Phillip, Building Inspector, City of Poughkeepsie, for assistance with verifying property eligibility and housing unit counts

Joseph Donat, Interim Development Director, City of Poughkeepsie, for assistance with the various aspects of this study.

We also consulted [The City of Poughkeepsie Housing Needs Assessment 2022](#) for identifying subsidized housing units.

APPENDIX A
Eligible Properties with Vacancy Information

Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate
1900	60 Academy	7	0	0	7	0	0.00%
1920	69 Academy	6	0	0	6	0	0.00%
1912	76 Academy	14	0	0	14	0	0.00%
1958	166 Academy	36	1	0	36	1	2.78%
1936	24 Barclay	14	0	0	14	0	0.00%
1925	80 N. Bridge	6	0	0	6	0	0.00%
1890	97 N. Bridge	6	0	0	6	0	0.00%
1950	48 Cannon	9	3	0	9	3	33.33%
1922	120 Cannon	14	1	1	13	0	0.00%
1920	137 Cannon	6	2	0	6	2	33.33%
1922	55 Carroll	24	7	7	17	0	0.00%
1922	60 Carroll	25	3	0	25	3	12.00%
1931	76 Carroll	7	0	0	7	0	0.00%
1922	82 Carroll	19	7	0	19	7	36.84%
1910	64-66 Catharine	6	2	0	6	2	33.33%
1900	398 Church	14	6	0	14	6	42.86%
1950	400 Church	12	4	4	8	0	0.00%
1920	45 N. Clinton	6	0	0	6	0	0.00%
1910	51 N. Clinton	6	1	0	6	1	16.67%
1920	4 S. Clinton	7	2	2	5	0	0.00%
1900	45 S. Clinton	6	1	0	6	1	16.67%
1900	3 College	8	0	0	8	0	0.00%
1920	20-24 Cottage	9	0	0	9	0	0.00%
1920	12 Delano	6	0	0	6	0	0.00%
1922	1 Flannery	292	0	0	292	0	0.00%
1968	31 Forbus	44	2	2	42	0	0.00%
1905	32 Forbus	6	1	1	5	0	0.00%
1925	1 Fountain	13	0	0	13	0	0.00%
1900	120 Franklin	6	0	0	6	0	0.00%
1905	132 Franklin	6	0	0	6	0	0.00%
1922	138 Franklin	7	0	0	7	0	0.00%
1920	77 Garden	6	0	0	6	0	0.00%
1910	78-80 Garden	7	1	0	7	1	14.29%
1920	79 Garden	6	0	0	6	0	0.00%
1920	46 N. Hamilton	6	0	0	6	0	0.00%

Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate
1900	19 S. Hamilton	7	0	0	7	0	0.00%
1900	37 S. Hamilton	6	0	0	6	0	0.00%
1890	51 S. Hamilton	6	0	0	6	0	0.00%
1900	57-65 S. Hamilton	24	2	0	24	2	8.33%
1927	82 S. Hamilton	27	0	0	27	0	0.00%
1890	89 S. Hamilton	6	0	0	6	0	0.00%
1922	91 S. Hamilton	24	3	3	21	0	0.00%
1963	94-96 S. Hamilton	51	0	0	51	0	0.00%
1920	101 S. Hamilton	11	0	0	11	0	0.00%
1927	25 Hammersley	13	2	0	13	2	15.38%
1900	28 Hooker	6	2	1	5	1	20.00%
1905	43 Hooker	7	0	0	7	0	0.00%
1915	51 Hooker	7	0	0	7	0	0.00%
1900	130 Hooker	7	0	0	7	0	0.00%
1890	8 Jewett	6	0	0	6	0	0.00%
1880	7 Lafayette	6	0	0	6	0	0.00%
1930	22 Lexington	6	0	0	6	0	0.00%
1920	34 Lincoln	7	2	0	7	2	28.57%
1920	194 Main	14	0	0	14	0	0.00%
1900	202-204 Main	8	0	0	8	0	0.00%
1920	220 Main	10	0	0	10	0	0.00%
1872	303-307 Main	8	2	2	6	0	0.00%
1872	309 Main	6	0	0	6	0	0.00%
1900	403 Main	6	2	0	6	2	33.33%
1900	453 Main	17	0	0	17	0	0.00%
1880	458-460 Main	6	1	1	5	0	0.00%
1900	464 Main	12	0	0	12	0	0.00%
1880	468 Main	12	3	0	12	3	25.00%
1900	521 Main	32	0	0	32	0	0.00%
1900	548 Main	10	0	0	10	0	0.00%
1900	550 Main	6	0	0	6	0	0.00%
1926	558 Main	28	0	0	28	0	0.00%
1923	559 Main	14	0	0	14	0	0.00%

Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate
1915	566 Main	13	0	0	13	0	0.00%
1930	637 Main	8	1	0	8	1	12.50%
1920	639 Main	8	0	0	8	0	0.00%
1925	641 Main	8	0	0	8	0	0.00%
1924	691 Main	13	0	0	13	0	0.00%
1900	699 Main	11	0	0	11	0	0.00%
1922	704-706 Main	6	0	0	6	0	0.00%
1920	144 Mansion	6	0	0	6	0	0.00%
1910	146-148 Mansion	6	0	0	6	0	0.00%
1920	169 Mansion	6	1	0	6	1	16.67%
1920	171 Mansion	6	1	0	6	1	16.67%
1910	182 Mansion	6	3	0	6	3	50.00%
1920	242 Mansion	6	1	1	5	0	0.00%
1920	254 Mansion	6	2	1	5	1	20.00%
1886	154 Mill	6	0	0	6	0	0.00%
1932	174 Mill	11	0	0	11	0	0.00%
1900	197 Mill	24	0	0	24	0	0.00%
1900	211 Mill	6	0	0	6	0	0.00%
1900	217-219 Mill	8	1	1	7	0	0.00%
1900	267 Mill	7	0	0	7	0	0.00%
1900	320-322 Mill	8	0	0	8	0	0.00%
1900	98 Montgomery	6	1	1	5	0	0.00%
1920	145 Montgomery	6	1	0	6	1	16.67%
1900	58 Noxon	12	4	0	12	4	33.33%
1855	2 Parker	6	0	0	6	0	0.00%
1900	56 Pershing	6	0	0	6	0	0.00%
1932	2 Roosevelt	14	0	0	14	0	0.00%
1932	4 Roosevelt	13	0	0	13	0	0.00%
1870	2 Rose	7	0	0	7	0	0.00%
1900	21 Smith	8	2	2	6	0	0.00%
1890	54-58 Smith	6	0	0	6	0	0.00%
1920	6 State	7	1	0	7	1	14.29%
1940	7 Suncrest	22	0	0	22	0	0.00%
1920	140 Union	6	1	0	6	1	16.67%
1920	144 Union	6	2	0	6	2	33.33%

Year Built	Property Address	Total No. of Units	No. of vacant units 11/1/2023	No. of vacant units not available for rent 11/1/2023	Total units for vacancy count (TRH)	Total vacant units available for rent 11/1/2023 (TVH)	Vacancy rate
1912	160 Union	39	3	0	39	3	7.69%
1880	166 Union	6	0	0	6	0	0.00%
1920	187/189 Union	10	0	0	10	0	0.00%
1928	43 Verazzano	9	0	0	9	0	0.00%
1954	67 Verazzano	6	0	0	6	0	0.00%
1938	7-9 S. White	8	0	0	8	0	0.00%
1968	166 Winnikee	6	0	0	6	0	0.00%
1940	172 Winnikee	12	0	0	12	0	0.00%
1930	66 Worrall	6	0	0	6	0	0.00%
	TOTAL	1494	88	30	1464	58	3.96%

APPENDIX B

Cover letter and Survey sent to Property Owners for mailings
(11/6/23 and 11/20/23)

November 6, 2023

Dear Property Owner/Manager,

As you may be aware, the City of Poughkeepsie has contracted with the Collective for Community, Culture and Environment (CCCE) to perform a Housing Vacancy Rate Analysis to assist the City of Poughkeepsie in determining the vacancy rate in buildings completed prior to January 1, 1974 that contain at least six (6) dwelling units. The Housing Vacancy Rate Analysis may be used by the City to determine whether a housing emergency, as defined by the NYS Emergency Tenant Protection Act, exists for this class of buildings.

As an owner of one or more properties that meet the criteria of having been built before January 1, 1974 and containing at least six rental dwelling units, we are asking that you provide us with the following information about your property: **the total number of units in each property, and the total number of vacant units in each property that were available for rent as of November 1, 2023.** Any additional information, such as the length of time the units have been vacant, would also be helpful.

Please send the requested information by November 17, 2023 by responding in the one of the following ways:

1. Fill out the form and send it to us by mail to
CCCE [Address]
2. OR take a photo of filled out form and send the photo by email to vacancystudypk@gmail.com
3. OR respond to this survey by filling out the form online at: <https://bit.ly/vacancyENG>

If we don't hear from you by **November 17, 2023**, we shall assume that there are no vacancies in your properties at this time. Thank you for your cooperation with this matter and we look forward to hearing from you.

Sincerely,

CCCE Poughkeepsie Housing Vacancy Study Team:

Devyani Guha

Yvette Shiffman

Evren Uzer

Ayse Yonder

6 de noviembre de 2023

Estimado Propietario / Administrador,

La Ciudad de Poughkeepsie ha contratado a la *Colectiva para la Comunidad, la Cultura y el Medio Ambiente* (CCCE) para realizar un Análisis de la Tasa de Desocupación de Viviendas. Este análisis ayudará a la Ciudad de Poughkeepsie a determinar la tasa de desocupación de viviendas en edificios construidos a su totalidad antes del 1º de enero de 1974 que contengan al menos seis (6) unidades de vivienda. El análisis de la tasa de desocupación de viviendas puede ser utilizado por la ciudad para determinar si existe una emergencia de vivienda, tal como se define en la Ley de Protección de Emergencia para Inquilinos del Estado de Nueva York, para esta clase de edificios.

Como propietario o administrador de una o más propiedades que cumplen con los criterios de haber sido construidas antes del 1º de enero de 1974 y que contienen al menos seis (6) unidades de vivienda de alquiler, le pedimos que nos provee la siguiente información sobre su propiedad: **el número total de unidades en cada propiedad y el número total de unidades vacantes en cada propiedad que han estado en el mercado desde el 1º de noviembre de 2023**. Cualquier información adicional, como el tiempo que las unidades han estado desocupadas, también sería útil.

Por favor, envíe la información solicitada antes del 17 de noviembre de 2023 respondiendo de una de las siguientes maneras:

1. Llenando el formulario y enviándolo por correo a DIRECCIÓN:
CCCE [Address]
2. O llene el formulario, tome una foto del formulario completo y envíela por correo electrónico a vacancystudypk@gmail.com.
3. O llene el formulario en nuestra pagina web: <https://bit.ly/vacancyESP>

Si no tenemos noticias tuyas antes del **17 de noviembre de 2023**, asumiremos que no hay unidades vacantes en su propiedad o propiedades en este momento. Gracias por su cooperación y esperamos su respuesta.

Atentamente,

CCCE Poughkeepsie Equipo de Estudio de las Viviendas Vacías
Devyani Guha
Yvette Shiffman
Evren Uzer
Ayse Yonder

SURVEY FORM

Please use this form in replying to the request for information about vacancies at your property. This form asks for information as of **November 1, 2023** as referenced in the cover letter. Please return by November 17, 2023. Thank you.

PROPERTY INFORMATION

Parcel No: Block: XX Lot: XXXXX

Street Address: **XXX XXXXXX, Poughkeepsie, NY**

OWNER/MANAGER NAME: _____

Total no. of Units: _____

Total no. of vacant units as of November 1, 2023: _____

Were these vacant units available for rent on November 1, 2023: _____

If not, what was the reason they were not available for rent: _____

Length of time units were vacant: _____

Name of the person filling out the form: _____

Signature: _____

Date: _____

Utilice este formulario para responder a la solicitud de información sobre las unidades vacantes en su propiedad. Este formulario solicita información a partir del **1º de noviembre de 2023**, como se indica en la carta de presentación. Por favor, envíe la información solicitada antes del 17 de noviembre de 2023. Muchas gracias.

INFORMACIÓN SOBRE LA PROPIEDAD

Parcela nº: Block: XX Lot: XXXXX

Dirección postal: **XXX XXXXXX, Poughkeepsie, NY**

NOMBRE DEL PROPIETARIO/GERENTE: _____

Nº total de Unidades: _____

Nº total de unidades vacantes a partir del 1º de noviembre de 2023: _____

¿Estaban estas unidades vacantes disponible para alquilar el 1º de noviembre de 2023: _____

Si no es así, ¿cuál fue la razón de que no esté disponible para alquilar? _____

Tiempo durante el cual las unidades estuvieron vacantes: _____

Nombre completo de la persona que llena el formulario: _____

Firma: _____ Fecha: _____

APPENDIX C

Survey sent to selected Property Owners (1/25/24)

January 24, 2024

RE: City of Poughkeepsie Housing Vacancy Study

The City of Poughkeepsie has contracted with the Collective for Community Culture and Environment (CCCE) to assist the City in determining the residential housing vacancy rate in buildings completed prior to January 1, 1974 that contain at least six (6) dwelling units. The Housing Vacancy Rate analysis may be used by the City to determine whether a housing emergency, as defined by the Emergency Tenant Protection Act (ETPA), exists for this class of buildings.

You have recently responded to a survey for the Housing Vacancy Study for **XX XXXXXXXXXX XX, Poughkeepsie, NY**, but there are questions about the information in your response. Please provide accurate information about the building referenced above by responding to **ALL** of the questions below:

1. The total number of residential units _____ (Please do not include commercial units)
2. The number of vacant residential units on **November 1, 2023** _____
3. Were any of these vacant residential units undergoing repairs, painting, cleaning or other reasons that made them unavailable for rent on **November 1, 2023**:
Yes _____ No _____ If so, how many? _____
4. The length of time the residential units have been vacant _____

Your response should be sent to: vacancystudy.pk@gmail.com by **February 1, 2024**

No response to such requests for information will be counted as the property having no vacancies.

As you may be aware, [Assembly Bill A6843A](#)* signed into law by Governor Hochul in December 2023 requires property owners to provide accurate responses to municipal housing vacancy studies or face a civil penalty.

Should you have any questions about the vacancy study, please contact us at vacancystudy.pk@gmail.com

Thanks for your cooperation.

Sincerely,

Poughkeepsie Housing Vacancy Team
Collective for Community Culture and Environment (CCCE)

* D. WHEN REQUESTED BY A MUNICIPALITY OR A DESIGNEE, AS A PART OF A STUDY TO DETERMINE ITS VACANCY RATE, OWNERS, OR THEIR AGENT, OF HOUSING ACCOMMODATIONS IN THE CLASS OF HOUSING ACCOMMODATIONS DETERMINED, SHALL PROVIDE THE MOST RECENT RECORDS OF RENT ROLLS AND, IF AVAILABLE, RECORDS FOR THE PRECEDING THIRTY-SIX MONTHS. SUCH RECORDS SHALL INCLUDE THE TENANT'S RELEVANT INFORMATION RELATING TO FINDING THE VACANCY RATE OF SUCH MUNICIPALITY INCLUDING BUT NOT LIMITED TO THE NAME, ADDRESS, AND AMOUNT PAID OR CHARGED ON A WEEKLY, MONTHLY, OR ANNUAL BASIS FOR EACH OCCUPIED HOUSING ACCOMMODATION AND WHICH HOUSING ACCOMMODATIONS ARE VACANT AT THE TIME OF THE SURVEY AND AVAILABLE FOR RENT. SUCH RECORDS SHALL ALSO INCLUDE ANY HOUSING ACCOMMODATIONS THAT ARE VACANT AND NOT AVAILABLE FOR RENT AND PROVIDE THE REASON WHY SUCH UNIT IS NOT AVAILABLE FOR RENT.

E. REFUSAL BY AN OWNER OR THEIR AGENT TO PARTICIPATE IN SUCH VACANCY SURVEY AND COOPERATE WITH THE MUNICIPALITY OR A DESIGNEE IN SUCH VACANCY SURVEY, OR SUBMISSION OF KNOWINGLY AND INTENTIONALLY FALSE VACANCY INFORMATION MAY BE DEEMED CAUSE TO DENY A RENTAL PERMIT OR CERTIFICATE OF OCCUPANCY FOR A HOUSING ACCOMMODATION. SUCH MUNICIPALITY MAY ADDITIONALLY IMPOSE A CIVIL PENALTY OR FEE ON SUCH OWNER OR THEIR AGENT OF UP TO ONE THOUSAND DOLLARS.

APPENDIX D

Map of All Properties for which On-Site Observations were made

Surveyed Parcels

for the City of Poughkeepsie
Housing Vacancy Study

