



City of Batavia

Media Release

FOR IMMEDIATE RELEASE:

City Offers Opportunities for Landlord's and Homeowner's

The City of Batavia has partnered with PathStone Corporation to provide homeowners and landlords access to services that will provide a greater ability to maintain and manage their properties and build a stronger a community. In addition, the City is taking a proactive step to provide landlords with additional tools to screen potential tenants and monitor their properties.

"We have caring residents and great neighborhoods. The partnership with PathStone and additional programs by the Police Department will help our residents add value to their homes" said Council President Brooks Hawley. "These new initiatives are geared towards providing homeowners and landlords with greater resources and tools for improving and maintaining their properties. The programs are designed to help current owners add to the existing stability of the City's housing stock."

Stuart J. Mitchell, President and CEO PathStone Corporation said, "PathStone Corporation is very pleased to partner with the City of Batavia to provide comprehensive housing services to landlords, tenants and homeowners. Our years of hands-on experience and expertise combined with generous funding will make it possible for many families and businesses to improve living conditions for both owner-occupied and rental properties. The City of Batavia will benefit from an improved housing stock and a stabilized and expanded tax base."

The following initiatives are announced to help home owners and quality rental properties continue to succeed.

In partnership with PathStone Corporation through a New York State Energy Research and Development Authority (NYSERDA) grant, PathStone will be providing free workshops to homeowners and landlords so they can receive free/reduced cost energy audits, income based energy improvements grants of up to 50%, and help them access low interest NYSERDA loans to make their homes and rental units more comfortable and reduce utility bills. Following these workshops PathStone continues to assist landowners by selecting Energy Star contractors and identify alternative funding for their home improvements. The next free workshop will be October 20th from 5:30pm-7pm at the Batavia PathStone office, 7 Batavia City Centre. For more information please call (585) 442-2030 Ext 213.

The City will be partnering with The Housing Council at PathStone to host the areas first *Operating Rental Property Workshop*. The workshop will cover topics such as Fair Housing Laws, Screening & Selection of Tenants, Leases & Security Deposit and Overview of Eviction Process. Also, special guest and local attorney Thomas Williams, Esq. will present on neighborhood legal services and navigating the legal system as a landlord. The cost of the workshop is \$45 per person. Pre-registration is required, for more information call (585) 546-3700, or register on-line at www.RocLandlord.com. The next workshop will be October 10th from 10am to 5pm.

The City Police Department will be providing landlords with the ability to easily request tenant records checks for tenant selection. Records checks have to be submitted in person to the Police Department by potential tenants and the City Police Department will provide both the tenant and landlord with a search of all Batavia Police Department records and the Genesee County Sheriff's records for any Arrest and Contact information about the tenant within the last 5 years. The cost of the records check is \$10 and can be paid by the tenant. Forms can be downloaded from the City website at <http://www.batavianewyork.com/Files>.

The City Police Department will be providing landlords with the ability to receive Police Department contact reports for their respective properties. Similar to a Freedom of Information Law (FOIL) request, a property owner can request a report including police contact with their respective rental properties that will include the date, time, location and incident type. This will provide landlords with easy access to information pertaining to activity surrounding rental properties. FOIL requests only have to be completed once by the landlord providing the property address(es) they would like to receive information regarding and on the 2nd Monday of every month a PDF report including all police contacts for their respective properties will be emailed to the landlord. Paper reports can be requested at \$.25 per page. Any unauthorized information will be redacted per FOIL and released. Forms can be downloaded from the City website at <http://www.batavianewyork.com/Files>.

"The police department tenant record check and contact reporting is another avenue for landlords to get tenants in their rentals that are beneficial and positive for the city's neighborhoods" said Council President Brooks Hawley.

The City's 2012 Community Improvement Plan recommended the City take advantage of its existing residential stability and affordability by developing programs that will generate the greatest re-investment in existing housing stock. The plan identified that the City's stable and affordable housing market, both owner-occupied and rental, as a great value.

PathStone is a Rochester, NY based not-for-profit community development and human services organization, that provides services to low-income families and economically distressed communities throughout New York, Pennsylvania, New Jersey, Ohio, Indiana, Virginia, Vermont, and Puerto Rico. It is a certified Community Development Financial Institution (CDFI).

The Housing Council at PathStone is one of New York State's largest HUD-approved comprehensive housing counseling agencies. A not-for-profit corporation founded in 1971, in Rochester, New York, The Housing Council provides landlord education, foreclosure prevention, pre-purchase counseling, emergency housing services and fair housing education. The Housing Council provides property management tools and strategies to landlords in order to enhance their business skills and familiarize them with their rights and responsibilities.

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