



Newsletter

December 2015

CDARPO

Capital District Association of Rental Property Owners



Please submit your photos and descriptions to Engels Rojas (engelsrojas82@gmail.com) or Ray Koloski (rayhats@gmail.com)

Next Meeting

@ *Best Western plus Franklin Square Inn*
(Across from Dinosaur BBQ)

Thursday, December 10th

Featured Speaker(s):

Kate Kowalski (St. Paul's Center)

Speak-Up

**Networking around the
Refreshment and Resource Tables**

Advice to the Houselorn

By: Mac Mowbray

Latham has a stink problem. I have a small apt complex and one of my units was vacant for a few months. It is small and dark. However, I just rented it. The tenant called the next day and said the dishwasher smells. I know it is clean because I cleaned it myself. What could cause this ? I investigated and she was right, the thing does smell. What can I do ?

Mac says: A period of time with no use can cause a musty odor. Also, in the future when you have a unit that may be vacant for a while, leave the door to the dishwasher and the fridge open to prevent this. Anyhow, put two tablespoons in the compartment and run it through the rinse cycle.

As long as we are on the subject of vacancy, here are a few tips to put some lipstick on that pig. No. 1 Make sure the windows are sparkling clean. That goes for the WHOLE place. Floors, appliances, etc. Special attention should be paid to the cupboards, medicine chest, closets and storage areas. Make sure there is fresh paint everywhere. Put a little color here and there, nothing too bright in the kitchen and bath. Paint the other rooms soft neutral colors. Not stark white, it's boring and it looks like primer. It would not do any harm to put nice clean blinds on the bedroom and living room windows. Some colorful curtains on the kitchen and bath would not hurt. This may sound like too much trouble, however, you mention several months vacancy already cost you money because the unit was small and un appealing. The idea is to make people think it is "cozy" not "small". Clean and attractive is a method of selling a unit. The packaging is as important as the product.

Troy has a beef with a tenant moving appliances. One of my tenants is a compulsive furniture re arranger. Other than that they are perfect tenants. Anyway, last week they decided to change the kitchen around. They put some deep gouges in the vinyl floor. Of course they are the first thing you see when you walk into the kitchen. The floor is almost new. What to do ?

Mac says: See if you can find some scrap or left over pieces of the vinyl floor. If you don't have any, pry some from the floor behind the stove or refrigerator. Take a food grater, using the finest portion of it and scrape a small pile of the vinyl floor covering. Mix it with some clear nail polish and put in in the gouge and let it dry. You may have to do it more than once. You will be surprised at how well it covers the scratches. Even though it has been unusually warm, it is still time to make sure all the heating equipment is in good working order. It is especially important to have oil fired appliances cleaned and serviced professionally EVERY year. These furnaces and boilers can clog and malfunction more easily than gas or propane ones. Change filters on furnaces, bleed air out of radiators. If you heat with wood, make sure the chimneys and stove pipes are free of creosote. If you have outside oil or kerosene tanks, make sure the lines are protected from extreme cold. If you have gas space heaters, make sure dust is blown off the radiator (inside of the outer cabinet) Also, check carefully that children have not put plastic or wooden toys through the top vents. Take down the vent pipes and make sure the chimney has no debris blocking it. Bricks and animal nesting material can fall down and cause a back up of carbon monoxide. Make sure all rooms containing space heaters have working monoxide detectors. Electric space heaters do not need them.



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October 23, 2015

John Keenan
CDARPO
PO Box 11097
Loudonville, NY 12211

Dear Mr. Keenan:

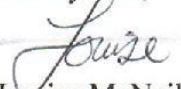
Thank you and CDARPO for your generous \$75 donation to the non-profit Affordable Housing Partnership's recent Landlord Training.

Your financial support is very helpful to this program. We had 31 people sign up and 29 attend. Most of them were people who owned or were buying 2 family properties. There were a couple with more units. This program is getting more popular as it gets recommended or required by more entities. CDARPO's contribution of expertise is also essential. We get great reviews from participants and we strongly encourage participants to follow up by becoming members of CDARPO and attending your meetings.

Again, thank you so much for your efforts to improve the Capital Region. We look forward to continuing to work with you to help people become better landlords.

Please let me know if you have any questions or suggestions for our work.

All my best,


Louise McNeilly

Gentrification in a Brooklyn Neighborhood Forces Resident to Move On

By: Vivian Yee

They are a living reminder of the challenges facing a city struggling to make room for all its current residents, and all the new ones to come: the people of an older Crown Heights, who cannot afford the new. Like longtime tenants from San Francisco to Harlem, the African-Americans and West Indians who have made their homes for generations in this Brooklyn neighborhood are scattering, muscled out by surging rents and, tenant advocates say, landlords who [harass tenants, withhold repairs or use evictions](#) to make room for higher-income renters. Some move in with relatives. Some scramble for a foothold in one of the city's remaining cheap areas. And some give up on New York altogether.

"I would've stayed, of course. New York is my home. I love it," said Kenlin Harris, 34, who left Crown Heights for Virginia after the rent rose and the rats multiplied at her apartment on Park Place. "But you look at it now, it's like, O.K., actually, I can't believe that we were living like that."

The prosperity that is remaking New York City one neighborhood after another [came to Crown Heights](#) invisibly and then unmistakably — slowly, and then all at once. In prewar apartments, glossy new kitchens are replacing tired old ones. Limestone fixer-uppers are commanding seven-figure prices. Cocktail bars are opening where fried chicken used to be sold from behind bulletproof glass. And the New Yorkers who lived there are drifting away, their former homes renovated to make way for white college graduates and young families. Across the country, transformations like this one have revived an impassioned [debate over gentrification's effects](#), good and bad — a familiar battle, constantly refought in academic journals and community forums alike. Less well documented is what happens to the people crushed between the city's booming wealth and its affordable-housing crisis.

The New York Times interviewed more than three dozen current and former residents of the neighborhood, as well as tenant advocates, lawyers and sociologists, to explore the paths they travel after Crown Heights, to eastern Brooklyn, to the South or even back to the Caribbean. Between 2000 and 2010, Crown Heights and the two neighborhoods to its south and east, Flatbush and Prospect-Lefferts Gardens, all areas with large West Indian immigrant populations, each lost from 10 to 14 percent of their black populations, according to an analysis of the 2010 census released by the Department of City Planning. No data exists to track those who have been nudged or pushed out of the neighborhood in recent years. But among those who remain, everyone seems to know cousins, friends or neighbors who have left.

Keisha Jacobs, a community organizer who has rallied tenants to protest predatory landlords, grew up in Crown Heights. Over the past 15 years, she has watched most of her childhood friends and neighbors move away. "I'm one of the few who can still walk to my mom's house," she said. The people arriving in Crown Heights are fleeing high rents in Manhattan and elsewhere in Brooklyn. Likewise, the people leaving Crown Heights often go farther east into Brooklyn in search of affordable homes, most commonly to East Flatbush, Canarsie and East New York. The monthly rent on Shirley De Matas's two-bedroom apartment at 1170 Lincoln Place was \$800 in 1999, when she, her husband and their three children moved in. By 2014, it had risen to nearly \$1,300, a sum that forced Ms. De Matas, a seamstress, and her husband, a mechanic, to skimp on everything else. Compounding the strain were the pipes, which regularly burst in the winter. And the mice. And the rat that died in the wall, decaying until its stench pervaded the apartment. And the superintendent, who, they said, did little to help. Tenant advocates and lawyers believe that landlords in gentrifying areas like Crown Heights often withhold repairs or basic services from lower-paying tenants, hoping they will get frustrated enough to leave, then pack the apartments with higher-paying ones. In February 2014, the De Matases moved to a \$750-a-month apartment in East New York, the only affordable place they could find. When their daughter visited a former neighbor in Crown Heights this year, she said, they discovered that their vermin-infested apartment had finally been fixed up.

Others in Crown Heights have been more selective. In interviews, many rejected the idea of moving to East New York, which carries a reputation of being too poor, too seedy and too violent, even among residents of a nearby community that not so long ago suffered its own share of crime and neglect. Rather than contend with an unforgiving rental market, some have doubled up with relatives.

At her apartment at 761 Prospect Place, Angelique Coward had battled mold, flies and rats for three years before deciding, finally, to leave. Every time her landlord said the issue had been fixed, the problems came back, she said. **(Continued on Page 6)**

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**EPA Certified Renovator Initial (RRP I) training
EPA Certified Renovator Refresher (RRP R) training
December 2015**

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Funding for RRP classes is provided by Albany County Department of Health, Rensselaer County Department of Health, and Schenectady County Public Health Services



Effective April 22, 2010, workers performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must follow specific work practices to prevent lead contamination and must be certified. This federal EPA Renovation, Repair, and Painting (RRP) rule applies to contractors, painters, plumbers, carpenters, electricians, window replacers, roofers, and landlords.

Trainings to become EPA certified are offered by Cornell Cooperative Extension Albany County, an EPA accredited training provider. This course is approved for purposes of certification under Section 402 of Toxic Substances Control Act (TSCA) for the respective discipline.

Upon successful completion of the **RRP Initial course** including passing an exam at the end of the class, participants are EPA certified renovators. This certification is good for 5 years. Certified renovators must take a **RRP Refresher course** before their certification expires.

Failure to comply with EPA's RRP program requirements could result in penalties of up to \$37,500 per day per violation.

RRP INITIAL class

December 8, 2015

**Commission on Economic Opportunity (CEO)
Urban Training Center
2347 Fifth Ave.
Troy, NY 12180**

7:45 am registration/breakfast

8:00 am - 5:00 pm training

December 16, 2015

**Steinmetz Community Room
120 Emmons Street
Schenectady, NY 12304**

7:45 am registration/breakfast

8:00 am - 5:00 pm training

RRP REFRESHER class

December 10, 2015

**Albany JCC
340 Whitehall Road
Albany, NY 12208**

7:45 am registration/breakfast

8:00 am - Noon training

December 10, 2015

**Albany JCC
340 Whitehall Road
Albany, NY 12208**

12:45 am registration

1:00 pm - 5:00pm training

Questions can be answered by:

Al at 518-765-3529/ARK249@cornell.edu OR

Lisa at 518-765-3512/LKC29@cornell.edu

PARTICIPANTS MUST PRE-REGISTER

Please register online:

https://pub.cce.cornell.edu/event_registration/main/events.cfm?dept=201

New York State code officials successfully completing Cornell Cooperative Extension Albany County's **8 hour EPA RRP Initial** training course will receive 8 CEUs. (Individuals must sign in, complete all paperwork, have their picture taken, pass the exam, and sign out. All students must follow these procedures to receive in-service training credit for this class.)

ALL RRP INITIAL TRAININGS INCLUDE: Continental Breakfast * Lunch * Refreshments * Course Manuals & Materials

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Gentrification in a Brooklyn Neighborhood Forces Residents to Move On.

She and her four children decamped last year for her mother's apartment, three floors above hers. Her own apartment was promptly renovated and rented to three young women who paid \$3,100 a month for it, \$1,400 more than Ms. Coward had. A neighbor had similar problems. She moved to Georgia. Ms. Coward, 35, a receptionist at a Manhattan hospital, wanted to stay. She tried looking for apartments in Crown Heights, Ms. Coward said, but she struck out even when she pushed her budget to \$2,000 a month. With young daughters, she said, she did not feel safe moving to Brownsville or East New York. So she and her children remained with her mother, Ms. Coward sleeping on the living room couch and her children sharing two bunk beds. "I've seen it when nobody wanted to live here," she said. "As soon as I started to rent an apartment, the rents went up, and now it's like we're not even good enough to stay in the neighborhood anymore."

At 930-940 Prospect Place, where tenants [took their landlord to court](#) in January last year over what they said was his failure to provide heat and hot water in winter — a tactic designed to push out low-income tenants, they said — Ransworth Blair, one of the plaintiffs, set up five space heaters in his toddler daughter's room to keep her warm. As the case limped through housing court, the landlord sued Mr. Blair over what he said were missing rent payments, though Mr. Blair insisted he did not owe anything. The judge eventually ruled in Mr. Blair's favor, he said, but the stress of juggling two court cases and work was overwhelming. His marriage broke apart, and he left the building. The only affordable places he and his ex-wife could find were in the Bronx. He still returns nearly every day to the old neighborhood, where his contracting business is headquartered. Everything is different now, he said. Even the produce at the corner grocery is fresher. "Which I have no problem with," he said. "The only problem that I have is the pushing people out of the neighborhood. They're moving you because you don't have money." Still, he has a place to live. Some who have moved away have not been so fortunate. A [November 2014 report](#) issued by the city's Independent Budget Office found that from 2002 to 2012, families entering homeless shelters came in the largest numbers from three neighborhoods in Brooklyn: Northern Crown Heights, East New York and Stuyvesant Heights. A lucky few have ended up in public housing, finding more or less permanent refuge from the vagaries of the rental market. Raquel Cruz, who makes a living doing cleaning and other odd jobs, took a \$10,000 buyout from her landlord to vacate her apartment on [Franklin Avenue](#) in 2010. The agreement included three months of rent at a \$1,300-a-month apartment that the landlord found for her in Bedford-Stuyvesant, Brooklyn. When the money ran out, she began pawning her possessions to pay the rent. Ms. Cruz [caught a break](#) when her years-old application for public housing was granted a few months later. But most who take buyouts [quickly run through even substantial one-time payouts](#).

A few years ago, the owner of 1159 President Street began offering tenants buyouts as much as \$70,000 or more. A few took the offer. Moving expenses and taxes swallowed large chunks of the payouts, said Donna Mossman, a longtime resident who belongs to the [Crown Heights Tenants Union](#), a local pro-tenant group. When her former neighbors could not find affordable apartments elsewhere, she said, they moved in with parents or children or paid substantially more than they had in Crown Heights. "I've been here 38 years; I'm not going anywhere," she said, explaining her decision to refuse the buyout. "But if you've never had \$50,000, that seems like a lot of money." Brooklyn was once the home the residents of Crown Heights took for granted. Now, for many, it seems an impossibility, falling out of reach the moment they leave their family's rent-controlled apartment. With few options, some are returning to the Caribbean, once their home, or their parents' home. "They just give up on everything," said Tony Blackmun, a metalworker who has lived in Crown Heights for more than 30 years. Several of his neighbors and friends have left for their native Trinidad. Many of the regulars at Trinidad Golden Place, a bakery on Nostrand Avenue, have moved to join West Indian communities in Boston, Maryland or Philadelphia. Once or twice a month on weekends, however, they come back on the bus to shop at their favorite groceries and bakeries: a reunion of the old neighborhood, as the owner, Wazo Rahaman, called it.

For many looking for a fresh start and easier living, Atlanta, the Carolinas and Virginia are popular destinations. Their migration reflects a larger [countrywide trend](#) of blacks leaving big cities in the East and Midwest for the South.

Ms. Harris, who worked as an assistant to the C.E.O. of a health care company in New York, lived in Crown Heights for 30 years, most recently at 767 Park Place. When she began having problems with vermin, heat and hot water that she said the building's owners did not take care of despite repeated requests, she tried looking elsewhere in Crown Heights, hoping to stay close to her mother. Nothing came up. But her fiancé had moved to Virginia Beach to join relatives. She agreed to follow him. With a backyard and a car, she has found life in Virginia affordable and pleasant, but "extremely boring," she said. She once paid \$1,280 a month for her Park Place three-bedroom. Last year, another three-bedroom in her old building was rented for \$2,595. "We would like to move back to New York, but it doesn't make sense — in Brooklyn, all the money I was making would go right back to rent," she said. "So I think we'll be staying in Virginia for a while."

Source: <http://www.nytimes.com/2015/11/29/nyregion/gentrification-in-a-brooklyn-neighborhood-forces-residents-to-move-on.html>



December Speakers:

Kate Kowalski:

Transitional client advocate for St. Paul's Center, an emergency homeless shelter for families in Rensselaer County. Kate runs the Bridges Program, which works with families on locating and securing housing while providing case management to the families for a year once they move into their apartments. The Bridges Program is unique in that Kate conducts home visits with each family for the duration of the year to provide in-home support. She also works with landlords and property managers to create an open flow of communication - for example, if there is an issue with one of the tenants (her clients), she works with both the landlord and the tenant to find a solution.

Associated Membership

We are planning to establish a new class of CDARPO membership. Associate Membership will permit those who serve CDARPO members with products or services in a most professional manner to be recognized in our Newsletter and on our website. This will be initiated early in 2016. Please let us know about those who you feel deserve membership by e-mail to rayhats@gmail.com.

Troy Topics:

Lots of News Affecting Landlords and Landlording in Troy

To start with, the original Budget called for an almost 10% increase in taxes. The final increase was pared to about half that. Mayor-Elect Patrick Madden has been a major leader of TRIP, a major social agency in Troy which is a landlord themselves. They are very supportive of CDARPO. They operate a very comprehensive landlord training program with many participants including RPI (renting to students), CDARPO (as a responsible landlord association well worth joining), and Troy Codes.

A new council member, Andrea Daley, is making Troy's dealing with irresponsible landlords a major quest in her first ever elected office. She is tentatively scheduled to be the speaker at CDARPO's February 11th meeting. How about each Troy landlord who is a CDARPO member recruit a new member for our February meeting? They deserve our knowledge and help and we deserve their presence at our meetings.

Contact me if you are willing to help.

Ray Koloski

rayhats@gmail.com

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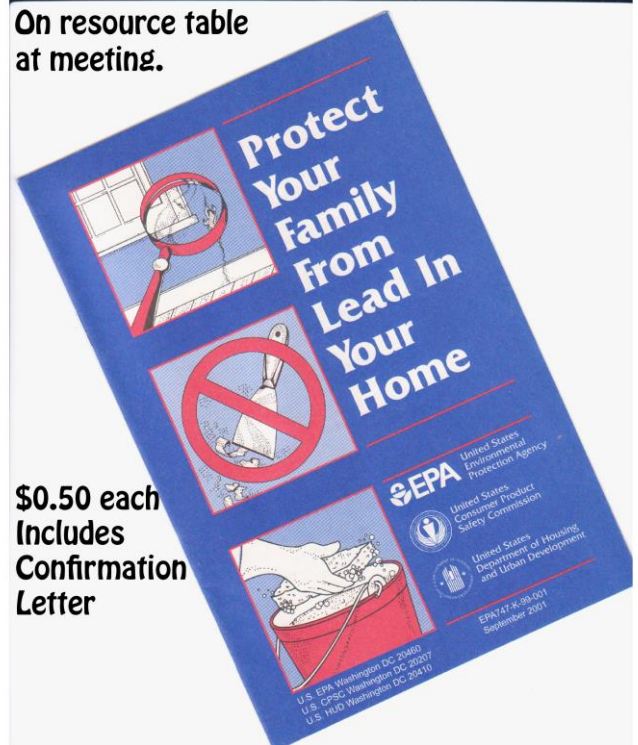
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Display Size	3 mos	6 mos	1 year
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¼ Page	\$ 120	\$ 225	\$ 345
½ Page	\$ 225	\$ 375	\$ 600

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Inquiries regarding the newsletter or advertising should be directed to:

Engels Rojas, Editor
e-mail: engelsrojas82@gmail.com

CDARPO is on Facebook! Search PAGES for “Capital District Association” and LIKE us to be updated in your newsfeed with CDARPO communications of interest to landlords. You can also comment on our posts.



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CDARPO

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Address Service
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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, December 10th

*Best Western plus Franklin Square Inn
(Across from Dinosaur BBQ)
Troy/Albany
7:00pm – 9:00pm*

1 4th Street
Troy, NY 12180

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

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