



Newsletter

February 2013

CDARPO

Capital District Association of Rental Property Owners



Mac "The Monopoly Man" Mobray – Our MC at our Annual Dinner
Please submit your photos and descriptions to Nicholas Mattiello
(nmattiello@gmail.com) or Ray Koloski (rayhats@gmail.com)

Next Meeting
Thursday, February 14th

Featured Speaker
Hon. Carolyn McLaughlin
Albany Common Council President

Details on page 4.

Speak-Up
Networking around the
Refreshment and Resource Tables

Advice to the Houselorn

by Mac Mowbray

Tis the season... The season for ice, snow, frozen pipes, slip and fall accidents etc etc... I will devote most of this column to those items since I have gotten several calls on just a few subjects.

Check steep steps; make sure they have non-skid pads, sisal carpeting, or keep them salted and make sure your railings are secure and high enough to meet code. In the city of Albany you are responsible to clean the sidewalks in front of your house.

Check to make sure that there are no icicles ready to fall off where people walk or where you park your car. Large icicles can do lots of damage to cars and harm to people especially children who like to pull on them or hit them with brooms or shovels.

Make sure your drains are not blocked with frozen leaves or debris, it can cause back ups when the rain comes. We are due this month according to the long-range forecast.

If your furnace or boiler has not been tuned up, have it done, the cold weather is not over and just because it is working ok now, it could still give you trouble. This is especially true of the oil burning ones.

Radiators not getting hot all over?

Use that small square shaped key and bleed the air out of the radiators (Hot water heat only) then make sure the automatic water feed to the boiler is working properly. If not have it replaced otherwise the radiators will not refill sufficiently. If your system has no circulator and has an open system, you will have to let water into the system manually. This valve is probably up stairs at the top of the system near the expansion tank, which has a gauge on the side to show how full it is. (It could be in the attic) If the tank is full, you will not have to add

water. When you bleed the radiators the water in the tank will drop down to fill the gap left by the air you let out of the bleeder valves. Radiators that have covers that block too much circulation may also be the cause. Consider removing them temporarily and be sure to clean the mesh before you put them back in place. Just dust and cobwebs can restrict airflow.

If you have a hot air system and some rooms are too chilly, check to see if registers have been closed from when it may have been too warm. If they are open, check to see if the damper in the duct that goes to that register has been shut either fully or partially, that could also be the problem. Also, if you have furniture blocking the air ducts, move it until the cold weather passes.

Other sources of chilly rooms:

Storm windows not pulled down all the way from the bottom or the top. This goes for your primary wood or metal windows also. They should be closed tightly and locked. If you have replacement windows with no storm windows, it is especially important to make sure they are closed tightly from the top and the bottom and locked securely. If the house has settled, and you cannot close them properly, do the best you can and put caulking or tape over the gaps. You can address the problem when the weather warms up. The other obvious source of chilly rooms is the entry doors. They get a great deal of use and the weather stripping could have failed in some spots or the storm door might not be closing tightly.

Lets hope next month we are done with these types of problems.

Contact Mac 463-4310 or gmm400@hotmail.com

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Annual Dinner Review

CDARPO was indeed fortunate to welcome such a forward-thinking expert in the field of affordable housing as Miriam Axel-Lute. She started us off with a “bombshell”: with all the attention given at affordable housing conferences to funding and policy re: subsidized housing, low-income tax credits, using subsidiary and/or below market financing to develop new or rehabbed housing, and focus on inclusionary housing where large developers set aside a certain portion of units in a larger building in exchange for a density or funding bonus, one major player was overlooked... the private investor—**Us!** Despite the myriad of incentives given to large corporations, not-for-profits and governmental entities, over 70% of low and moderate housing in 1 to 4 unit properties (more in up to 10 units) is provided by private for-profit (hopefully) sources like CDARPO property owners.

“If this housing is lost or deteriorates through poor maintenance, inadequate cash flow, or other reasons, the community’s instability and their low income families’ ability to find decent and affordable housing is put at risk.”

Alan Malloch

Miriam stated clearly: “But we rarely talk about you, or more importantly, *with* you. We have similar goals—we want healthy neighborhoods, a healthy local economy, and a healthy housing ecosystem that serves everybody well, with quality housing that can be maintained over the long haul. We want small business people to do well. A healthy housing ecosystem has to include opportunities to rent. Therefore it has to include people who own rental property. You are a crucial part of providing a crucial service, but somehow we don’t know each other.”

Miriam related a conference in Connecticut in improving residential energy efficiency. They tried to have representation from all the major stakeholders: various state agencies, utilities, vendors and contractors in energy efficiency, a resident group, finance people... who was

missing? **Us!** No rental property owners of any size, especially the owners of smaller, older properties that really could use weatherization and energy efficiency upgrades, were invited.

One problem with attendant dangers in solution was highlighted by Miriam:

“...one of the strongest tools to use against what we call “milkers”—usually absentee bulk investors milking a property for a short time without caring for it—is code enforcement. But how do you do code enforcement in such a way that it does its job without punishing a local, ethical small rental property owner trying to fix up or maintain an old house? It’s not impossible, but it takes some careful thought. Some places have instituted a “Good Landlord Program,” where landlords that meet various training and quality criteria get various perks from the city.”

Miriam was most positive re: CDARPO’s role in fostering relationships with tenant advocacy organizations. Miriam left us with a thought. Since “Buy Local” has so many benefits to the local economy, maybe we should think of ourselves and what we have to offer, and make 2013 the year of “Rent Local”.

Ray Koloski





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President's message February 2013



A good time had by all...

At our Annual Dinner and Installation Meeting CDARPO members had a ball. Managing to temporarily lay our burdens down, laughter could be heard from every corner of the room. I was astonished to find out that some of our more stone faced members had teeth. Joseph Van Alphen and Robert Newberry were awarded for their exemplary efforts both past and present (Photos to the left). Our ad hoc committee did a fantastic job bringing all of the evening's elements together. They dared to do something different and difficult with great success. We are looking for volunteers willing to help conceptualize and plan our summer outing and our next winter event.

The party is over for now. It is more important than ever for lurkers to step up and serve in some capacity. CDARPO needs members to help identify informative speakers, solicitors, and advertisers. Alex and Taylor Buell, our dynamic duo, have stepped up and agreed to distribute our electronic newsletter. This single act touches the lives of nearly 90% of our readership and can be done from the comfort of their own home. We also could use the well-spoken among us to represent the organization us with local legislators. Additionally, someone to simply enter the occasional new member into our data base would help out more than you know.

Terrance Wansley
CDARPO President

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ROP Changes in the City of Albany

The Albany Common Council Law committee held a meeting on January 30th 2013 to propose changes to the law. This will affect us landlords, and therefore, CDARPO was in attendance.

1) They withdrew the Grouper Law Ordinance and Struck the clause giving Codes carte blanche to revoke ROPs issued in error – it was stated Codes already has this power. They would not accept any comment on either of these 2 subjects.

2) They are increasing the fees for the ROPs from \$30 to \$50 for **every apartment**. Larger buildings that had a sliding scale for a greater # of apartments in one building will now be charged \$50 per each apartment. The schedule of fees for missed appointments and re-inspections is also changing.

(PRESENT PAYMENT SCALE) Upon issuance of the Residential Occupancy Permit the following fees apply:
Dwelling Units:
1-5 units \$30/unit
6-10 units \$50 + \$20.00/unit
11-20 units \$100 + \$20.00/unit
Over 20 units \$250.00 + \$15.00/unit

It is almost a doubling of the fees on smaller rental dwellings and is a doubling of fees on larger buildings. The last increase was in 1996. On a 10 unit ROP inspection the bill currently is \$250 it will increase to \$500, on a 15 unit it will go from \$400 to \$750, a 20 unit will go from \$500 to \$1,000. The committee heard arguments, but they said they counted on this increase when they passed the budget and there is nothing they can do about it.

3) Upon sale of a rental building, at the closing, the new owner will have to complete the ROP registration. That new registration may trigger an inspection at that time or they may simply accept the new registration and inspect when the current ROPs expire – that will be determined on a case by case basis.

4) Same with the sale of vacant buildings, at the closing, the new owner will have to register the building & pay the vacant building registration fee. The seller, if they owe the City money, will have to pay that amount at the closing.

These ordinances were voted on at the Common Council Meeting on Monday 2/4 (see the link below to see all Proposed changes) – Stay tuned for the results!

<http://www.albanyny.org/files/13%20-%20Agenda%200204.pdf>

February 14th Speaker

Carolyn McLaughlin will be our featured speaker for our February meeting. Ms. McLaughlin's public service career spans 22 years with experience earned in human resources and budgeting.

This discussion will follow our Problem Solving and Speak-Up session as well as networking around the Refreshment and Resource Tables.

CDARPO Classifieds

Troy Apartment available March 1st - \$850

Address: 374 4th Street, Apt. 1, Troy, NY
3 Bedroom, 1 Bath - Off Street Parking - Landlord pays water, sewer, garbage and recycling. Section 8 Welcome - No DSS Pets Negotiable.

Contact Nate Marks (518) 542 – 0213

Cohoes Apartment available March 1st - \$725

3 bedroom 2nd floor apartment. Separate utilities. No dogs, no DSS. \$725 plus deposit.

Contact Dan Morrissey (518) 928-9992

Albany Apartment available May 1st - \$1,300

Address: 799 Park Ave Albany, NY
2 Bedroom, 1 Bath – Off Street Parking – Landlord pays all utilities (except cable and internet). Pets welcome (pet deposit required) fenced in back yard, basement and garage for storage, washer/dryer and dishwasher in apartment. Newer kitchen and newly remodeled bathroom. Close to parks, schools and hospitals.

Contact Nicholas Mattiello (518) 488-2963

Albany Building for Sale - \$9,900

Address: 18 Albany St., Albany, NY
2-Unit; 4 BR/ 2Ba in an emerging neighborhood with six new houses on the same block, newly paved streets and sidewalks. This building has been gutted, and some rehab has begun. Some electrical, some plumbing and some dry wall have been done. Work remains! CMA says it is worth \$109,000 after repair. It will likely rent for \$1,500/mo.

If you have Property for sale, apartments for rent, an item for sale or something you are looking for. I will post it in the next monthly newsletter, email Nicholas Mattiello at nmattiello@gmail.com with details.

The Oath of our CDARPO Officers



The officers CDARPO were sworn in at our annual dinner meeting on January 10th 2013. We had both new and existing members give the oath to serve on the board. Below is the oath our officers recited:

"I express my appreciation to the Capital District Association of Rental Property Owners for their confidence in electing me to serve in this capacity and do promise to the best of my ability to support CDARPO's bylaws and to assist our members to be effective, efficient, law abiding and prosperous rental property owners through education, networking, and political action so help me God."

Congratulation to our CDARPO board of directors as we look forward to a prosperous 2013!

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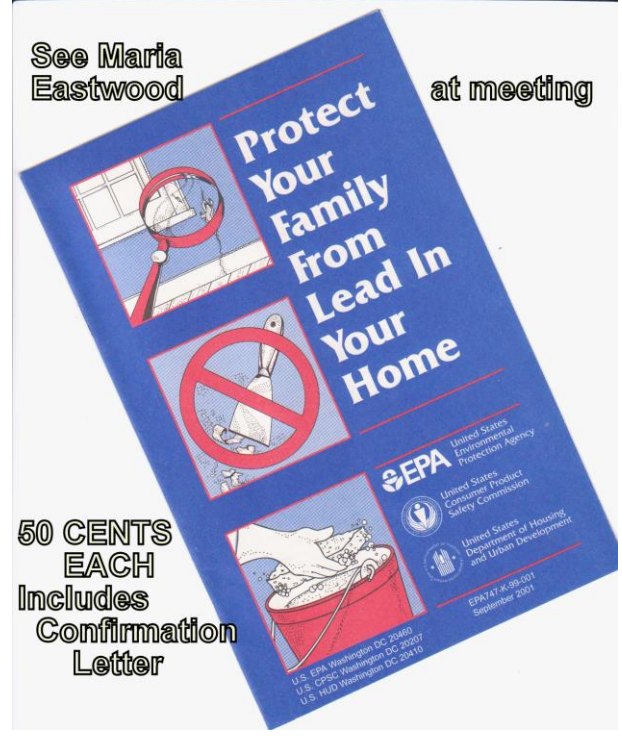


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Albany, Rensselaer, Troy, Saratoga, and Schenectady counties.**

Please join us!

Dues are \$45 emailed newsletter or \$50 snailmail newsletter.

Already a member? Renew your CDARPO membership for 2012.

Find our membership form on-line at www.cdarpo.org.

Know of a prospective member or a landlord who needs help? With their permission, send their e-mail or address to cdarpo@yahoo.com or call (518) 433-7377. We will send them newsletters and information.

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CDARPO NEWS is published by the
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CDARPO

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CDARPO can help.

We offer 10 newsletters each year, general meetings with professional speakers, and members with years of experience.

Next Meeting

Thursday, February 14th

**The Albany Airport Hotel
Formerly The Ramada Inn
7:00pm – 9:00pm**

**946 New Loudon Rd
Latham, NY 12110**

**Meetings are held on the 2nd Thursday of each month
September – June.**

CDARPO NEWS is published by the Capital District Association of Rental Property Owners.