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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Pine Hills in Albany has a lock problem. I have a very large solid oak entry door to my 2 family house. The latch that keeps the door closed does not come out of the lock itself to keep the door closed. The dead bolt works, but we want to use the spring lock during the day. Since the door is solid oak, I don't want to put a modern lock in its place since they are not the same size. What to do ?

Mac says: Unlike most of today's hardware, the locks of a hundred years ago could be repaired. Remove the lock and take it to a LOCKSMITH. In this case a big box store would probably not have the spring you need. It is possible a hardware store might have one that works; however, a locksmith would know for sure which one would be correct. In this case, I would suggest Phillips on Colvin Ave. in Albany or Ye Olde Locksmith on Central Ave in Colonie. I have used both and been happy.

Latham asks for paint advice. I purchased my two family house 4 years ago. I have had to paint the front steps EVERY DARN year since.

The wood is in good condition, I followed the directions to the letter, I bought the best

(And most expensive) paint I could find. It still wore off.

It did not chip, crack or peel. What can I do.

Mac answers. Not much. I presume you are using a latex or water based paint. I have tried them all and had the same problem. I tried oil based product with slightly better results. I even tried VERY VERY expensive marine enamel. The unfortunate answer is: They do not make paint like they used to. This is due to environmental regulations. I suggest using the oil based enamel, doing the best possible preparation.

A new Albany landlord asks a plumbing question. I recently moved to the area from Texas (Please do not ask why) and took over an old two family house. I plan to live in one of the flats. I have had extensive plumbing and heating experience. I plan on upgrading some of the systems. The hot water heaters are quite old. My next door neighbor tells me I have to hire a licensed plumber to do this simple job. Is this true?

Mac says: Yes, it is true.

See you next month, Keep those questions coming.

Mac

REGIONAL EVENTS

Schenectady, NY -- Our neighboring landlord group, SLIC, has organized a rally to convey the message about struggling landlords under the restrictions and edicts imposed by our government due to COVID-19. Your presence is strongly encouraged in order to show strength in numbers, and to let our lawmakers and judiciary know how negatively the restrictions will ultimately affect our ability to offer affordable housing to our tenants. See the flyer below for details, and try to participate on behalf of CDARPO and our tenants.

SLIC
SCHENECTADY LANDLORDS
INFLUENCING CHANGE

NEWS ALERT, EVERYONE!

SLIC is speaking out to the community (and beyond) about the increasing struggles of the small landlord caught in the middle of a pandemic eviction moratorium and non payment of rent issues.

We are raising our voices at our own "AWARENESS RALLY"

The public needs to know and understand just what's happening with many of the "mom & pop" landlords here and across the state who are in the business of providing affordable housing!

WHEN: Tues. Sept. 15, 2020
WHERE: City Hall – front steps
TIME: 11:30a.m. (member sign-in + \$5 for SLIC mask for rally and future meetings)

Note: Event is scheduled for 12:00

BRING: Folding chair (optional)

Presenters and invited guests include:
Senator James Tedisco
Assemblyman Angelo Santabarbara
President of NYCRRRA, Deborah Pusatere
Mayor, Gary McCarthy
Representatives from our local Police, Sheriff & Fire Departments
PLUS.....Local news media

SPREAD THE WORD! BRING FAMILY, FRIENDS AND OTHER LANDLORDS! We want a big crowd to hear our message!
‘Till then, Chris

For questions or comments call Chris Morris – 518-382-2606

Albany, NY -- Interactive Zoom Event Concerning Proposed Code Changes:

The following letter/invitation was issued by Robert Magee, Deputy Corporation Counsel of the City of Albany. CDARPO members absolutely should participate (whether or not you have property in the city proper, because similar proposals could affect other areas in the future:

BE SURE TO RSVP AND PARTICIPATE!!!

“As a key stakeholder in the City of Albany’s residential rental market, the City’s Cities Rise Team is hoping you can attend a public forum the City of Albany is holding via Zoom on Tuesday September 15, 2020 from 6:00PM to 8:00PM. Here is the meeting link: <https://us02web.zoom.us/j/85480323551>. The purpose of the forum is to provide an opportunity for landlords and tenants and their advocates to weigh in on possible changes to the Albany City Code to address long standing problems and to the looming housing crisis precipitated by the covid-19 pandemic. Based on your input, we hope to propose these changes to the Albany Common Council.

The proposed changes are the product of the work the City of Albany has done through the Cities Rise Program, which you can read about here and which has involved extensive discussions with city residents and stakeholders concerning the needs of landlords and tenants in our City. The proposals, gleaned from these conversations, include 1) empowering the Buildings Department to make it easier for it to make minor repairs when necessary to prevent a building from being deemed unsafe and unfit, 2) expanding access to electrical and plumbing licenses and permits, 3) changing the residential occupancy permit and rental dwelling registry program to allow for revocation of an ROP for serious unaddressed violations, adjusting the ROP fee to \$75 per unit, reducing the ROP

period to 18 months, and requiring posting the ROP at the property, and 4) establish a good cause eviction law for holdover evictions or nonpayment proceedings where rent has been increased by more than 10% in a given calendar year. Though these proposals are based on conversations we've had with many of you individually in the course of the Cities Rise work and outside of it, we wanted to touch base with you before making a proposal to the Common Council to receive and incorporate as best we can your feedback in what is presented to the Common Council.

We're still finalizing proposals, but additional information will be provided ahead of the meeting. Please RSVP to rmagee@albanyny.gov. Also, if you think anyone else should be a part of this conversation, feel free to share the meeting link, but please let those individuals know to RSVP. If you are unable to attend but would like to comment, I've attached a more detailed explanation of the proposals here. You can provide comments, if possible before September 18, to this email address or, if it's easier, using this online form.

Thank you in advance for your insight. If you have any questions for me, please let me know.

Robert Magee, Deputy Corporation Counsel

City of Albany

Department of Law

(518) 434-5050 • (518) 434-5070 Fax.

NEW ON THE BLOG:

What you need to know about the CDC order, written by the National Apartment Association.

<https://cdarpo.org/here-is-what-you-need-to-know-about-the-cdc-order/>

Yahoo groups will be going away. Please subscribe to our Online Newsletter at <https://cdarpo.org/contact-us/> to stay updated on events and news that impacts your business

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General meetings take place on the 2nd Thursday of each month, September–June. Hear professional speakers and meet with members who have years of land-lording experience. Find us online at CDARPO.org and on [Facebook](#), and join our Yahoo discussion and newsletter distribution groups.

Attention:

CDARPO Mailing address is:
PO Box 8, Latham, NY 12110

Regular Membership dues are \$75/year and include a 10-issue monthly newsletter, a landlord help line, education classes, free advertising at meetings & more.

Send membership inquiries to:
Membership@cdarpo.org

Commercial Membership dues will vary based on desired advertisement formats - please visit our website for more details.

MONTHLY MEMBER MEETING

PLEASE JOIN US!

VIRTUAL MEMBER MEETING

SEPTEMBER 17, 2020 AT 7PM

Speaker: Elliot Hallak ([Click for Bio](#)) and Daniel LeCours ([Click for Bio](#)) from Harris Beach Law Firm will be discussing the current legal landscape for landlords in NY.

Zoom meeting information:

Time: Sep 17, 2020 07:00 PM Eastern

- <https://us02web.zoom.us/j/82175677512?pwd=THhjbXRGcWF1aGRLY3pFTIR6d2Z5Zz09>
 - Meeting ID: 821 7567 7512
 - Passcode: 083138
-

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Join the Albany Housing Authority's growing network of the region's property owners who rent to Section 8 families.

An advertisement for Home & Building Inspection Services, Inc. featuring a portrait of Bill Hughes, ACI. The text includes: 'Home & Building Inspection Services, Inc.', 'Bill Hughes, ACI', 'ASHI Certified Inspector', 'NYS 1600000 7002', 'CT HOI-0000091', '845-897-5556', '518-833-0456', 'Fax: 845-897-2498', 'HabitatInspections@msn.com', and 'www.HabitatHomeInspection.com'. There are also logos for ASHI and Habitat for Humanity.

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