



Newsletter

May 2016

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)

Featured Speaker(s):

TBA

Next Meeting

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

Thursday, May 12th

Mayor Sheehan Appoints New Task Force to Study Housing Affordability

ALBANY, NY – Today, Albany Mayor Kathy M. Sheehan announced that she has appointed a new Task Force on Housing Affordability that will consist of Albany housing experts as well as community stakeholders, including landlord and tenant representatives.

“Providing stable and affordable rental housing is a bedrock for successful lives and communities,” said Mayor Sheehan. “It’s important for elected officials at all levels of government to understand the challenges and opportunities in their communities when it comes to affordable options for residents. I look forward to the research this Task Force will undertake and its recommendations.”

The Common Council passed legislation on January 4, 2016, that requires this Task Force to examine the availability of affordable housing in Albany and to recommend initiatives to address specific housing needs. The Task Force is required to meet at least four times a year and must report to the Mayor and the Albany Common Council twice a year. “The City of Albany has worked successfully with community partners to create more quality affordable housing in neighborhoods such as Sheridan Hollow,” said Common Councilmember Ron Bailey (Ward 3), chair of the Council’s Housing and Community Development Committee. “The Common Council is committed to rebuilding all our neighborhoods and protecting and creating affordable housing is essential in achieving that goal. I look forward to the guidance the Task Force will provide.”

“This analysis will help us now and down the road,” said Albany Common Councilmember Kelly Kimbrough (Ward 4). “It will inform us about what mix of housing is needed in new housing developments, how we can ensure equitable development, and what can be done to reduce the burden on people who are paying more than thirty percent of their income on housing. I look forward to learning more about affordable housing issues in Albany and the region from this Task Force.” (Continued on page 5...)

The Top 10 Do’s and Don’ts for Airbnb Short-Stay Landlords

By: Al Williamson

I don’t want to be a buzz kill...but there’s too much mushy thinking in the Airbnb, VRBO, and short-stay space. So much so that I see short-stay landlords acting like home-sharers — and having a lot of fun doing so. However, if you check their bottom lines, you’ll see they aren’t doing much better than passive landlords. And doing extra work without capturing extra income is not the way to run a for-profit business. As a foaming-at-the-mouth Airbnb-er since 2011, one who is both a provider and user with stays all over the United States, let me offer a bit of structure.

Three Short-stay Business Models

You need to be crystal clear about which type of short-stay business you’re operating. The table below summarizes the financial goals of the three models

(Continued on page 6...)

Michael J. McManus



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EPA Certified Renovator Initial (RRP I) training
EPA Certified Renovator Refresher (RRP R) training
May 2016
CLASS SIZE IS LIMITED—REGISTER TODAY—ALL TRAININGS ARE FREE
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.

Questions can be answered by:
 Alex at 518-765-3529/ARK249@cornell.edu
 OR Nancy at 518-765-521/NKL1@cornell.edu
PARTICIPANTS MUST PRE-REGISTER
 Please register online:
https://pub.cce.cornell.edu/event_registration/main/events.cfm?dept=201

RRP INITIAL CLASSES

May 12, 2016
Steinmetz Homes Community Room
120 Emmons St.
Schenectady, NY 12304
 7:45 am registration/breakfast
 8:00 am - 4:30 pm training

May 25, 2016
Fallon Rainbow Center
847 River Street
Troy, NY 12180
 7:45 am registration/breakfast
 8:00 am - 4:30 pm training

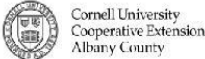
RRP REFRESHER CLASSES

May 3, 2016
City of Albany
Community Development Agency
200 Henry Johnson Blvd.
Albany, NY 12210
 7:45 am registration/breakfast
 8:00 am - Noon training

May 19, 2016
Questar III BOCES
Rensselaer, Columbia and Greene Counties
10 Empire State Blvd.
Castleton, NY 12033
 8:15 am registration/breakfast
 8:30 am – 12:30 pm training

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.)

Name: _____ RRP Initial training _____ RRP Refresher training _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Company or Organization: _____
 Phone: _____ Email: _____
 Cell Phone: _____ Time: _____



P.O. Box 497, 24 Martin Road, Voorheesville, NY 12186
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Advice to the Houseborn

by: Mac Mowbray

Downtown Albany had just entered the landlord business.

I just purchased a two family house from an elderly person. The basic structure is fine. The roof is only a few years old and the plumbing was updated eight or ten years ago. Both flats are empty at this point. I have lots of questions and hardly know where to start. I have two situations which I don't have a clue as to what to do. The walls of every room in the building are covered with many coats of wall paper and the floors are covered with rubber backed wall to wall carpeting which is glued down. The walls are plaster and appear to be in good condition. I am not sure what the floor under the carpet is.

Mac says: Let's start with the wall paper. Examine each room to determine if the paper is vinyl coated or solid vinyl. If it vinyl coated or solid vinyl, it is possible that it can be peeled off manually without any remover. That will get rid of the first layer if it is solid vinyl. There may or may not be backing paper or glue residue. Dispose of all of that in the whole house. That is the easy first step. The next step is to get a garden sprayer and a couple of gallons of white vinegar. Put some hot water and about a quart of vinegar in the sprayer. If you wish, you can put down plastic disposable drop cloths or lots of newspaper all around the floor. Obtain a device from the paint store or big box store that scores the paper with tiny holes. One brand is called Paper Tiger and is easy to use. This allows the warm water and vinegar to penetrate the layers of paper and loosen the glue. Start at the top and go all around the room spraying from top to

bottom. Do this three times. It takes a lot to penetrate all the layers of paper. Take a wide blade drywall knife (About 6 inches wide and looks like a big putty knife) Begin at the top and work down. If it is difficult, wet down the area again. If you have to scrape too hard, it will damage the plaster and you will have lots of patching to do. You may encounter a layer of wall paper that has been painted over, if so, use the scoring device again, and spray again. This may take time. The is something you may want to hire out as it is tedious and will take a lot of your time since there is a whole house to do.

As to the carpet situation, first rip up whatever you can manually. If you are lucky this will come off in large strips leaving the glue/backing residue. There is an environmentally safe product that is specifically designed to do this. Google FranMar.com and all the information you need will come up.

As to what you have not asked. Have professionals check the electric and plumbing and the boilers/furnaces to see if they are up to code. Call the Albany City Codes Dept. and see if the flats have Residential Occupancy Permits. If not ask to have them inspected before you do any work and find out what you have to do to make sure they pass inspection. If you are planning to live in the building, only the rental unit has to be inspected. Next check the appliances to see if they work properly. New stoves and refrigerators are a good way to impress prospective tenants. If they are in good condition, make sure they are immaculate.

Common sense should dictate whatever else needs doing. Fresh paint and paper everywhere and new carpet are a great way to attract tenants to an old building. If everything is clean and in good working order, they will not notice some of the drawbacks of older housing. However, before showing the apts. to prospective tenants, be sure to determine whether they have queen or king size beds, the the bedrooms in older apts are often too small to accommodate the larger beds. When you get further along, if you have further questions, give me a call or e mail. See you next month. Remember there is no newsletter in June or July, so make sure you get your questions to me next month.

gmm400@hotmail.com or 463.4310
That's all for this Month, I'll see you next month.

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Terrible Tenant

The Domestic-Violence Faker

Latonya Malone, 26, worked as a security guard at Kirby Forensic Psychiatric Center in Manhattan. A state employee since 2002, she earned a \$35,000-a-year salary, so in 2007 she applied for a Section 8 apartment. Victims of domestic violence can point to their dire situations to get Section 8 subsidies, for which there's a huge waiting list. In support of her application, she included copies of an order of protection issued by the Bronx County Criminal Court and a domestic-violence incident report issued by the New York Police Department. According to Malone's paperwork, "John Brown had beaten her."

It turned out that "John Brown" was fictitious and that both the order of protection and the domestic-violence incident report had been forged, according to prosecutors. Last October, Malone admitted to investigators that she had paid \$500 to a woman named Cynthia who was selling Section 8 paperwork.

In October 2010, Malone was charged with grand larceny. She allegedly stole \$14,000 worth of subsidies. Malone has pled not guilty, and the case is pending.

Over the past year, six women have been arrested for allegedly falsely claiming to be victims of domestic violence in order to obtain public housing or Section 8 housing vouchers. In another case, Chevelle Richardson filled out an application for her 20-year-old daughter, Chandra, that included not only a fabricated domestic-violence incident report and a phony order of protection but also a forged letter from the domestic-violence shelter organization Safe Horizon.

As the government cuts sharply back on its subsidized-housing programs, there may be greater incentive for people to falsify complaints. Because of long waiting lists and budget cuts in the program, the only people who are now permitted to apply for Section 8 subsidies are victims of domestic violence, youngsters who become too old to stay in foster care, and people in witness-protection programs. It's a crisis for people who would legitimately qualify for public housing: Officials say there are currently 130,000 people on the waiting list.

Rose Gill Hearn, commissioner of the city's Department of Investigation, says she finds the domestic-violence fakers to be especially repugnant: "I mean, there are *real* victims of domestic violence out there," she tells the *Voice*.

NYC's Ten Worst Tenants

By: Elizabeth Dwoskin

<http://www.villagevoice.com/news/nycs-ten-worst-tenants-6430228>

New Task Force

(Continued...)

"It is imperative that we work to create policies that support and stimulate the development of permanent affordable housing to encompass economic diversity in Albany," said Erin Reale of the United Tenants of Albany, who is a member of the Task Force. "We look forward to working with this Task Force and the broader community in this process."

"Having safe, decent and affordable housing is essential for people to live stable ...

Tenants, Landlords and Other Community Representatives

- Erin Reale, United Tenants of Albany, 33 Clinton Ave, Albany, NY 12207
- Nelia Quezada, Tenant & 2016 Fellow at the SUNY Albany Center for Women in Government & Civil Society
- Alicia Borns, Tenant & Bureau Director for the NYS Office for the Prevention of Domestic Violence
- Michael Boots, Landlord
- Konstandin Kacini, Landlord
- Lillian Moy, Executive Director, Legal Aid Society of Northeastern New York
- Christine Schudde, Executive Director, Habitat for Humanity

City and Other Governmental Representatives

- Robert Magee, Director of Buildings & Regulatory Compliance, City of Albany
- Faye Andrews, Director, Albany Community Development Agency
- Kory Hogan, Fair Housing Coordinator, City of Albany
- Sarah Reginelli, President, Capitalize Albany
- Steve Longo, Executive Director, Albany Housing Authority
- Donna Maylath, Director of the Division of Temporary Assistance, Albany County Department of Social Services

Source: http://www.albanyny.org/NewsandEvents/News/16-04-20/mayor_sheehan_appoints_new_task_force_to_study_housing_affordabilitv.asdx



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Do's and Don'ts for Airbnb Short-Stay Landlords

Business Model	Personal	Business	Measure of Success
Home Sharer	X		Defray cost of your personal home
Vacation Rental	X		Defray cost of the home you periodically use
Short-stay Provider/Landlord		X	Exceed a typical passive landlord's profit

Each business model has its own unique mode of operation, expected level of service, and acceptable rate of return. You'll notice, however, that only short-stay landlords have profit as a goal. So if you're a home sharer or vacation rental provider, you can stop reading here. What follows is not intended for you (although you might find it interesting — so keep reading). If you're a landlord considering a short-stay business, you should follow these "do's" and "don'ts" to avoid costly mistakes and become more profitable than a typical landlord. The following is for rental owners that choose to provide short-stay housing instead of traditional long-term rentals. It is intended for those who want to maximize the yield on both their time and money.

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Do's

1. Comply with local ordinances and pay your lodging taxes if any.
...More and more cities (sometimes states) are requiring lodging taxes for stays of 30 days or less...
2. Prioritize your start up expenditures.
Spend your first investment dollars on installing items that'll help your guests feel secure...
3. Compete with extended stay hotels.
...Compete for travelers who would otherwise opt for extended stay hotels...
4. List your offering on multiple sites.
...Airbnb, Homeaway, TripAdvisor...
5. Go after employer-sponsored business travelers.
There's a HUGE difference between travelers who pay out of pocket and those who get reimbursed...

Don'ts

1. Don't compete with the home sharers on one and two-night stays.
2. Don't rely on landlord best practices – many don't apply.
3. Don't try to earn more than 5 stars.
4. Don't lose track of the climbing baseline.
5. Don't be a jerk.

***For the complete article visit the source at:

<https://www.biggerpockets.com/renewsblog/2016/04/12/10-dos-donts-airbnb-short-stay-landlords/>

On resource table at meeting.



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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, May 12th

*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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