

# NEWSLETTER



## October 2023

CAPITAL DISTRICT ASSOCIATION  
OF RENTAL PROPERTY OWNERS



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- Landlords Helping Landlords -

**A- Membership Meeting: October 12, 2023-**

- **Theme: “Life of an Albany Landlord”**
- **Speaker: Katherine Storms**
- **Location: Courtyard by Marriot, 515 River St, Troy, 12180**
- **Time: 7PM-9PM**
- **Contact: [info@cdarpo.org](mailto:info@cdarpo.org)**
- **Mailing Address: CDARPO, PO Box 8, Latham, NY 12110**

**B- President’s Update:**

***Empowering Landlords for Winter Preparedness and Beyond***

Ladies and gentlemen,

As we welcome the arrival of fall, it's that time of the year when landlords like us must gear up for the upcoming winter season. For those who are new to the world of property management, the challenges of maintaining our rental properties can seem daunting. However, I'm pleased to inform you that CDARPO is committed to making this journey smoother for all of us.

To achieve this, we have taken proactive steps to provide valuable information and resources. One such initiative is the launch of a free weatherization workshop, which will not only benefit our esteemed members but also be extended to the wider public.

In addition to our weatherization efforts, we have reached out to esteemed organizations such as the Affordable Housing Partnership and Cornell University. These collaborations will empower our members with knowledge and resources to excel in their roles as responsible landlords.

As we continue our mission to enhance the capabilities of our members, we acknowledge that our strength lies in unity. We encourage each of you to actively participate in our growing community of landlords helping landlords. Your involvement is vital as we work together to create a brighter future for our industry.

Thank you for your commitment, and let us embark on this journey towards becoming more informed and effective landlords together.

Warm regards,

**Roland Nzaou**

**President, CDARPO**

## NEW YORK POWER AUTHORITY

Join NYPA, UAlbany and Capital District Association of Rental Property Owners for a hands-on, no-cost Energy Education



# Weatherization

# Workshop

**October 14<sup>th</sup>, 2023**  
1:00pm–3:00pm

**Location: Campus Recreation Building 511**

UAlbany Uptown campus, 1400 Washington Ave, Albany, NY 12222

**Event Contact: [gogreen@albany.edu](mailto:gogreen@albany.edu)**  
(518) 442-2592



The workshop will provide different ways for you to save money and energy! Food will be provided!

Take steps to be more energy conscious by turning off lights, properly programming your thermostat, deploying eco-friendly heating, and cooling practices and observing water conservation techniques like installing low flow showerheads and faucets.

### For more information:

Email [EnvironmentalJustice@nypa.gov](mailto:EnvironmentalJustice@nypa.gov)

Call 914-287-3084



Register with this QR Code

**At the workshop, you'll receive a Weatherization Kit that includes:**

- Squeeze Tube Caulk
- Deluxe Shrink Wrap Window Kit
- Self-Adhesive Weather-strip Foam Tape
- LED Night Lights with Photocell
- Self-Adhesive Door Sweep
- Hot Water Gauge
- Deluxe Shrink Wrap Window Kit
- LED Light Bulb
- Bi Metal Refrigerator Freezer Thermometer
- Smart Power Strip



Environmental Justice



NY Power Authority



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She has Earned a B.A. Degree in English, and a Master M.L.S degree in library service. Kate then immersed herself into the world of property maintenance and earned another degree from Hudson Valley Community College in Electrical and Construction Maintenance (AOS, 2005) along with becoming Certified in Lead Abatement.

Kate is an accomplished organist and pianist, an outdoor enthusiast and world traveler . She is passionate, dedicated and fearless ; all the traits of a great landlord.

### C- Katherine Storms: Bio.

**By Karen Wentz**



Kate is a seasoned Albany Landlord with over 26 years of experience in the Albany Market. She has Several Multi Unit properties in the Mansion District of Albany. Originally hailing from the

Rochester area, lived in New Jersey and relocated to Albany. She bought her first 4-unit, owner occupied property without knowing much about being a landlord, Kate continued to work at other outside jobs while balancing her new life as a multi-unit landlord in Albany .

### D- Landlord Education

**By Louise McNeilly**

Are you a new landlord, thinking of becoming one or want to be a more successful rental property owner?

Take this class to learn about tenant selection strategies, application/lease process, effective property management, rights/responsibilities, codes and regulations, financial considerations and more. Gain a realistic understanding of the job. Obtain your Landlord Training certificate upon completion of this 2.5-hour online course on Wednesday, **November 29** at 5:30 pm. Seminar fee includes many useful materials and resources that will help you be a more successful landlord. \$25. Register at [www.AHPHome.org/class-list](http://www.AHPHome.org/class-list) or 518-434-1730.

### E- Landlord Solutions

**By Clean Energy Hub**

As a landlord, there are many energy improvements you can make to your income property that will help increase the value of your property, lower energy costs, and reduce apartment turnovers.

Landlords can access two NYSERDA programs for their rental units:

- If you own and occupy a 1-4 unit multifamily home, your rental units can be upgraded through the [EmPower+](#) program.
- If the property is non-owner occupied, the [EmPower+ program](#) can also assist. Improvements can be low to no cost if your tenants are income eligible (tenants who are HEAP eligible or who earn less than 60% of the State median income.) [View the EmPower+ income eligibility guidelines](#) to learn more.

NYSERDA's EmPower+ program provides upgrades, including replacing inefficient refrigerators, adding more energy-efficient lighting, adding air sealing to reduce drafts, and adding insulation to your walls or attic.

### **Benefits of energy upgrades**

While your tenants enjoy a more comfortable living space and lower energy bills, you can:

- **Save Money.** Energy upgrades will lower utility bills with little to no upfront capital investment.
- **Manage more attractive rental units.** Lower-cost utilities will make the units more attractive and good tenants will be more likely to stay (with fewer turnovers and vacancies). Lower utility bills reduce financial burdens on tenants, making it easier to pay rent on time.
- **Increase property values.** Energy-efficient buildings are [more valuable](#), and you can help reduce residential carbon emissions to reach the State's decarbonization goals.

### **No-cost solutions**

The services are free to you and your tenants. No lien is placed on your property, and you can sell the home at any time. The EmPower+ energy auditors and installers are not code inspectors. The goal of the program is to help you and your tenant save money by making your property more energy efficient through energy upgrades. View the [Rental Property Energy Efficiency Services Agreement](#).

Encourage eligible tenants to apply for HEAP and the EmPower+ program. Then get started with an Energy Audit and learn the priority improvements to make your property more energy efficient.

### **Talk to an Energy Advisor**

We are here to help you navigate the process. To learn more about the opportunities you qualify for and your financial options, talk to an Energy Advisor by [completing this form](#).

Go to [www.cleanenergycapitalregion.org](http://www.cleanenergycapitalregion.org)

## **F- Capital Region Clean Energy Hub**

***By Louise McNeilly***

As New York State transitions to clean energy, there are new opportunities for residents and businesses to save money and energy. There are many reasons landlords will want to make energy improvements. It will help increase the value of your property, lower energy costs, reduce tenant costs and increase comfort and safety, which decreases apartment turnovers.

The Capital Region Clean Energy Hub is a group of local nonprofit organizations helping our neighbors access programs for

insulation, heat pumps, solar and more. Our Energy Advisors can help you navigate the various programs NYSERDA offers. The first step is a property energy audit, which can uncover issues such as air leaks or areas in need of more insulation. The contractor will also look for health and safety items. You'll get a prioritized list of the most cost-effective improvements to make. Then explore programs that can help pay for those improvements.

To learn more, check out

[www.cleanenergycapitalregion.org/landlords](http://www.cleanenergycapitalregion.org/landlords)  
or contact [LPetruzzelli@ahphome.org](mailto:LPetruzzelli@ahphome.org)

518-275-4814

*By becoming a member of CDARPO, you'll gain access to a network of seasoned landlords, providing you with invaluable opportunities to connect and learn from their expertise.*

## Sponsors

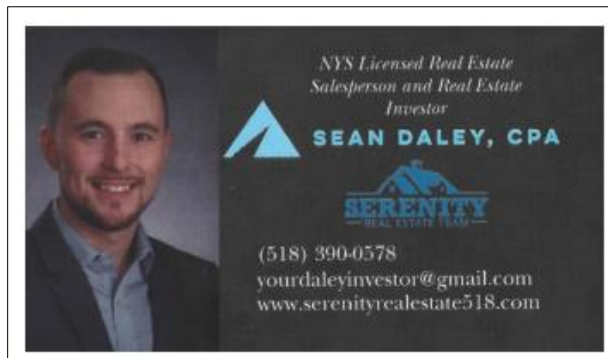



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## FREE EPA LEAD TRAININGS

### October 2023 Training Schedule

**CLASS SIZE IS LIMITED—REGISTER TODAY—ALL TRAININGS ARE FREE**

Funding for RRP classes is provided by Albany County Department of Health, Montgomery 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:**

AI at 518-765-3529 [ark249@cornell.edu](mailto:ark249@cornell.edu)

**PARTICIPANTS MUST PRE-REGISTER**

Please register online:

[https://pub.cce.cornell.edu/event\\_registration/main/events.cfm?dept=201](https://pub.cce.cornell.edu/event_registration/main/events.cfm?dept=201)

#### EPA Certified Renovator Initial (RRP I)

**October 5, 2023**

Steinmetz Homes

120 Emmons St., Schenectady, NY 12304

7:45 am—Registration/Light Breakfast

8:00 am - 5:00 pm—Training

**October 11, 2023**

Center Brunswick Volunteer Fire Company

1045 Hoosick Rd., Troy, NY 12180

7:45 am—Registration/Light Breakfast

8:00 am - 5:00 pm—Training

**October 24, 2023**

The Riverfront Center

1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010

7:45 am—Registration/Light Breakfast

8:00 am - 5:00 pm—Training

**October 26, 2023**

Center Brunswick Volunteer Fire Company

1045 Hoosick Rd., Troy, NY 12180

7:45 am—Registration/Light Breakfast

8:00 am - 5:00 pm—Training

**October 31, 2023**

The Riverfront Center

1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010

7:45 am—Registration/Light Breakfast

8:00 am - 5:00 pm—Training

#### EPA Certified Renovator Refresher (RRP R)

**October 3, 2023**

Albany Community Development Office Community Room

200 Henry Johnson Blvd

Albany, NY 12210

7:45 am—Registration/Light Breakfast

8:00 am - 12:00 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 hours of Professional Development Electives toward their 24 hours of annual in-service credit. (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**

**ALL RRP REFRESHER TRAININGS INCLUDE: Continental Breakfast \* Refreshments \* Course Manuals & Materials**

Name: \_\_\_\_\_ (please choose) Class Date/Time: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Company or Organization: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Cornell Cooperative Extension | Albany County

24 Martin Road, Voorheesville, NY 12186

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If you have a disability and are having trouble accessing information or need materials in an alternate format, contact [alvarez@cornell.edu](mailto:alvarez@cornell.edu) for assistance.

Dear readers,

Share your amusing landlord stories with us! Whether it's a funny encounter with a tenant or contractor, or a situation that didn't go as planned, we want to hear about it. Submissions can be short and anonymous, so send them our way and let's remind ourselves of the lighter moments of being a landlord. Please send at [info@cdarpo.org](mailto:info@cdarpo.org)

Best regards,

CDARPO

### G- Call for Volunteers.

CDARPO always seeks **partnerships** and volunteers interested in serving on the following committees.

- **Membership:** contact new members to familiarize them with our services, man the welcome table, go to other organization meetings to introduce CDARPO to grow membership, contact people who do not renew, monitor that business ad members are getting correct ad sizes and are happy with their ads.

**Contact P. R Committee Chair:**

**Caroline Gibson**

- **Legislative Update:** attend local meetings, report on events of interest, attend Neighborhood Association meetings, and report back on anything of interest to CDARPO (sometimes these are the first place to hear gossip about pending plans).

**Contact Committee Chair:**

**Lamon Snyder**

- **Newsletter:** produce articles, find ideas for articles, request others to produce articles, and obtain permission to reprint articles.

**Contact Committee Chair:**

**Karen Wentz**

- **Speakers / Events:** arrange for speakers, confirm, and arrange accommodations for speakers, arrange for or manage zoom meetings, handle the recording within Zoom meetings.

**Contact the Committee Chair:**

**Bryson Gibson.**

### H- Get Connected

Current members should join our forum discussion area on Google Groups. This will be the Email-based forum for exchanging ideas and interacting with fellow landlords who may share experiences. Send an email requesting access to [cdarpo-talk+subscribe@googlegroups.com](mailto:cdarpo-talk+subscribe@googlegroups.com) or contact Caroline Silver at [caroline.silver.97@gmail.com](mailto:caroline.silver.97@gmail.com) or Roland Nzaou at [CDARPO@gmail.com](mailto:CDARPO@gmail.com) for more assistance.

Find us online at CDARPO.org and on Facebook. Sign up for our newsletter on the contact page of our website.



# Secrets of Successful Landlords

Learn effective residential property management practices from the experts

Tenant Screening  
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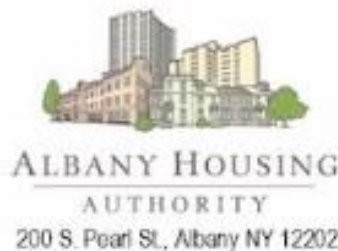


**Wednesday, November 29, 2023**  
**5:30 pm**

**Workshop will be held online.**

Register at [www.ahphome.org](http://www.ahphome.org) or call 518-434-1730 x 0 for this and other education programs. More info at [LMcneilly@AHPhome.org](mailto:LMcneilly@AHPhome.org). \$20 for resources.

Sponsored by:



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**Alternatives to Displacement Inc.**  
255 Orange St, Albany  
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