



COUNTY OF ERIE
DEPARTMENT OF ENVIRONMENT AND PLANNING

DANIEL R. CASTLE, AICP, COMMISSIONER

**ZAQUE EVANS, DEPUTY COMMISSIONER &
CHIEF ECONOMIC DEVELOPMENT OFFICER**

January 29, 2026

Mark C. Poloncarz
County Executive
Room 1600, Rath Building
95 Franklin Street
Buffalo, New York 14202

Dear Mr. Poloncarz:

Enclosed you will find the 2025 Erie County Fair Housing Board Annual Report. Erie County's Fair Housing Law was enacted in May of 2018. The 2025 annual report lists board activities as required by Section 6 (E) (3) of the Fair Housing Law.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Szewc", with a stylized flourish at the end.

Dan Szewc
Erie County Fair Housing Board, Chairperson

cc: Erie County Legislature

ERIE COUNTY FAIR HOUSING BOARD - 2025 ANNUAL REPORT

Board of Directors

Dan Szewc
Board Chair
First Deputy Commissioner of Social Services
Department of Social Services

Terri Flaherty
Board Vice-chair
Belmont Housing Resources for Western New York

Nico Soria
Board Secretary
Western New York Law Center

Dawn Brown
Buffalo Niagara Association of Realtors

Karen King
Erie County Commissioner of Public Advocacy

Board Staff

Daniel R. Castle
Ex-officio
Erie County Commissioner Department of Environment & Planning

Richard Stanton
Legal Counsel
Erie County Department of Law

As per Section 6 of the Erie County Fair Housing Law, fair housing board positions were chosen according to the requirements shown below:

- (a) One member upon recommendation from the Buffalo Niagara Association of Realtors;
- (b) One member upon recommendation from the Western New York Law Center or Neighborhood Legal Services;
- (c) One member upon recommendation from Belmont Housing Resources for Western New York or the Rental Assistance Corporation of Buffalo;
- (d) The Erie County Commissioner of Public Advocacy or designee; and

(e) The Erie County First Deputy Commissioner of the Department of Social Services or designee – Family Independence.
Board members are listed above.

As per Section 10 of the law, entitled Education and Promotion of Fair Housing Goals, Erie County continued to take steps to affirmatively further and promote fair housing in 2025 by sharing educational materials and obligations within the law to housing providers and owners of buildings with 20 units or more and real estate brokers within Erie County.

Board of Director's met for their first meeting of 2025, on February 11th. The board meets quarterly and with a HOLD meeting scheduled each month for housing discrimination cases that are brought to the board. Board meetings in 2025 were held in person. There were 4 meetings held during 2025- meeting minutes are attached.

No new discrimination cases were brought to the board in 2025 but 5 cases brought to the board at the end of 2024 were heard.

Two cases were heard and a determination of housing discrimination was made and thus turned over to the County Attorney's Office. Both cases were referred to the Erie County Attorney's Office after no conciliation agreement could be reached. Both cases are ongoing.

2 other cases have gone through the conciliation process, and 1 case is scheduled as a complaint with HUD and was referred to the NYS Division of Human Rights where a conciliation agreement was reached.

There are six on-going cases that are being worked on through conciliation agreements.

As per Section 5 (A) of the law, Erie County has designated a not-for-profit fair housing organization, Housing Opportunities Made Equal (HOME), to assist with the implementation of the law. Services include, fielding fair housing discrimination complaints from residents of Erie County, referral services for residents with housing and human service needs and paralegal counseling to assist in resolving landlord/tenant disputes.

Results of HOME's work in 2025 are as follows:

Housing discrimination complaints- - 132 cases of potential housing discrimination were investigated. 71 cases were resolved.

Landlord/Tenant dispute cases- 334 people were assisted with advice on resolving landlord/tenant dispute issues.

Referral services- 225 people were assisted with referral services regarding housing and human service issues.