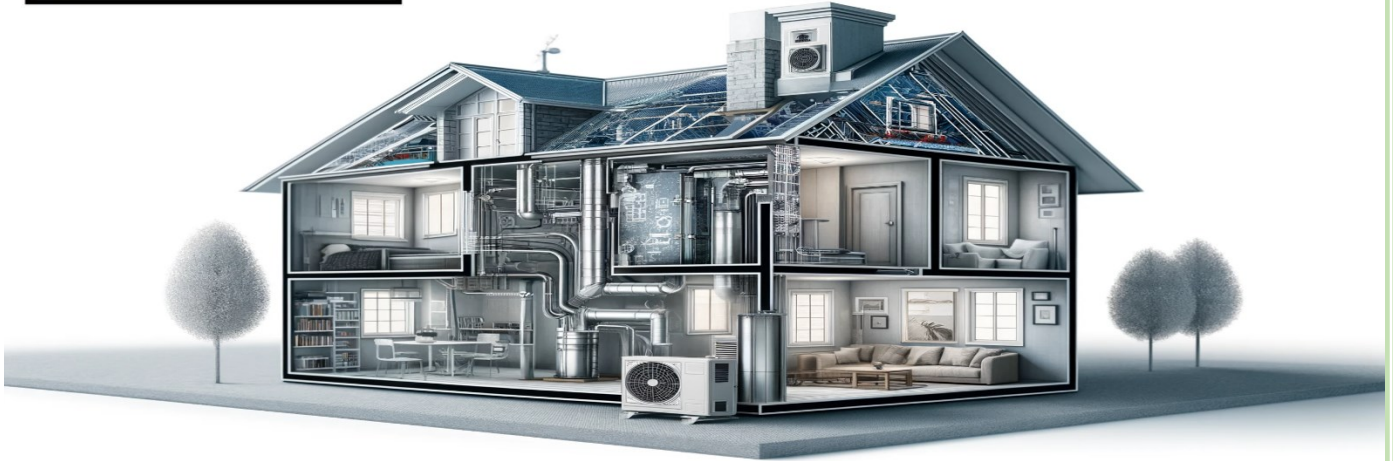


NEWSLETTER May 2024



**CAPITAL DISTRICT ASSOCIATION OF
RENTAL PROPERTY OWNERS**

~Landlords helping landlords~



HVAC: Q&A, Tips and Saving Strategies

Speaker 1: **Tammy James**,
President of JDJ Comfort Systems, a
heating and cooling (HVAC) Company
serving our residents.



Savings on Home Surplus Habitat

Speaker 2: **Christine Schudde**,
Executive Director of Habitat for Humanity
Capital District, oversees and leads
construction or acquisition/rehab of homes
in Albany and Troy.

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A- Membership Hybrid Meeting: May 9, 2024

- Themes: **HVAC: Q&A, Tips and Saving Strategies – by Tammy James**
Savings on Home Surplus Habitat by Christine Schudde
- Location: Courtyard by Marriott in Albany 227 Wolf Rd, Albany, NY
- Zoom ID: **868 6749 7277** or <https://us06web.zoom.us/j/86867497277>
- Time: 7 PM-9 PM
- Contact: info@cdarpo.org Tel : (518)- 412- 2776
- Address: PO Box 8, Latham, NY 12110



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

Best regards,

CDARPO

B- Agenda:

6:30 PM - 7:00 PM: Registration

7:00 PM – 7:05 Greeting of everyone

7:05 PM – 7:50 Speaker 1:



Tammy James is the President of JDJ Comfort Systems in Albany, New York, where she has led the company since 2006 in providing top-tier residential and commercial

HVAC services. With a background in accounting and merchandising before taking over JDJ, Tammy combines her industry knowledge with a strong commitment to integrity and quality service. She lives in Mechanicville with her husband John and their family, enjoying hobbies like hiking and kayaking. Tammy values a balanced life, dedicating time to both her successful business and her close-knit family, planning to pass on her legacy to future generations.

7:50PM – 8:05PM: Light refreshments

8:05PM – 8:45PM: Speaker 2:



Christine Schudde serves as the Executive Director of Habitat for Humanity Capital District. In this role, she spearheads the organization's

operations, including a retail store and the construction or renovation of homes in

Albany and Troy. Under Christine's guidance, Habitat has successfully built over 60 homes, increasing the total to 164 affordable residences provided to first-time homeowners, with an additional 20 homes currently under development. In recognition of her effective leadership, the organization received the 2023 Northeast Regional Habitat for Humanity Affiliate of the Year award. Christine holds an M.A. in Public Policy from the University at Albany's Rockefeller College of Public Affairs and Policy and a B.A. from The College of Saint Rose. She resides in Albany with her family.

8:45PM – 9:00PM Networking

C- Last Meeting Photos



D- Understanding the 1099-K Form: What Landlords Need to Know

Introduction:

The 1099-K form is an IRS document used to report payment transactions processed by payment settlement entities. If you're a landlord receiving payments through platforms like PayPal, Venmo, or credit card transactions, understanding the 1099-K is crucial. This article breaks down the essentials of the 1099-K form, helping landlords navigate the complexities of digital payment reporting.

What is a 1099-K?

The 1099-K form, also known as "Payment Card and Third Party Network Transactions," is issued by third-party payment processors. It reports the gross amount of all reportable transactions within a calendar year to both the IRS and the payee. Originally designed to ensure compliance among online sellers, it has implications for anyone receiving payments through electronic platforms, including landlords.

Who Receives a 1099-K?

You'll receive a 1099-K if:
You accept payment for goods or services through a payment card (credit, debit, or stored-value cards) or a third-party network like PayPal.
The total number of transactions exceeds the minimum threshold set by the IRS, which for tax year 2022 and beyond is gross payments that exceed \$600, regardless of the number of transactions.

Why is it Important for Landlords?

As a landlord, if you collect rent payments electronically, the 1099-K form is significant because it documents these transactions in a manner visible to the IRS. It helps landlords:

Track digital transactions accurately. Ensure all income is reported correctly to avoid penalties. Manage tax records more efficiently, providing a clear record of electronic income.

How to Use the Information on a 1099-K:

Upon receiving a 1099-K, ensure that the income reported matches your own records. Here's how you can use the form effectively:

Verify Amounts: Cross-check the reported amounts with your own transaction records.

Report Income Accurately: Include the income from your 1099-K on your tax return. Be sure to account for any discrepancies and understand the sources of all entries.

Keep Detailed Records: Maintain detailed records of all transactions, including invoices and receipts. This documentation will be invaluable if the IRS has questions about your reported income.

Common Issues and How to Resolve Them:

Discrepancies in Reported Income: If the amount on your 1099-K doesn't match your records, contact the issuing payment processor to resolve the issue.
Multiple Forms: If you receive multiple 1099-K forms or have overlapping income reports, consolidate the information accurately on your tax return to avoid double-reporting income.

Conclusion:

For landlords, the 1099-K form is becoming increasingly relevant with the rise of digital payment methods. Proper management of these forms can simplify

tax preparation and ensure compliance with IRS regulations. By staying informed and proactive in handling your 1099-K forms, you can minimize potential issues and focus on managing your rental properties effectively.

Call to Action:

Always consult with a tax professional to understand how the latest IRS rules and regulations apply to your specific situation, ensuring your rental business remains compliant and profitable.

E- NYS Announces Department of Energy Approval to Fund Energy Affordability Program for Low Income New Yorkers

Department of Energy Approves Plan for New York to Access Inflation Reduction Act Funding to Support Energy Efficiency and Clean Energy Upgrades

Advances Governor’s Goal to Achieve Two Million Climate-Friendly Homes by 2030 and Climate Act Goal to Reduce Greenhouse Gas Emissions 85 Percent by 2050

Initial Funding Awards: Governor Kathy Hochul today announced the approval of New York’s partial-scope application for the United States Department of Energy’s Home Electrification and Appliance Rebates Program formula grant funding. This approval builds on New York State’s commitment to improve low-income families' homes with the latest efficiency and clean energy upgrades that will make them

Connect & Learn with CDARPO 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.

more comfortable and reduce energy costs. Today's announcement supports the State’s nation-leading Climate Leadership and Community Protection Act goal to reduce greenhouse gas emissions by 85 percent by 2050 and advances Governor Hochul’s goal to achieve two million climate-friendly homes by 2030.

"New York is setting the pace in the transition to modern, affordable, and efficient homes. With this Inflation Reduction Act funding, we continue the transition to an affordable clean energy future that benefits all New Yorkers," **Governor Hochul said.** "We thank President Biden, Secretary Granholm and the New York Congressional Delegation for their support and are proud to partner with the Department of Energy to lead on this historic opportunity and build a healthier future for all New Yorkers."

The application submitted by New York State Energy Research and Development Authority (NYSERDA) to United State Department of Energy (DOE) requested \$39.6 million in initial funding, which will allow NYSERDA’s low income EmPower+ program to provide additional energy efficiency and beneficial electrification improvements, expanding its current reach. New York State is eligible to receive a total of \$317.7 million through the DOE’s IRA Home Energy Rebate programs: \$159.3 million for the Home Efficiency Rebates and \$158.4 million for HEAR program.

Eligible owners of one to four family homes will be able to receive significant discounts, up to 100 percent of total project cost, for insulation and air sealing, heat pumps for space and water heating, and any necessary electrical upgrades to support those improvements. This application represents the first step in receiving Inflation Reduction Act (IRA) funding for the full portfolio of IRA [Home Energy](#)

[Rebate programs](#). NYSERDA is planning to launch expanded IRA Home Energy Rebate program offers later this year after the full scope application has been submitted and approved by DOE.

NYSERDA is currently working towards developing and submitting the full HEAR application to enable rebate offers to moderate-income residents and to owners of larger low and moderate-income multifamily buildings, including high-efficiency appliance rebates.

Additionally, to utilize the full federal funding available for New York State, NYSERDA will be applying to the Home Efficiency Rebates program, which will further expand residents’ access to upgrades for heat pumps and other clean, low carbon technologies.

F- Sponsors



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If you are a CDARPO member and have not yet completed the form on the following page (page 10), please do so and return it to Lisa Benware. It is essential for us to know the location of your properties, whether it's in a town or city, to effectively serve you when new policies arise in your area.



“Landlords Helping Landlords”

Eligibility Any person over 18 years of age who agrees to abide by CDARPO’s By-Laws, adopts its Code of Ethics and is engaged in owning and/or managing rental property, or does business with those so involved, is eligible for membership. Spouses and domestic partners of members may attend general meetings free of charge but are not entitled to vote. Businesses and other organizations may apply for membership and must appoint a voting individual. CDARPO is an equal opportunity organization.

Application for Membership

I am over 18 years of age and agree to abide by CDARPO’s By-Laws and Code of Ethics. I am engaged in owning and/or managing rental property or I do business with those so involved. (Included are persons that are seriously endeavoring to become an owner or property manager of rental property.) Initials: _____

Annual Fee \$75.00 Is there another member who referred you? _____

Your Name: _____ **Partner (non-voting)** _____

E-mail: _____ **Cell:** _____ **Alt#:** _____

Mailing Address: _____ **Bus Affil:** _____

___ **Yes** ___ **No** May we share your name, e-mail address, and telephone with other members?

---- **Yes** ___ **No** Can we auto-deduct your payment at next year’s renewal?

What is your affiliation with the Rental Industry (Please circle all that apply): (Do-it-all) (Owner) (Full-time Operator) (Property Manager) (Investor) (Finance) (Supply) (Contractor) (Construction) (Repair) Other: specify _____

Circle number of units owned or managed: 0 1-5 6-10 11-20 21-40 41-70 71-100 100+

What type of property are you active with. Please Circle all that apply: (Single Family) (Luxury Apts) (Market Rate Apts) (Student Housing) (Affordable Housing) (Senior Housing) (Rooms) (Extended Stay) (Owner-Occupied) Other (describe) _____

Your properties are located in what cities, towns, or county authority (please indicate how many units in each):

#	City/Town	Nbr	#	City/Town	Nbr
1			4		
2			5		
3			6		

CDARPO is an organization of volunteers that succeeds by members helping members. In which of these fields will you be able to help the organization? Reference more info in By-Laws (Circle all that apply)

- > Legislative Liaison (go to meetings and report back)
- > Membership (various, meeting & resource table)
- > Newsletter Contributor
- > Information Technology—Website, meetings
- > Other—how do you think you can contribute: _____
- > Schedule Meeting Speakers
- > Education --various
- > Public and Press Relations
- > Social Media

Signature _____ **Date** ___/___/___

Call us at
518-765-3512
for more info!



Albany County Healthy Homes Program

THE HEALTHY HOMES PROGRAM for residents in Albany County

FREE health safety survey, education, resources and referrals.
FREE safety and cleaning products may include:



- Home Safety Products such as smoke detectors, carbon monoxide detectors, and fire extinguishers
- Child Safety Products such as cabinet locks, shock stoppers, door knob covers, and corner protectors
- Asthma Control items in conjunction with Asthma Education Program, such as allergen barrier mattress and pillow covers
- Cleaning Supplies such as a wipes, baking soda and vinegar
- Safety Products such as flashlights and nightlights
- Pest management products to control mice

To Schedule a Healthy Home Visit:

Call: 518-765-3512

Email: dfp46@cornell.edu

Fax: 518-765-2490



Funding for this program is provided by Albany County.

Cornell Cooperative Extension | Albany County

24 Martin Road, Voorheesville, NY 12186

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FREE EPA LEAD TRAININGS

May 2024 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, childcare 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.

PARTICIPANTS MUST PRE-REGISTER

Register online:

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

Fax: 518-765-2490

Or call:

Al 518-765-3529 | ark249@cornell.edu

Nick 838-202-0742 | neb87@cornell.edu

Diane 518-765-3512 | dfp46@cornell.edu

ALL RRP INITIAL TRAININGS INCLUDE:

Continental Breakfast, Lunch, Refreshments, and Course Manuals & Materials

ALL RRP REFRESHER TRAININGS INCLUDE:

Continental Breakfast, Refreshments, and Course Manuals & Materials

EPA Certified Renovator Initial (RRP I)

7:45 am—Registration/Light Breakfast

8:00 am - 5:00 pm—Training

May 9, 2024

Center Brunswick Volunteer Fire Company
1045 Hoosick Rd., Troy, NY 12180

May 14, 2024

The Riverfront Center
1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010
(parking available behind building)

May 16, 2024

Steinmetz Homes
120 Emmons St., Schenectady, NY 12304

May 21, 2024

The Riverfront Center
1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010
(parking available behind building)

May 23, 2024

CCE Albany County
24 Martin Rd., Voorheesville, NY 12186

May 30, 2024

Albany Community Development Agency
200 Henry Johnson Blvd., 2nd Floor, Albany, NY 12210
(parking available behind building)

EPA Certified Renovator Refresher (RRP R)

7:45 am—Registration/Light Breakfast

8:00 am - 12:00 pm—Training

May 2, 2024

CCE Albany County
24 Martin Rd., Voorheesville, NY 12186

May 29, 2024

The Riverfront Center
1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010
(parking available behind building)

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.)

Name: _____ (please choose) Class Date/Time: _____

Address: _____ City: _____ State: _____ Zip: _____

Company or Organization: _____

Phone: _____ Cell Phone: _____ Email: _____

Cornell Cooperative Extension | Albany County

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If you have a disability and are having trouble accessing information or need materials in an alternate format, contact cbang@cornell.edu for assistance.