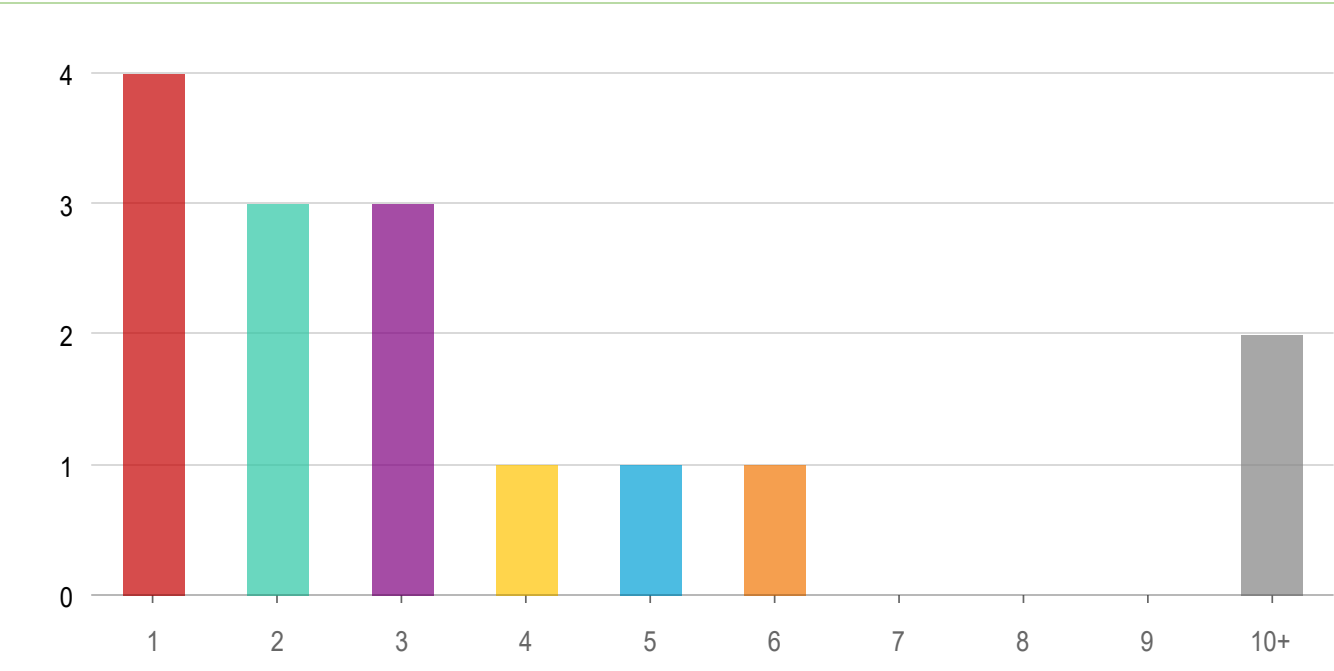


Landlord Survey

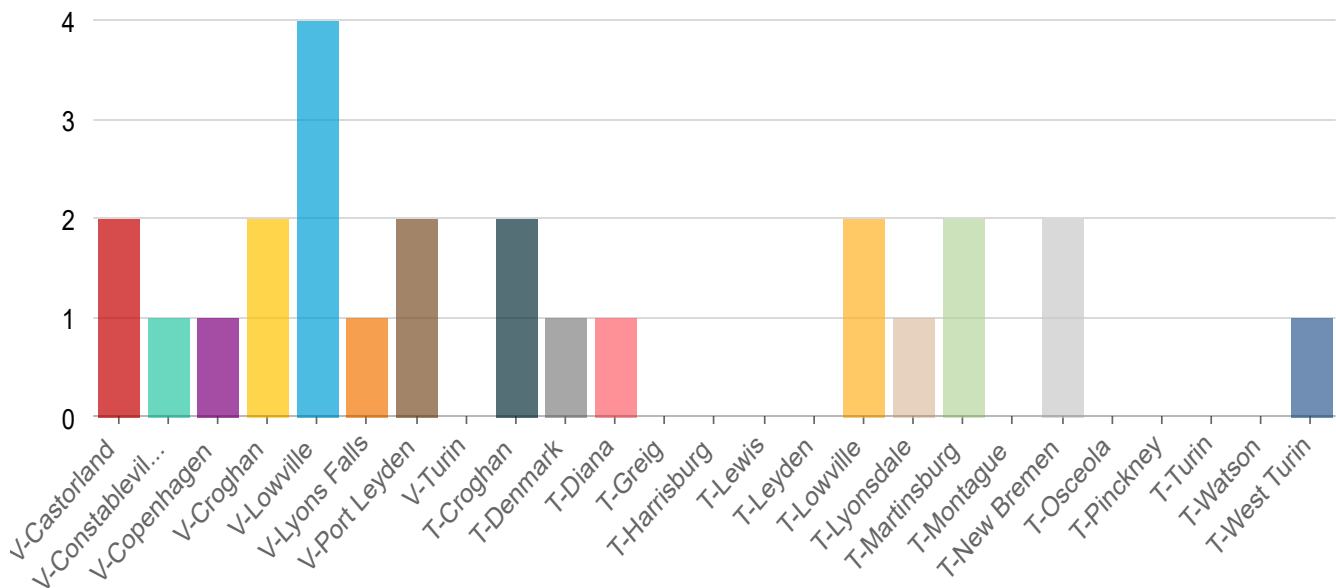
How many long-term rental units do you currently own?



Answers	Count	Percentage
1	4	23.53%
2	3	17.65%
3	3	17.65%
4	1	5.88%
5	1	5.88%
6	1	5.88%
7	0	0%
8	0	0%
9	0	0%
10+	2	11.76%

Answered: 15 Skipped: 2

What municipalities are your long-term rentals located in?



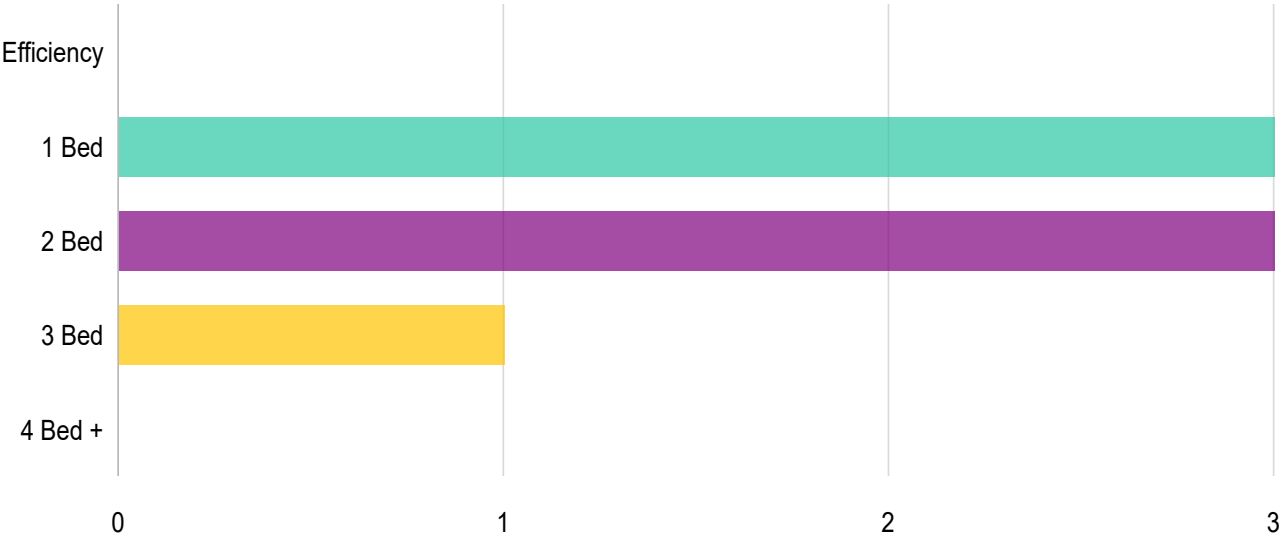
Answers	Count	Percentage
V-Castorland	2	11.76%
V-Constableville	1	5.88%
V-Copenhagen	1	5.88%
V-Croghan	2	11.76%
V-Lowville	4	23.53%
V-Lyons Falls	1	5.88%
V-Port Leyden	2	11.76%
V-Turin	0	0%
T-Croghan	2	11.76%
T-Denmark	1	5.88%
T-Diana	1	5.88%
T-Greig	0	0%
T-Harrisburg	0	0%
T-Lewis	0	0%

T-Leyden	0	0%
T-Lowville	2	11.76%
T-Lyonsdale	1	5.88%
T-Martinsburg	2	11.76%
T-Montague	0	0%
T-New Bremen	2	11.76%
T-Osceola	0	0%
T-Pinckney	0	0%
T-Turin	0	0%
T-Watson	0	0%
T-West Turin	1	5.88%

Answered: 17
 Skipped: 0

What is the average rent without utilities? Please check all that apply.

Under \$600

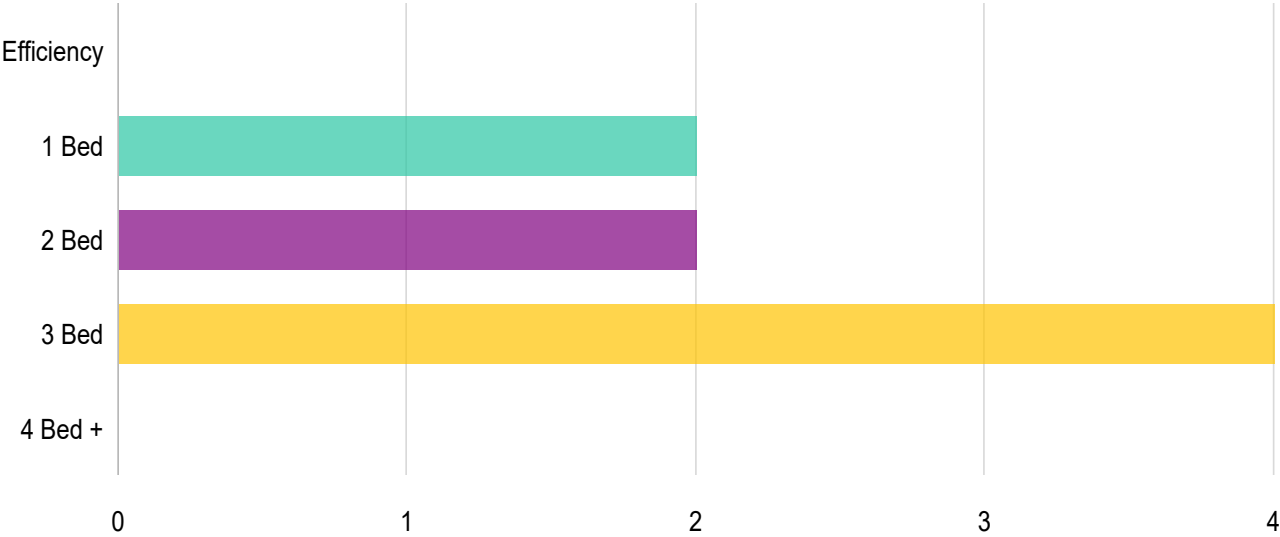


Answers	Count	Percentage
Efficiency	0	0%

1 Bed	3	17.65%
2 Bed	3	17.65%
3 Bed	1	5.88%
4 Bed +	0	0%

Answered: 7
 Skipped: 10

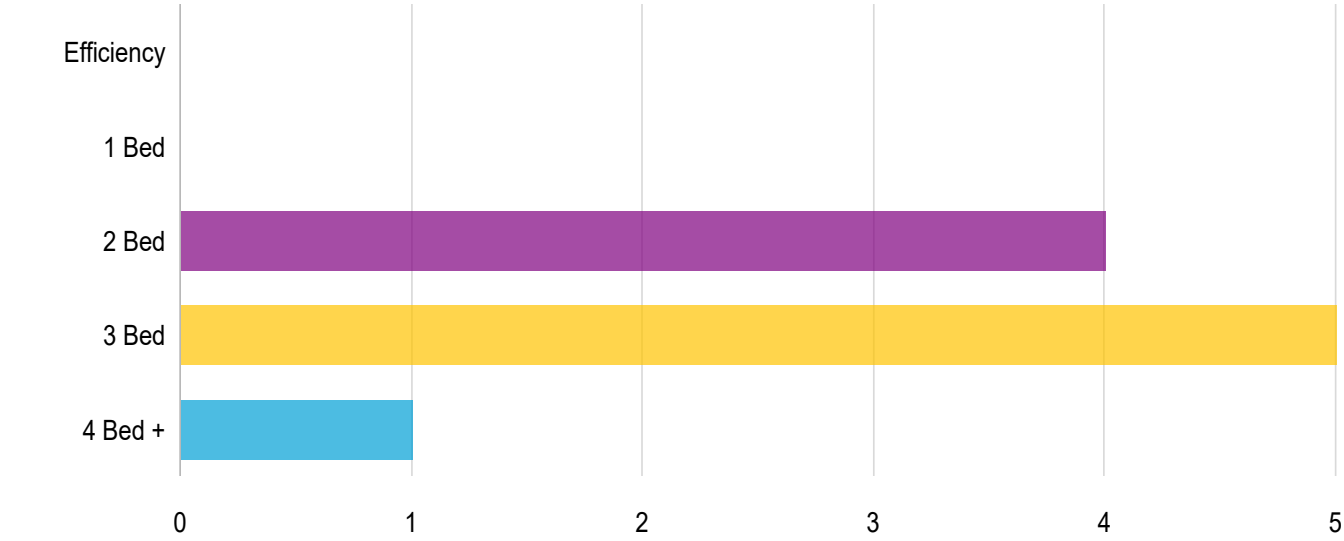
\$601-\$750



Answers	Count	Percentage
Efficiency	0	0%
1 Bed	2	11.76%
2 Bed	2	11.76%
3 Bed	4	23.53%
4 Bed +	0	0%

Answered: 8
 Skipped: 9

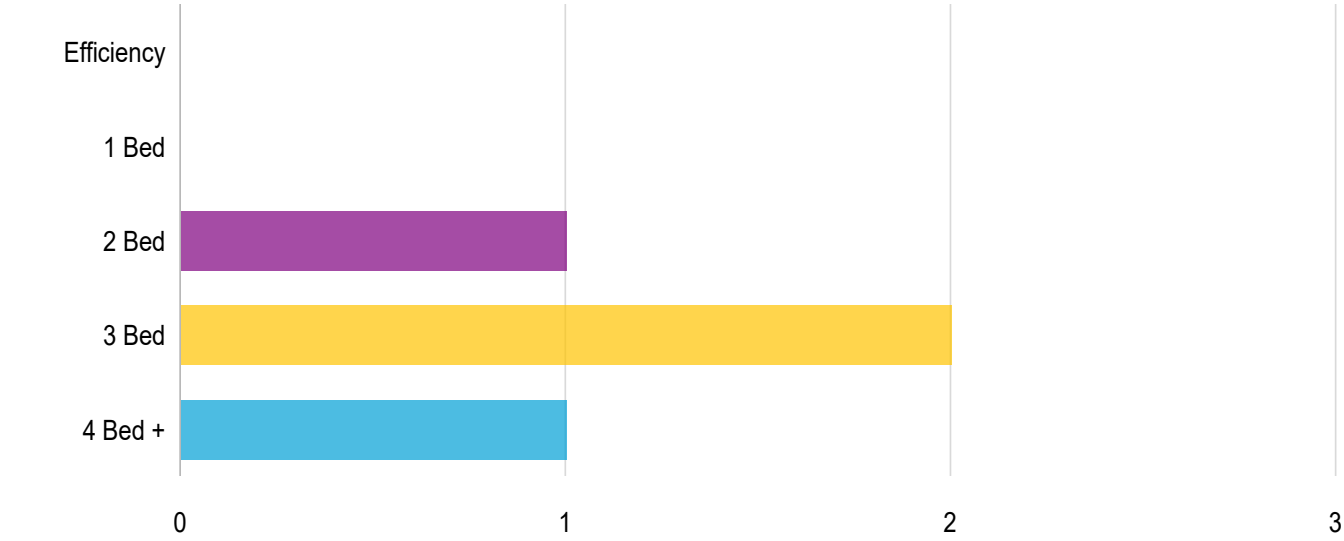
\$750-\$900



Answers	Count	Percentage
Efficiency	0	0%
1 Bed	0	0%
2 Bed	4	23.53%
3 Bed	5	29.41%
4 Bed +	1	5.88%

Answered: 10 Skipped: 7

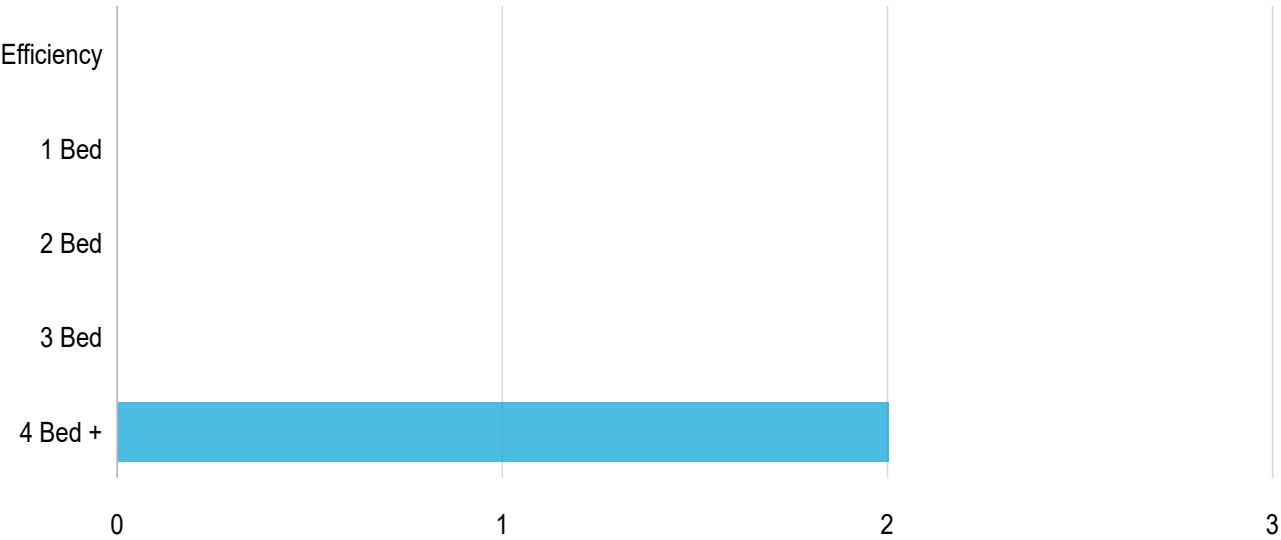
○ \$901-\$1,100



Answers	Count	Percentage
Efficiency	0	0%
1 Bed	0	0%
2 Bed	1	5.88%
3 Bed	2	11.76%
4 Bed +	1	5.88%

Answered: 4
 Skipped: 13

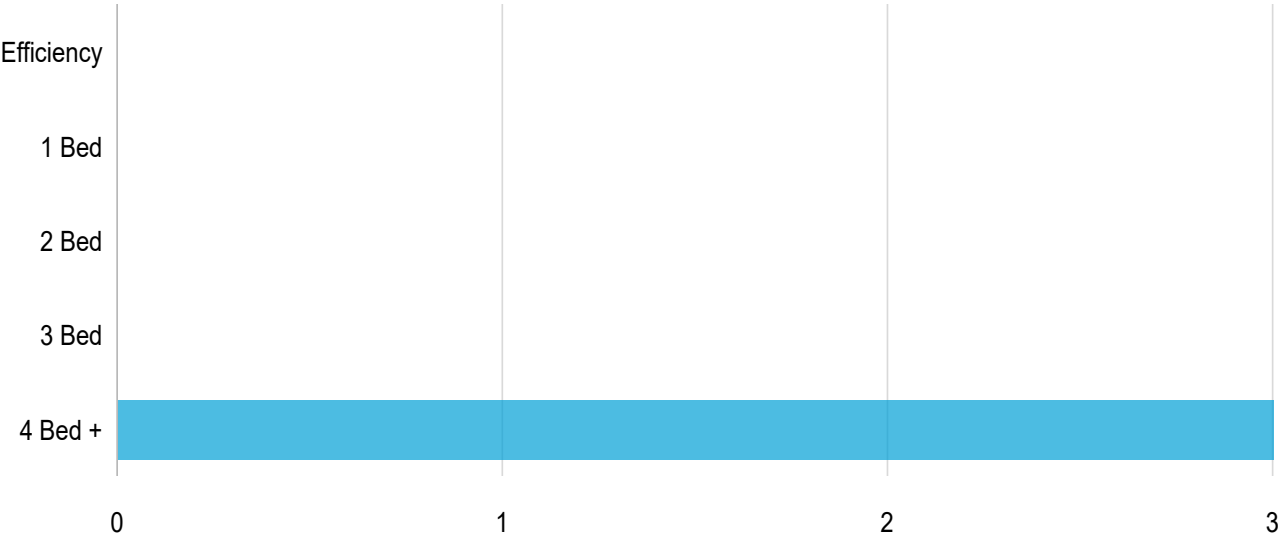
○ \$1,101-\$1,200



Answers	Count	Percentage
Efficiency	0	0%
1 Bed	0	0%
2 Bed	0	0%
3 Bed	0	0%
4 Bed +	2	11.76%

Answered: 2
 Skipped: 15

○ \$1,200+

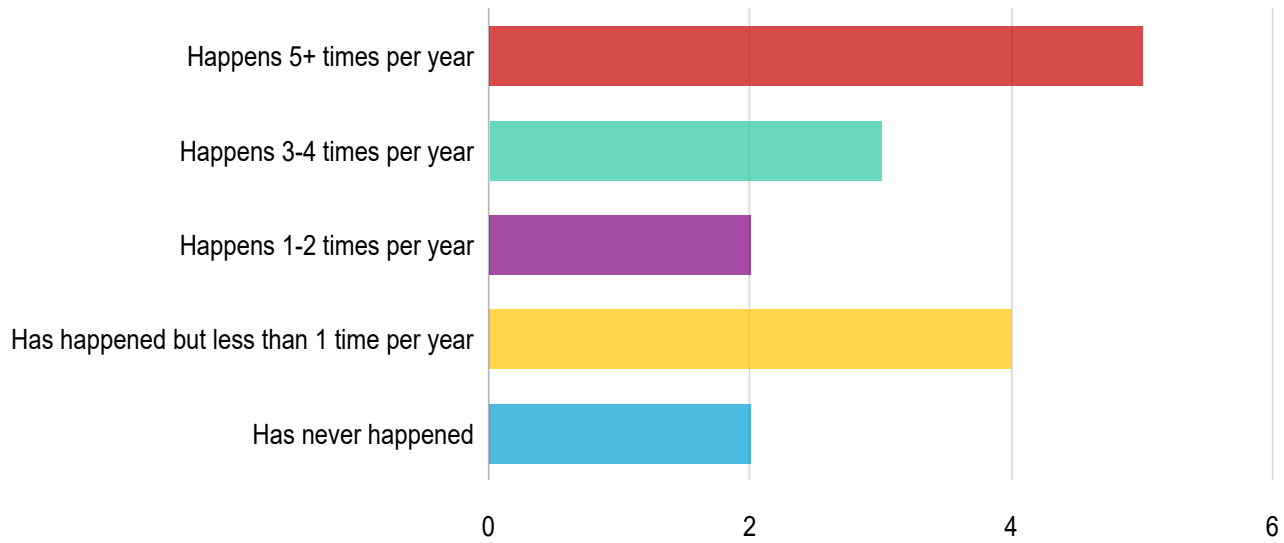


Answers	Count	Percentage
Efficiency	0	0%
1 Bed	0	0%
2 Bed	0	0%
3 Bed	0	0%
4 Bed +	3	17.65%

Answered: 3 Skipped: 14

For the long-term rental units that you currently own, please provide us with the following information:

○ Non Payment of Rent



Answers

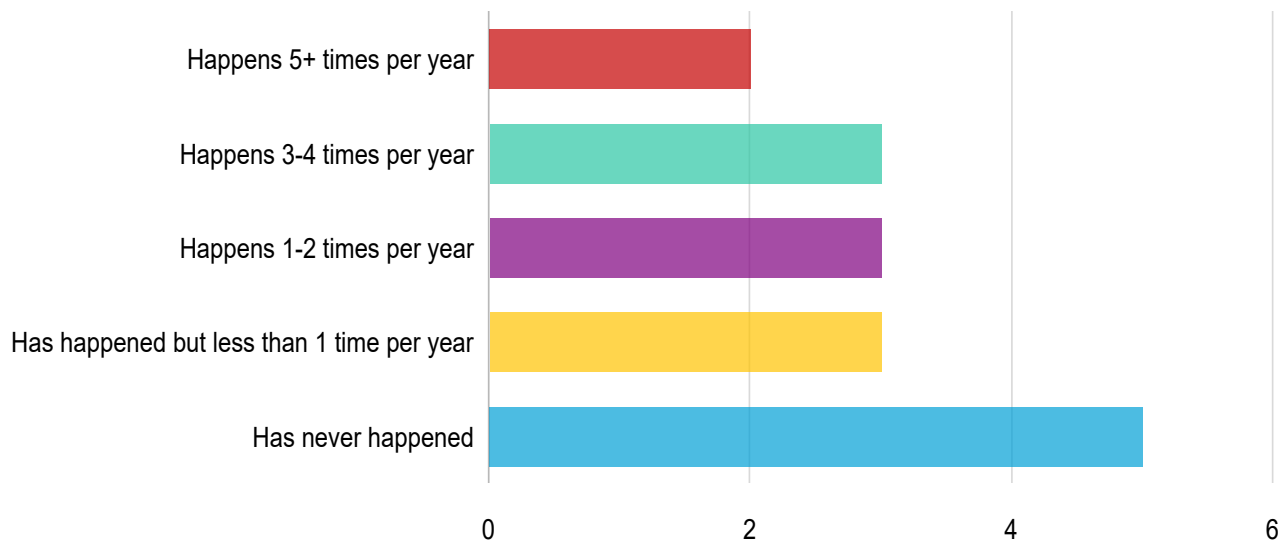
Count

Percentage

Happens 5+ times per year	5	29.41%
Happens 3-4 times per year	3	17.65%
Happens 1-2 times per year	2	11.76%
Has happened but less than 1 time per year	4	23.53%
Has never happened	2	11.76%

Answered: 16 Skipped: 1

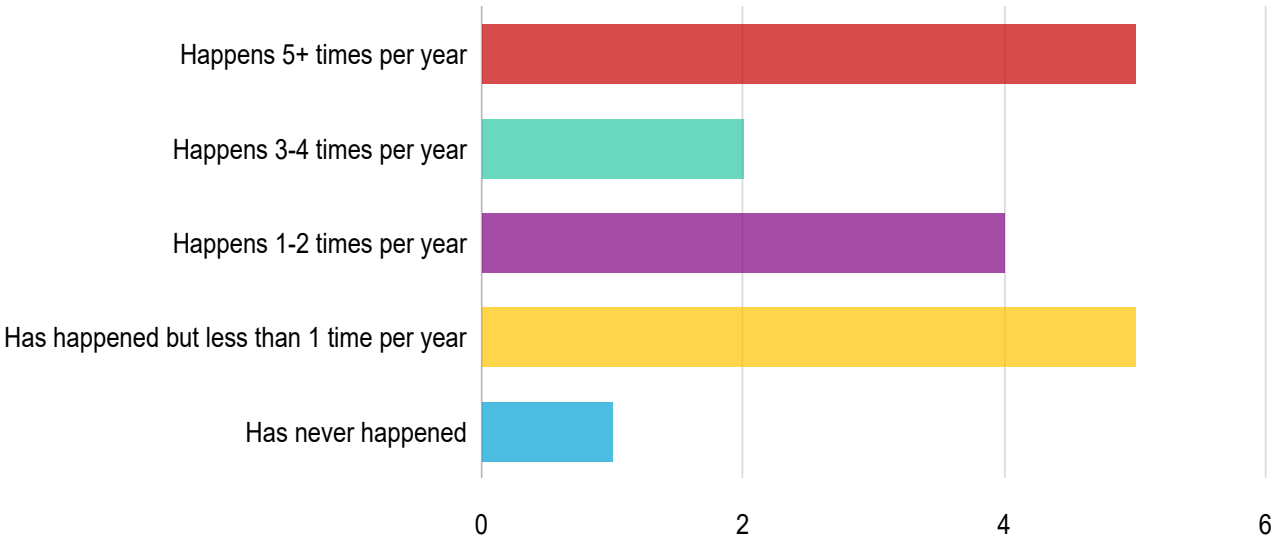
Non Compliance (conflict with neighbors or landlord, multiple visitors, loud...



Answers	Count	Percentage
Happens 5+ times per year	2	11.76%
Happens 3-4 times per year	3	17.65%
Happens 1-2 times per year	3	17.65%
Has happened but less than 1 time per year	3	17.65%
Has never happened	5	29.41%

Answered: 16
 Skipped: 1

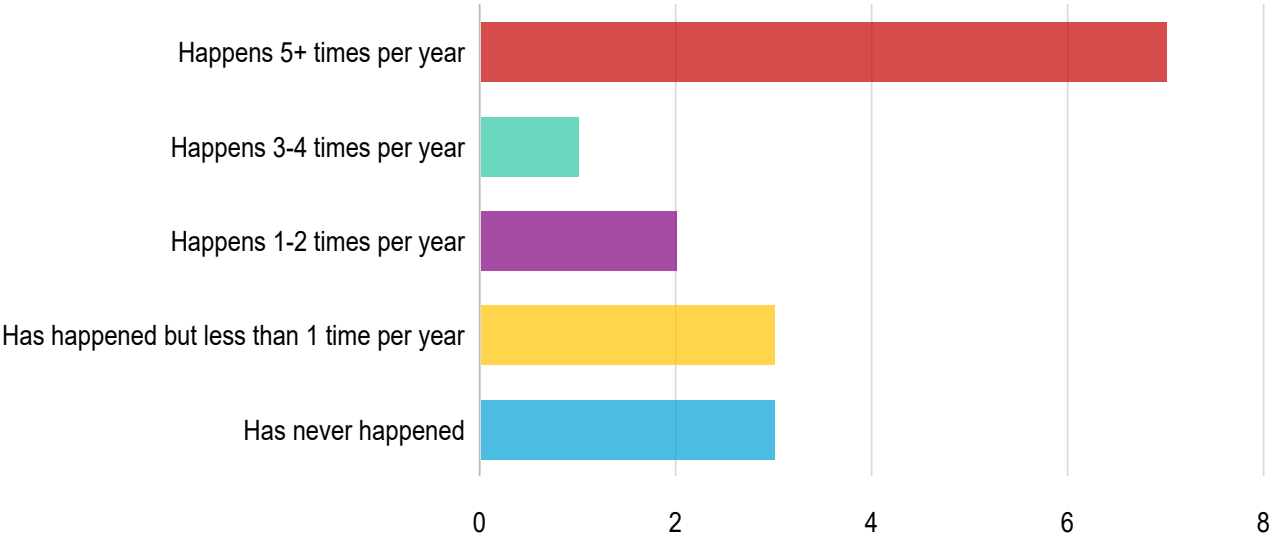
○ Damage to rental unit



Answers	Count	Percentage
Happens 5+ times per year	5	29.41%
Happens 3-4 times per year	2	11.76%
Happens 1-2 times per year	4	23.53%
Has happened but less than 1 time per year	5	29.41%
Has never happened	1	5.88%

Answered: 17
 Skipped: 0

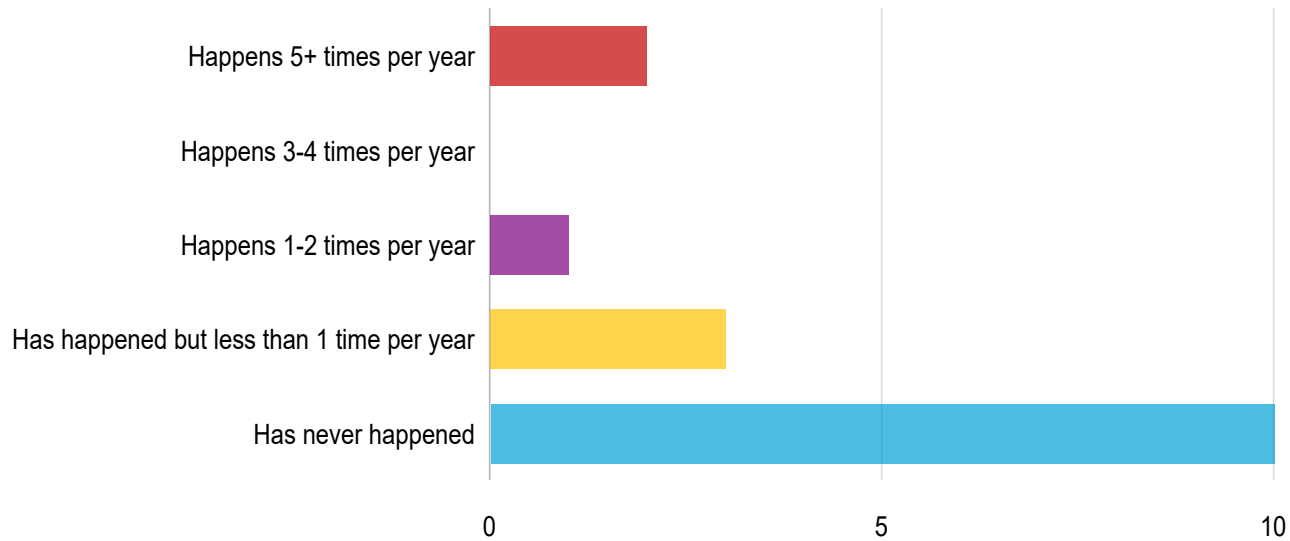
○ Difficulties in receiving payment from tenant



Answers	Count	Percentage
Happens 5+ times per year	7	41.18%
Happens 3-4 times per year	1	5.88%
Happens 1-2 times per year	2	11.76%
Has happened but less than 1 time per year	3	17.65%
Has never happened	3	17.65%

Answered: 16 Skipped: 1

○ Difficulties in receiving payment from government agencies

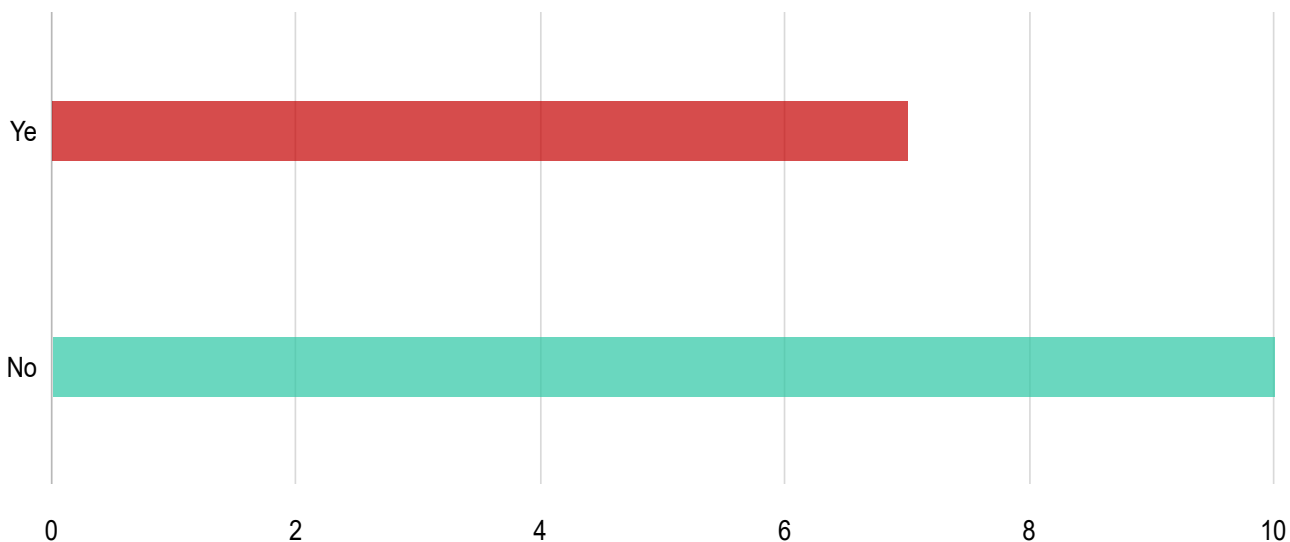


Answers	Count	Percentage
Happens 5+ times per year	2	11.76%
Happens 3-4 times per year	0	0%
Happens 1-2 times per year	1	5.88%
Has happened but less than 1 time per year	3	17.65%
Has never happened	10	58.82%

Answered: 16 Skipped: 1

Long Term Units

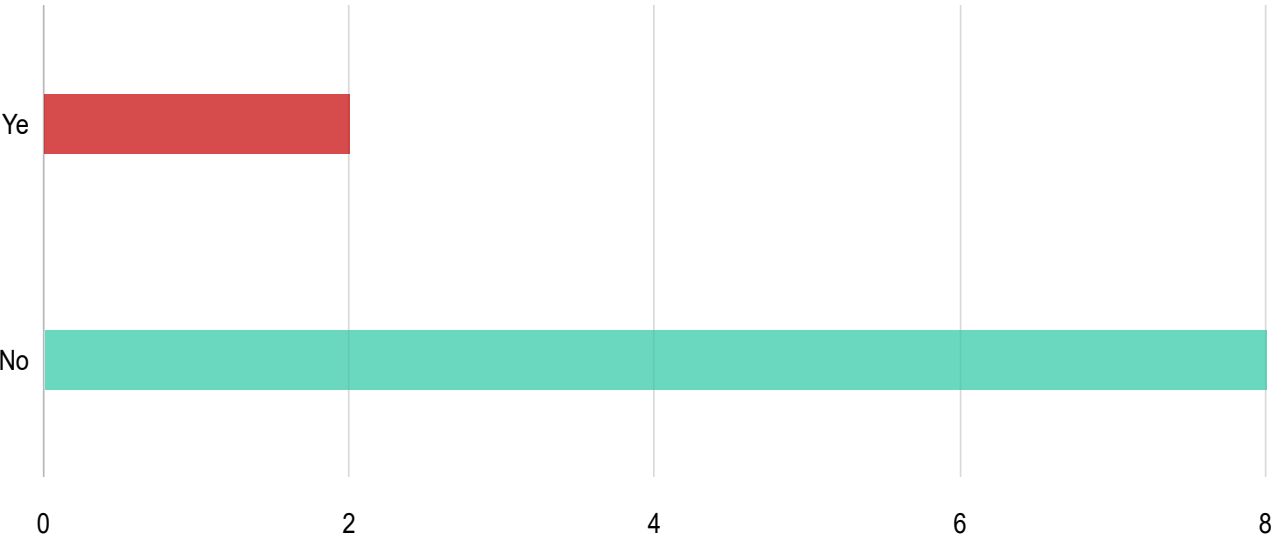
Do you currently have vacant long-term units?



Answers	Count	Percentage
Yes	7	41.18%
No	10	58.82%

Answered: 17 Skipped: 0

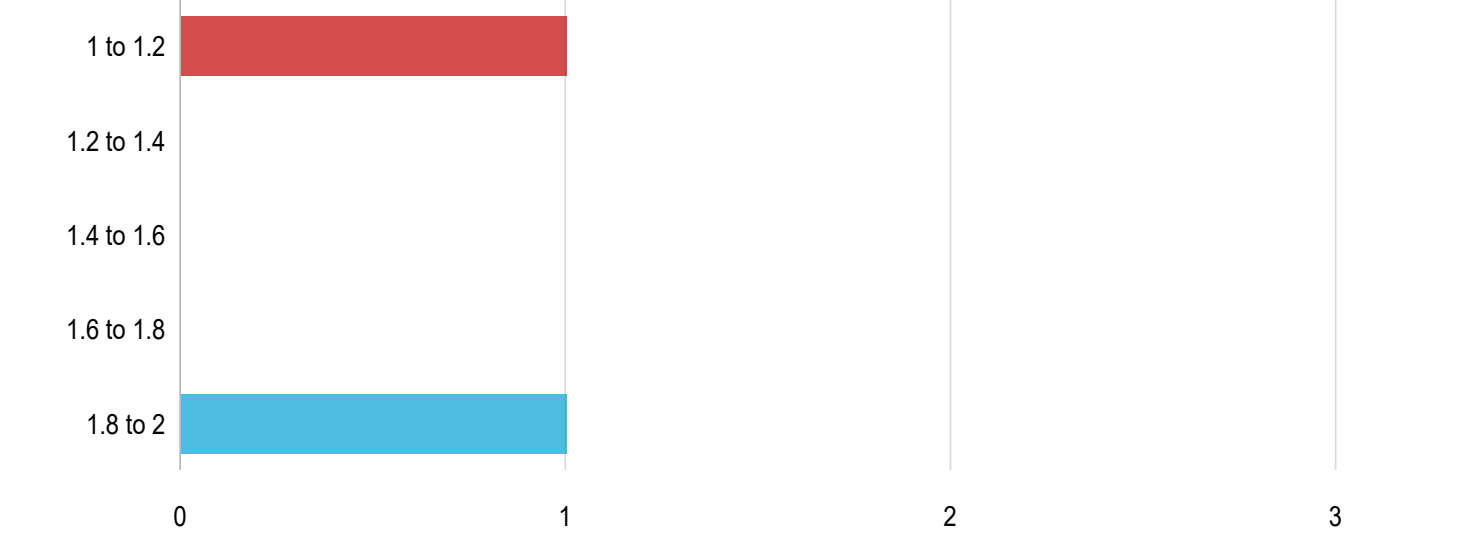
Have you ever had vacant long-term rental units?



Answers	Count	Percentage
Yes	2	11.76%
No	8	47.06%

Answered: 10 Skipped: 7

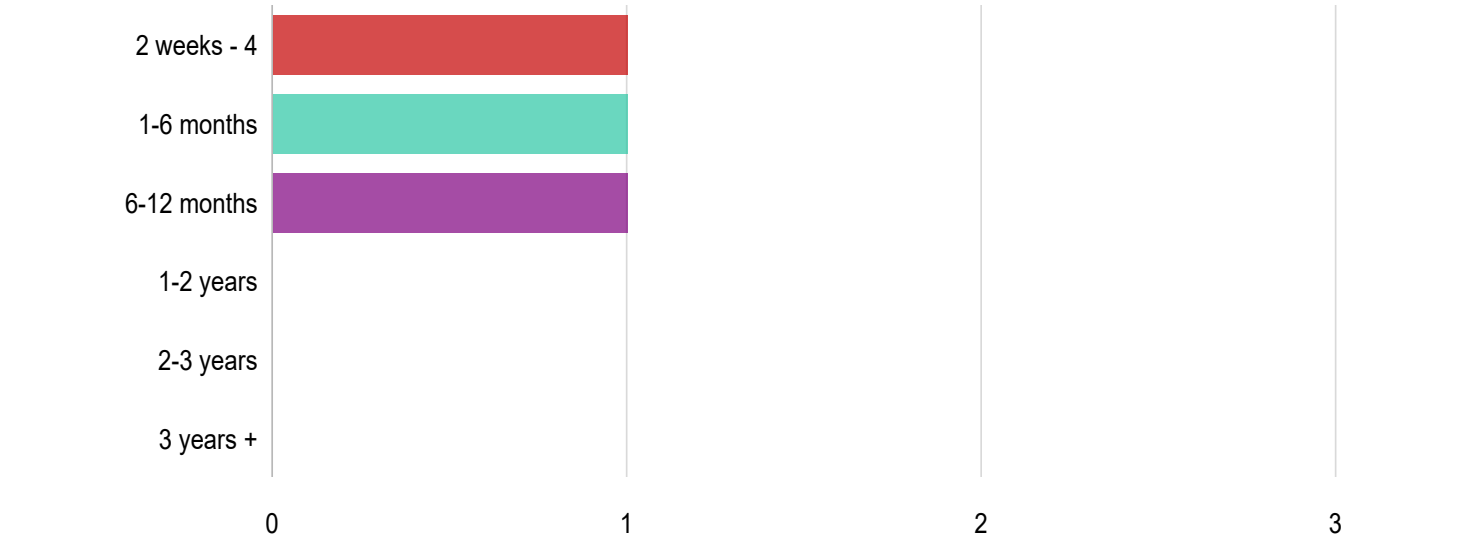
How many of your long-term units have been vacant?



Stats	Value
Min.	1
Max.	2
Avg.	1.5
Sum.	3

Answered: 2 Skipped: 15

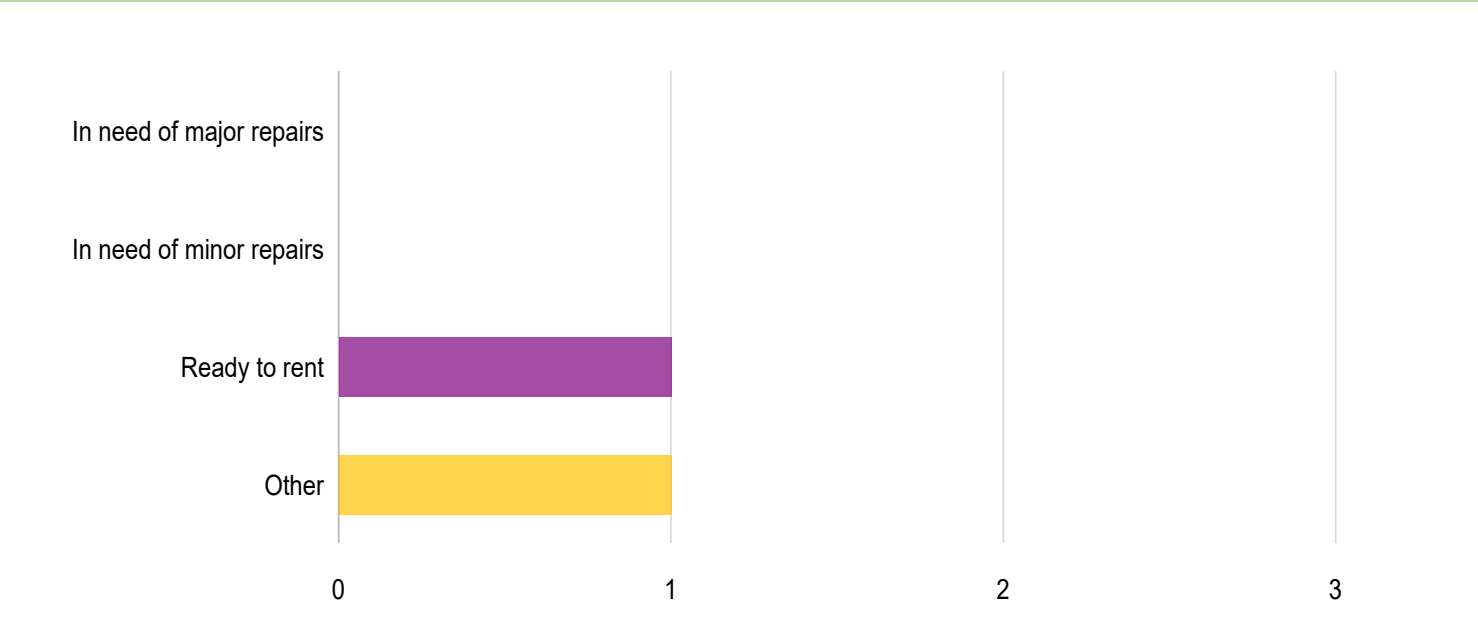
How long were these units vacant?



Answers	Count	Percentage
2 weeks - 4 weeks	1	5.88%
1-6 months	1	5.88%
6-12 months	1	5.88%
1-2 years	0	0%
2-3 years	0	0%
3 years +	0	0%

Answered: 2
 Skipped: 15

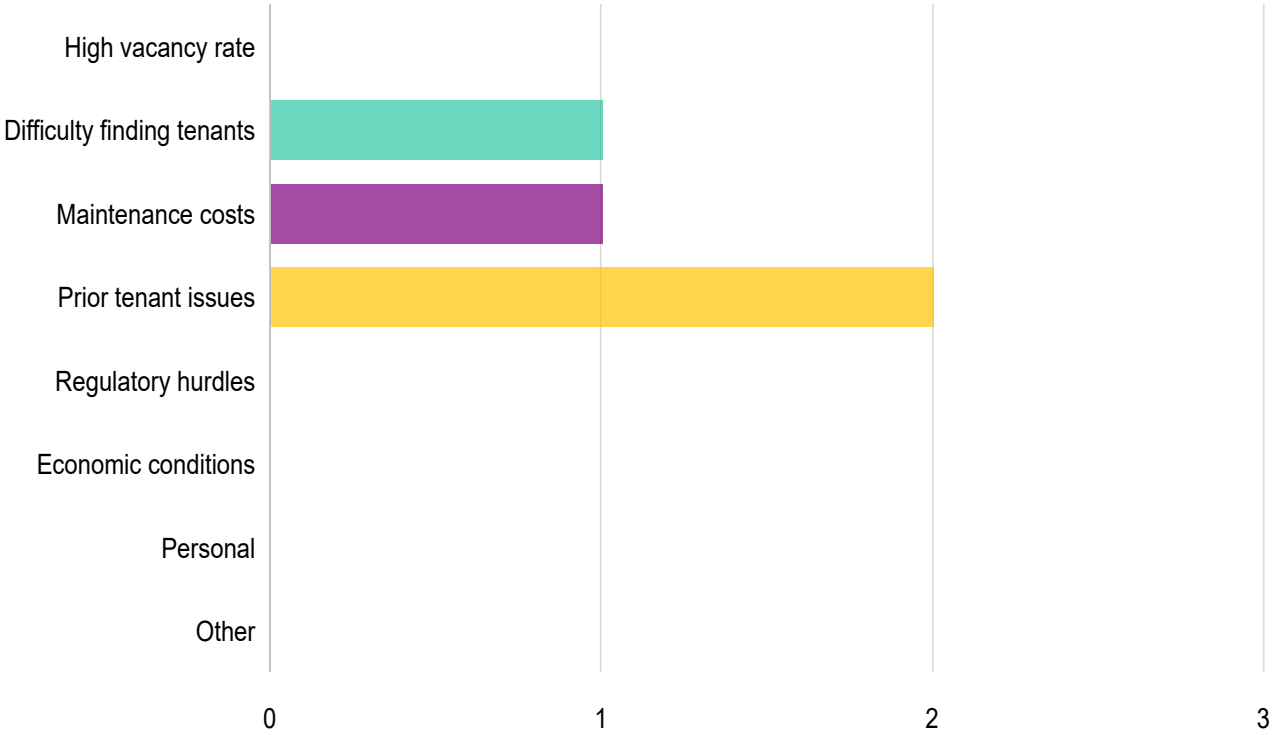
What were the conditions of your vacant units?



Answers	Count	Percentage
In need of major repairs	0	0%
In need of minor repairs	0	0%
Ready to rent	1	5.88%
Other	1	5.88%

Answered: 2
 Skipped: 15

○ What were the primary reasons for keeping your units vacant?



Answers

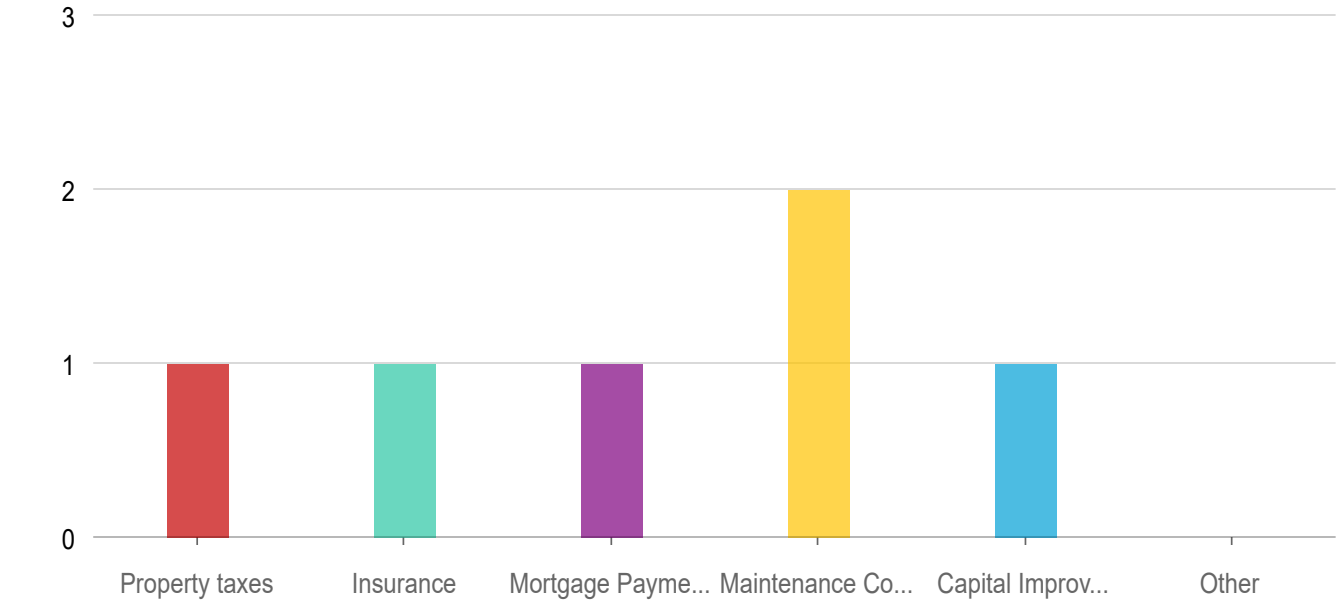
Count

Percentage

High vacancy rate	0	0%
Difficulty finding tenants	1	5.88%
Maintenance costs	1	5.88%
Prior tenant issues	2	11.76%
Regulatory hurdles	0	0%
Economic conditions	0	0%
Personal reasons	0	0%
Other	0	0%

Answered: 2 Skipped: 15

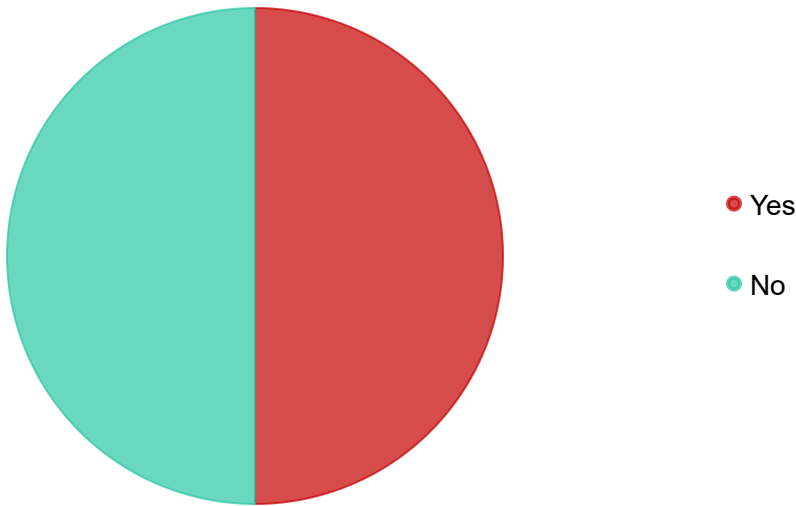
○ What were the primary financial barriers to re-renting your vacant units?



Answers	Count	Percentage
Property taxes	1	5.88%
Insurance	1	5.88%
Mortgage Payments	1	5.88%
Maintenance Costs	2	11.76%
Capital Improvements	1	5.88%
Other	0	0%

Answered: 2 Skipped: 15

○ Have there been specific regulations or permits that hinder the re-rental process?



Answers	Count	Percentage
Yes	1	5.88%
No	1	5.88%

Answered: 2 Skipped: 15

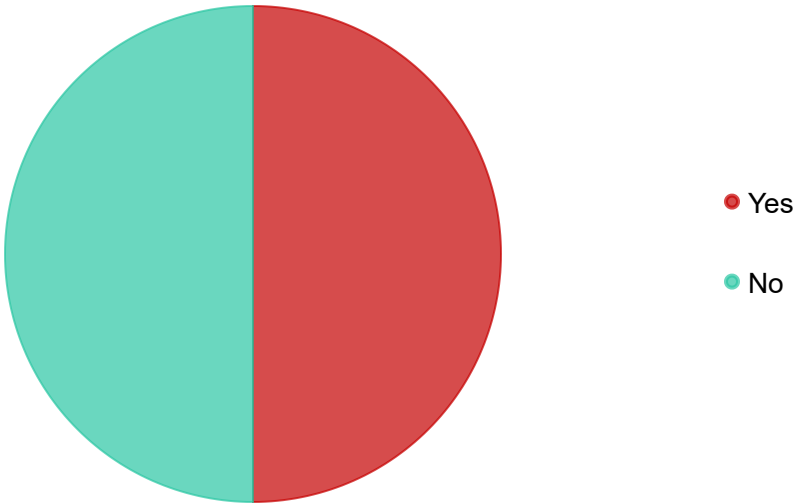
○ Please elaborate.

The word cloud requires at least 20 answers to show.

Response	Count
Housing only pays a certain amount and doesn't let tenants pay anything towards it	1

Answered: 1 Skipped: 16

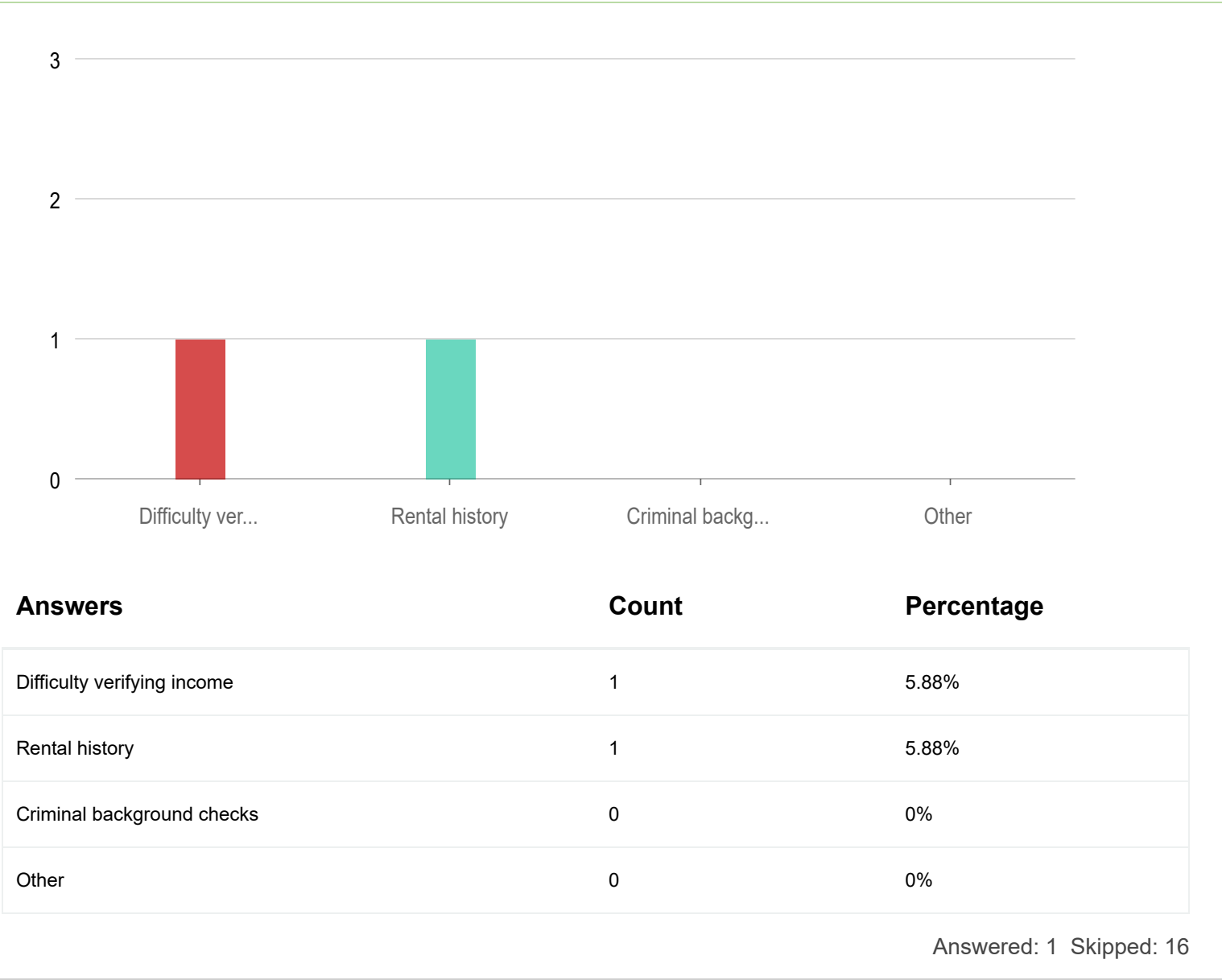
○ Have you faced challenges in screening potential tenants?



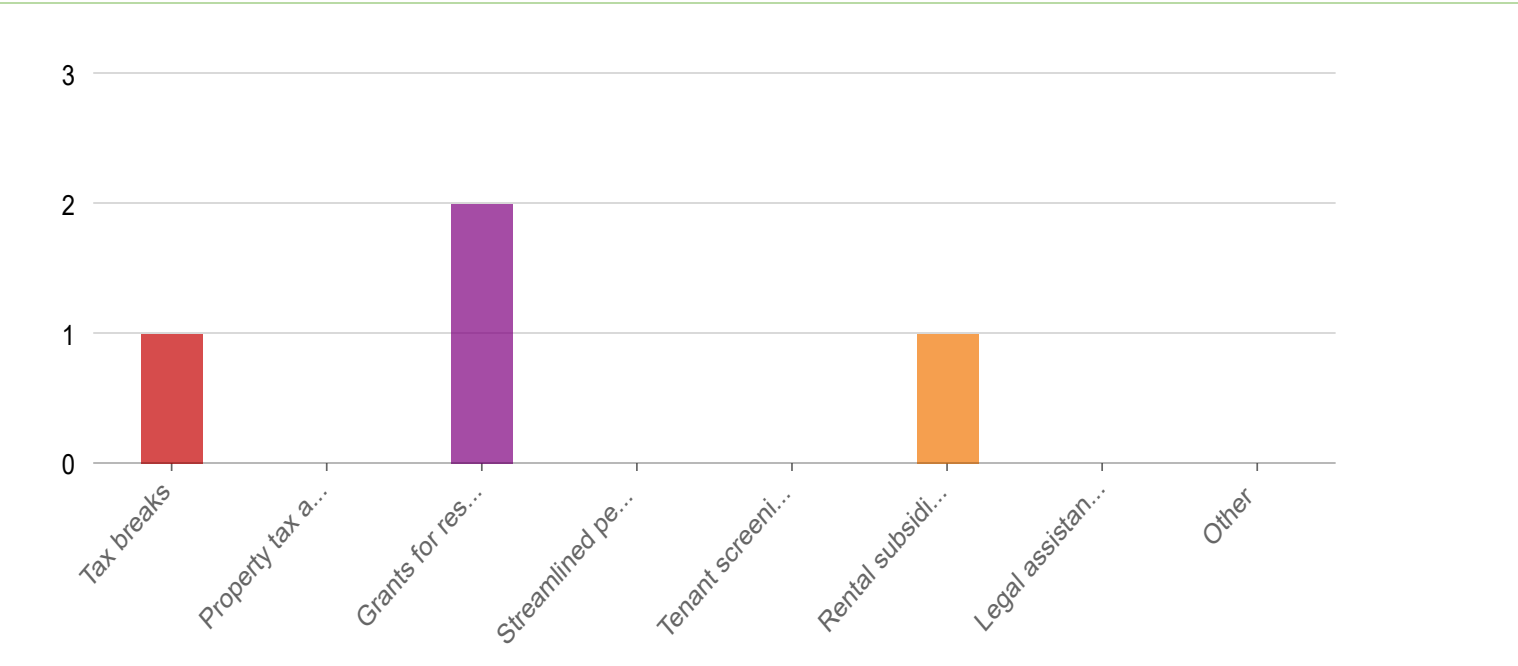
Answers	Count	Percentage
Yes	1	5.88%
No	1	5.88%

Answered: 2 Skipped: 15

○ What challenge(s) have you faced?



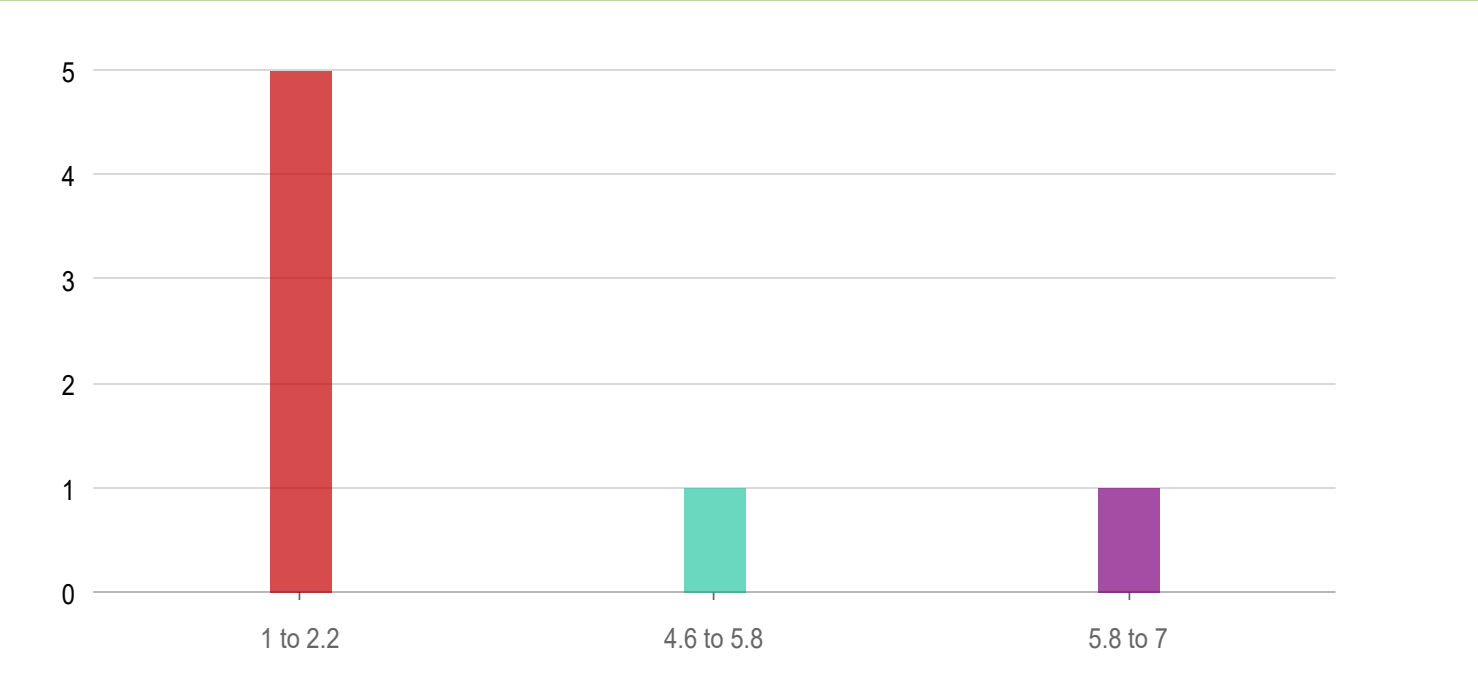
○ What factors would have motivated you to re-rent your vacant units or to take on additional...



Answers	Count	Percentage
Tax breaks	1	5.88%
Property tax abatement	0	0%
Grants for restorations	2	11.76%
Streamlined permitting process	0	0%
Tenant screening assistance	0	0%
Rental subsidies	1	5.88%
Legal assistance	0	0%
Other	0	0%

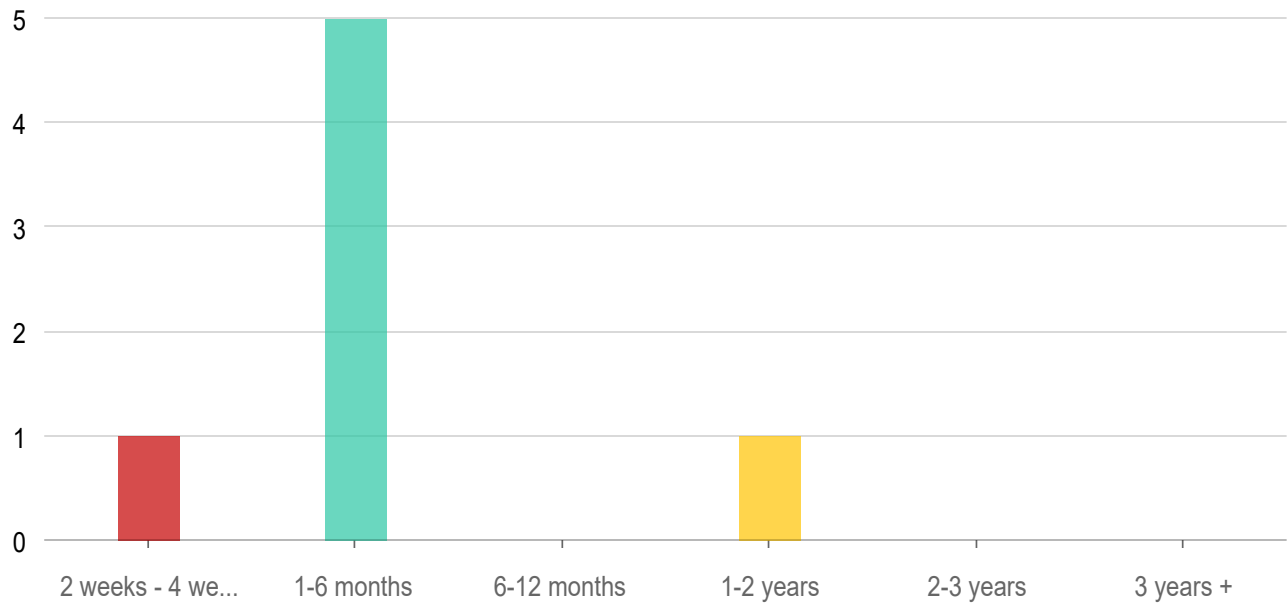
Answered: 2
 Skipped: 15

How many of your long-term units are vacant?



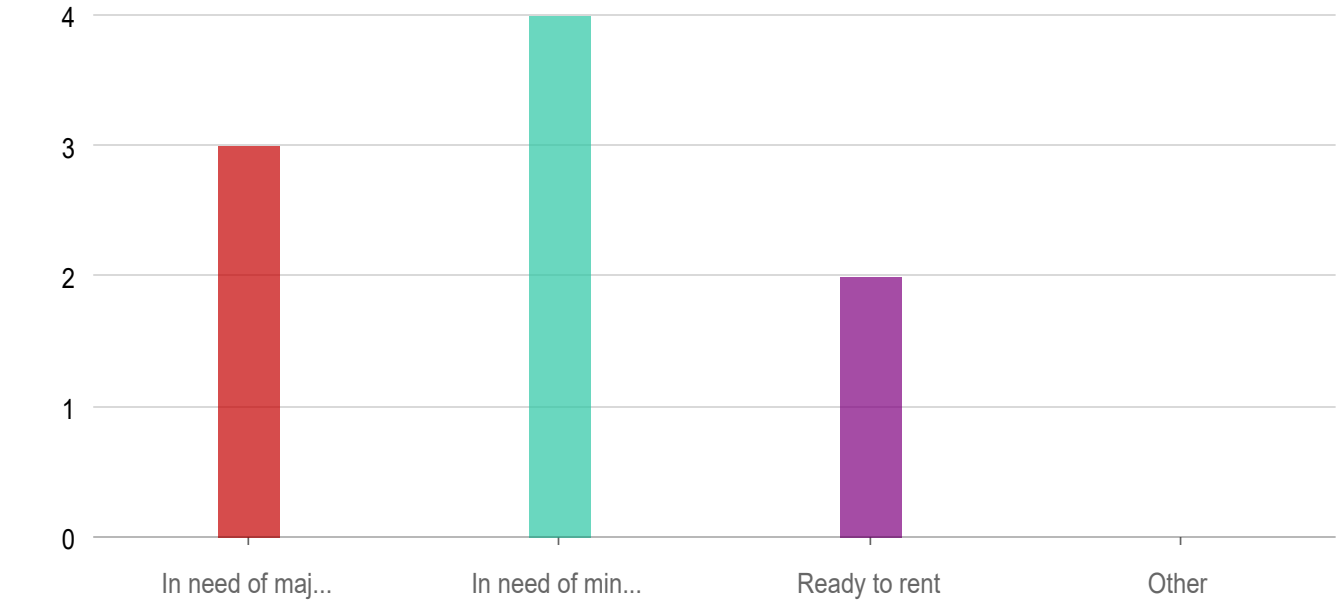
Stats	Value
Min.	1
Max.	7
Avg.	3
Sum.	19

How long have these units been vacant?



Answers	Count	Percentage
2 weeks - 4 weeks	1	5.88%
1-6 months	5	29.41%
6-12 months	0	0%
1-2 years	1	5.88%
2-3 years	0	0%
3 years +	0	0%

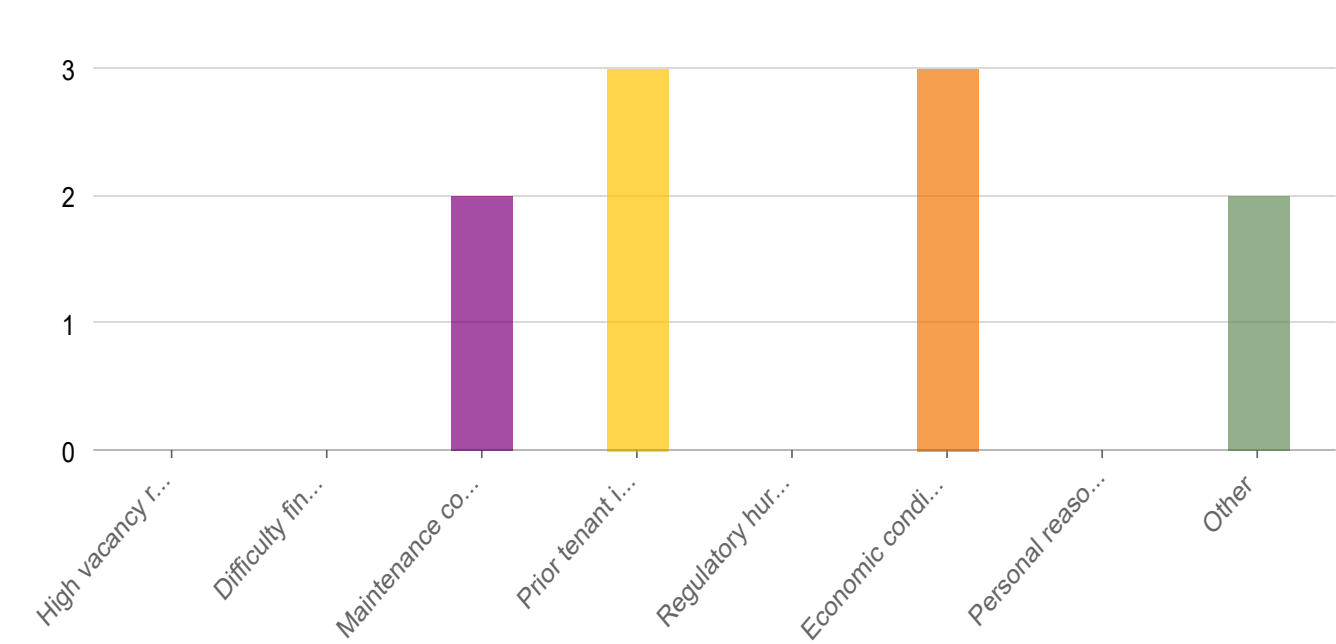
What are the current conditions of your vacant units?



Answers	Count	Percentage
In need of major repairs	3	17.65%
In need of minor repairs	4	23.53%
Ready to rent	2	11.76%
Other	0	0%

Answered: 7 Skipped: 10

What are the primary reasons for keeping your units vacant?



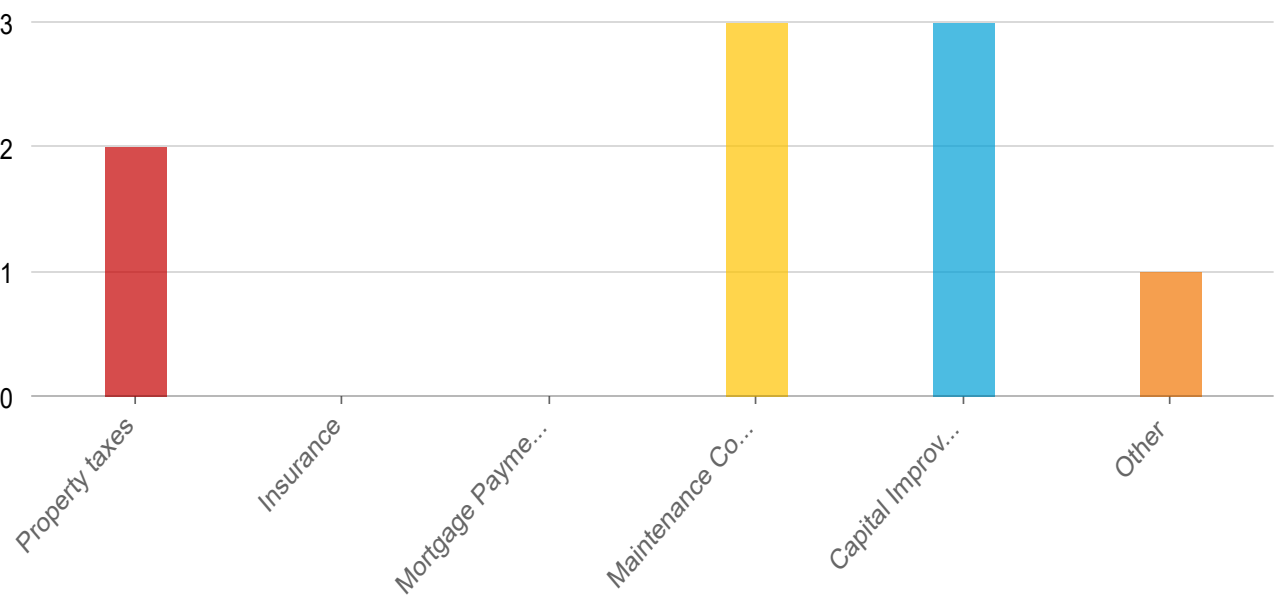
Answers	Count	Percentage
High vacancy rate	0	0%
Difficulty finding tenants	0	0%
Maintenance costs	2	11.76%
Prior tenant issues	3	17.65%
Regulatory hurdles	0	0%
Economic conditions	3	17.65%
Personal reasons	0	0%
Other	2	11.76%

Answered: 7 Skipped: 10

○ Please elaborate on your answer above.

There are no answers to this question yet.

○ What are the primary financial barriers to re-renting your vacant units?

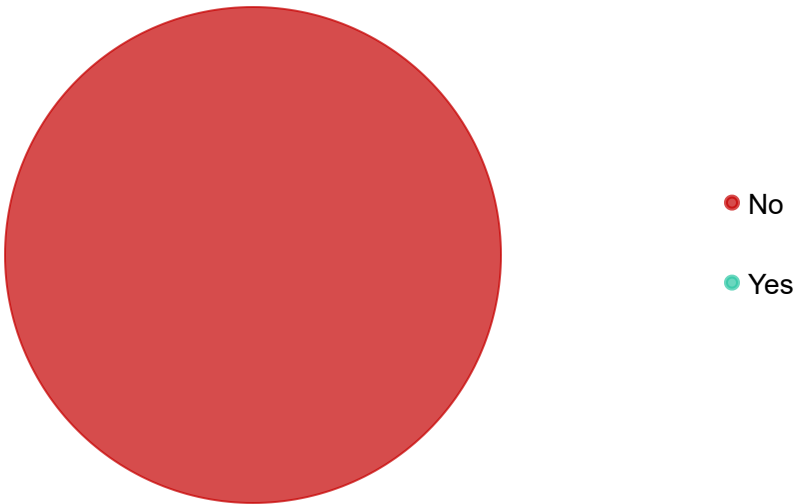


Answers	Count	Percentage
Property taxes	2	11.76%

Insurance	0	0%
Mortgage Payments	0	0%
Maintenance Costs	3	17.65%
Capital Improvements	3	17.65%
Other	1	5.88%

Answered: 7
 Skipped: 10

Are there any specific regulations or permits that are hindering the re-rental...



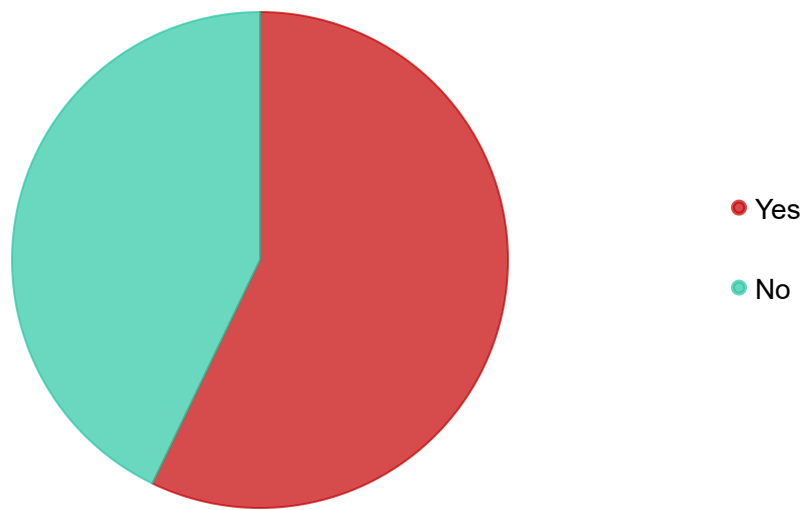
Answers	Count	Percentage
No	7	41.18%
Yes	0	0%

Answered: 7
 Skipped: 10

Please elaborate.

There are no answers to this question yet.

Are you facing challenges in screening potential tenants?



Answers

Count

Percentage

Yes

4

23.53%

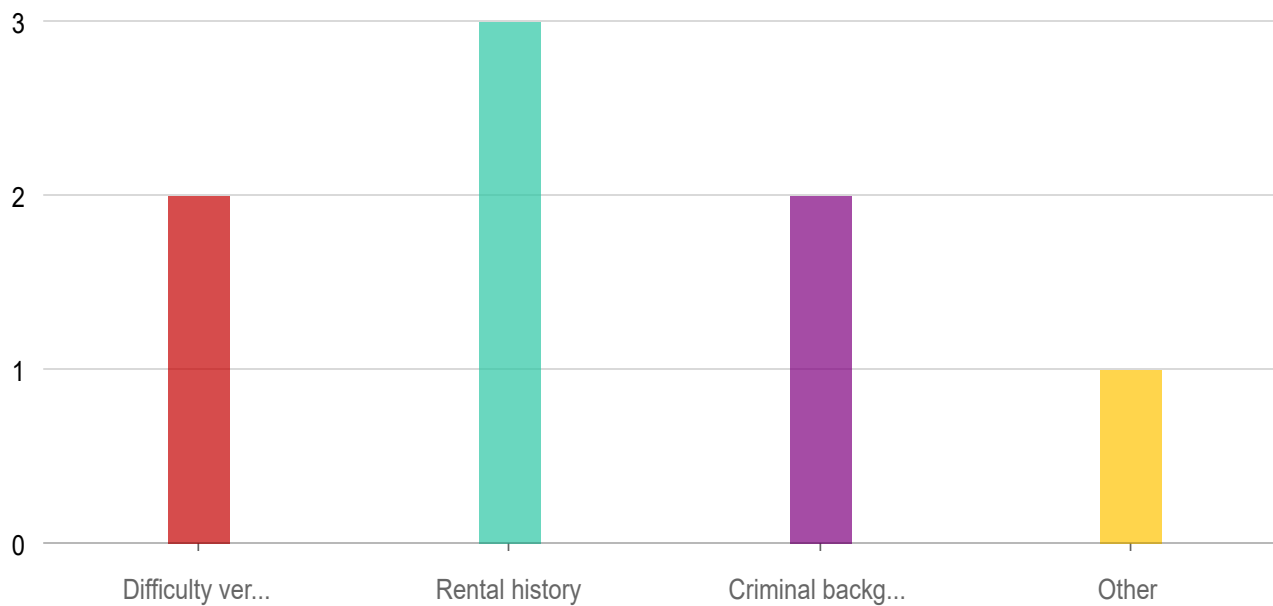
No

3

17.65%

Answered: 7 Skipped: 10

What challenge(s) are you facing?



Answers

Count

Percentage

Difficulty verifying income

2

11.76%

Rental history

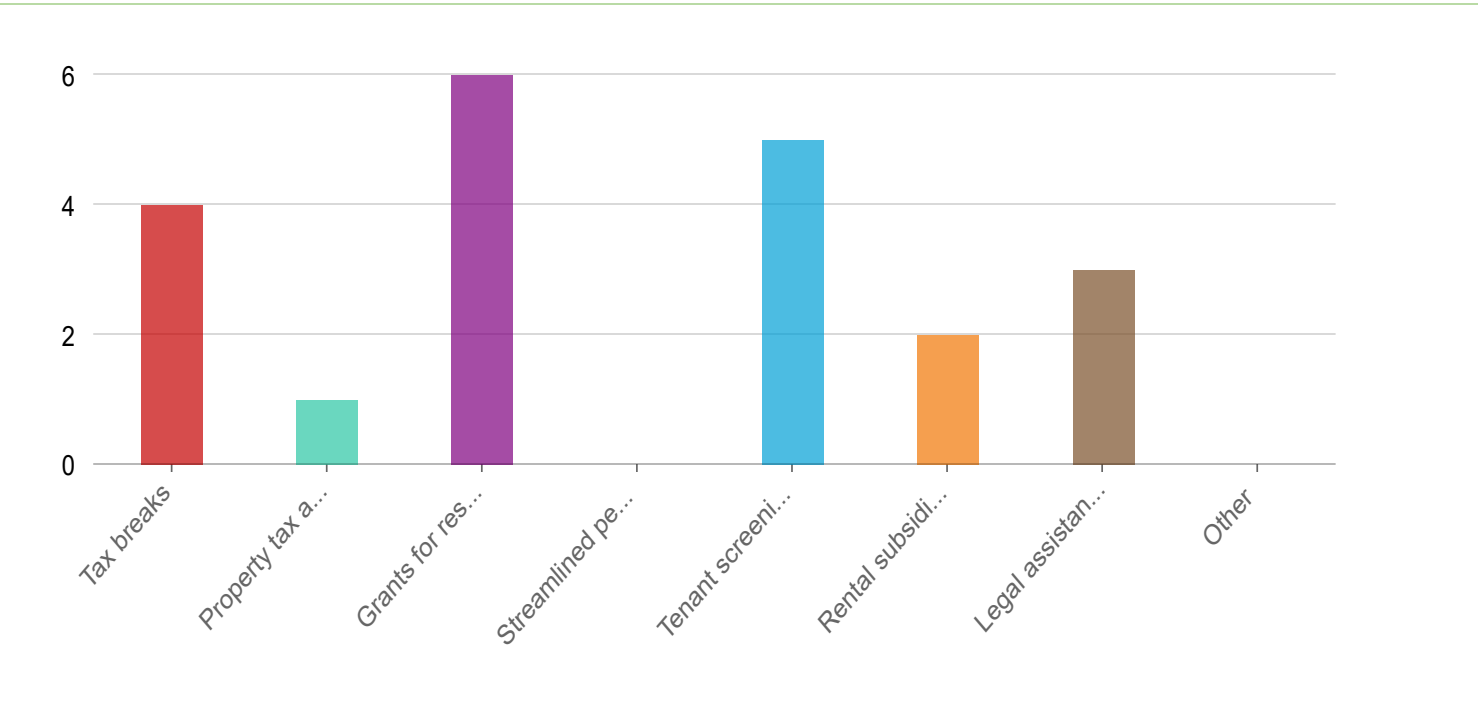
3

17.65%

Criminal background checks	2	11.76%
Other	1	5.88%

Answered: 4
 Skipped: 13

What factors would motivate you to re-rent your vacant units or to take on additional rental...

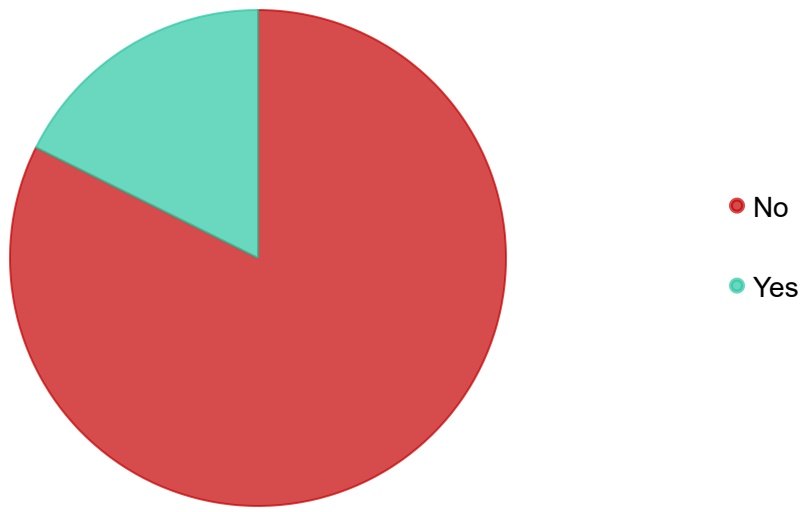


Answers	Count	Percentage
Tax breaks	4	23.53%
Property tax abatement	1	5.88%
Grants for restorations	6	35.29%
Streamlined permitting process	0	0%
Tenant screening assistance	5	29.41%
Rental subsidies	2	11.76%
Legal assistance	3	17.65%
Other	0	0%

Answered: 7
 Skipped: 10

Short-Term Units

Do you own any short-term rental units?



Answers

Count

Percentage

No

14

82.35%

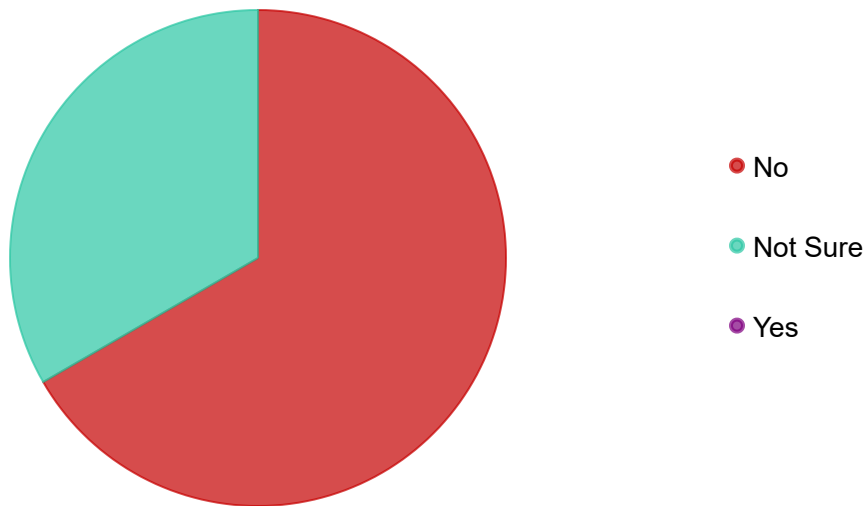
Yes

3

17.65%

Answered: 17 Skipped: 0

○ Would you be interested in converting your short-term units to long-term housi...



Answers

Count

Percentage

No

2

11.76%

Not Sure

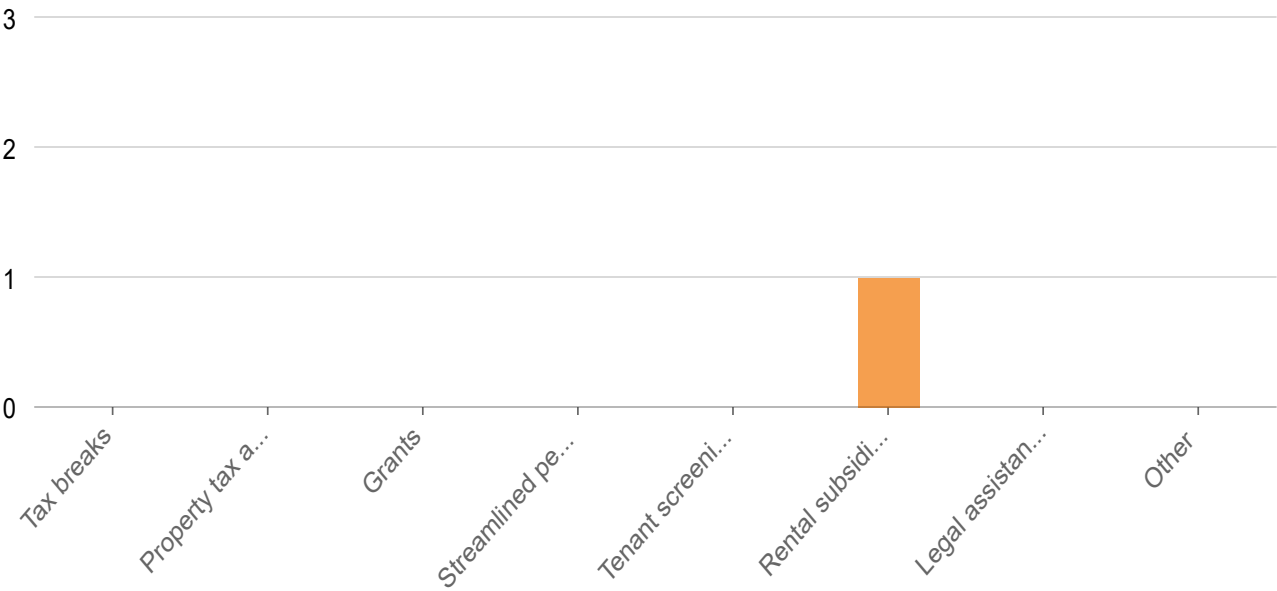
1

5.88%

Yes	0	0%
-----	---	----

Answered: 3 Skipped: 14

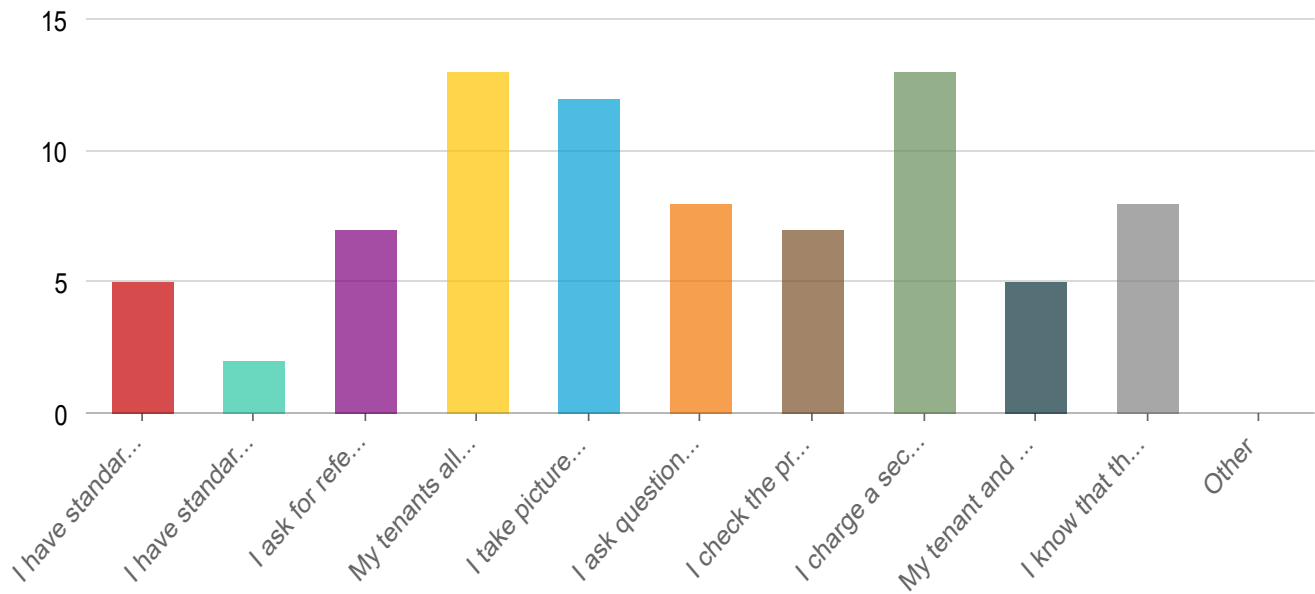
What incentives would encourage this transition?



Answers	Count	Percentage
Tax breaks	0	0%
Property tax abatement	0	0%
Grants	0	0%
Streamlined permitting process	0	0%
Tenant screening assistance	0	0%
Rental subsidies	1	5.88%
Legal assistance	0	0%
Other	0	0%

Answered: 1 Skipped: 16

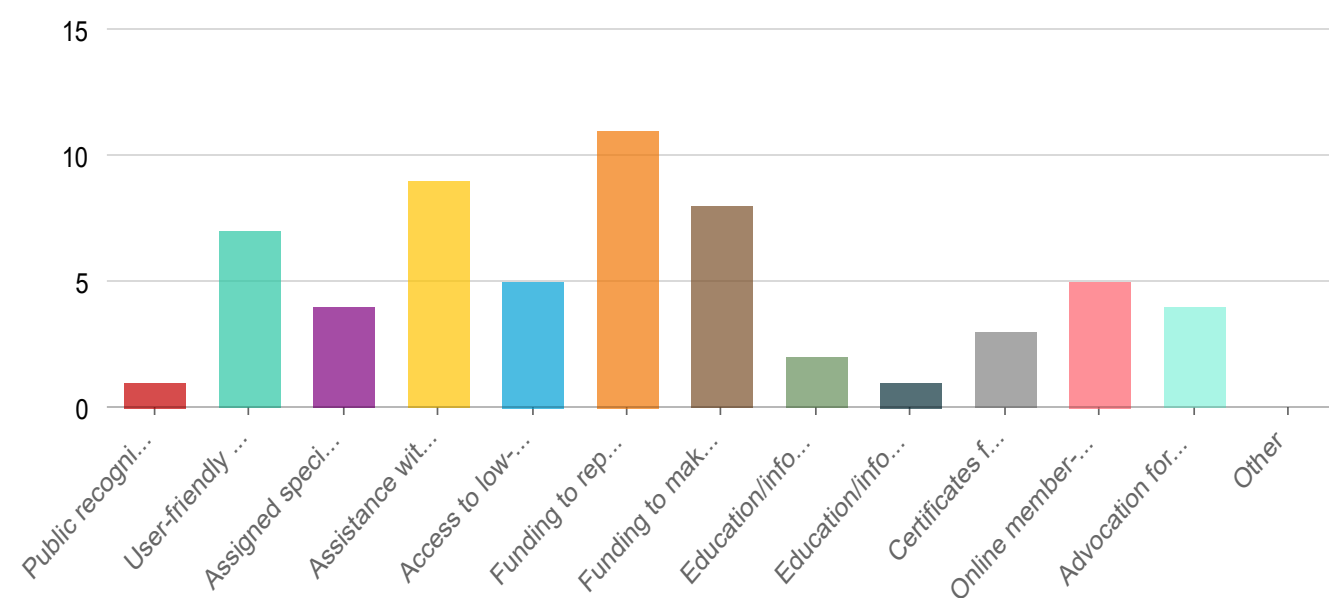
We’d like to know more about your leasing process and tenant interaction. Please check all th...



Answers	Count	Percentage
I have standard questions that I ask everyone who I interview, but I don't write down or document their answers.	5	29.41%
I have standard questions that I ask everyone, and I write down and document their answers.	2	11.76%
I ask for references from past landlords.	7	41.18%
My tenants all sign a written lease.	13	76.47%
I take pictures of the unit before each tenant moves in.	12	70.59%
I ask questions about their current employment or ask for employment references.	8	47.06%
I check the prospective tenant out on the internet (Google, Facebook, etc.).	7	41.18%
I charge a security deposit.	13	76.47%
My tenant and I sign a condition of premises report (inspection).	5	29.41%
I know that the Human Rights Act limits the questions I can ask, and I understand what these limits are.	8	47.06%
Other	0	0%

Answered: 16 Skipped: 1

Would any of the following tools and/or incentives be useful to you?



Answers	Count	Percentage
Public recognition of landlords (i.e. Friendly or Ethical Landlord Awards)	1	5.88%
User-friendly handbook on landlord and tenant issues, including sample forms	7	41.18%
Assigned specialist to help landlords and tenants address problems and mediate conflict while also matching tenants with landlords	4	23.53%
Assistance with property improvements	9	52.94%
Access to low-interest loans to repair damage caused by tenants	5	29.41%
Funding to repair damages to unit(s)	11	64.71%
Funding to make units more accessible	8	47.06%
Education/information sessions for landlords	2	11.76%
Education/information sessions for tenants	1	5.88%
Certificates from tenants who take educational programs to understand their responsibilities	3	17.65%
Online member-only databases for landlords to post affordable housing, where housing specialists can help match clients	5	29.41%
Advocacy for improved housing allowances	4	23.53%

Any additional details that you would like to provide to help us assist you better. If you would lik...

The word cloud requires at least 20 answers to show.

Response	Count
We have lost so much money due to tenants not paying. And we have dealt with repetitive destruction and drug use in our Lyonsdale property. This is why in Lowville we are only planning on operating short term rentals.	1
Tenants just keep adding pets claiming they are emotional support, etc.	1
Rent should be guaranteed when signing an agency client through . all agencies When agency client fails to do paperwork, the landlord pays for their mistakes The last three agency clients I have rented to have not paid any rent since August of this year They are all still in my property and nobody is assisting me in getting payment or getting them out I can't trust any of the agencies so I cannot work with them any longer. I have been twice at \$140 each time There are six squatters here as I write this. I think landlord should have access to free attorneys just like all the tenants do Very very unfair stuff going on I've had five calls this week people looking for places to live and only one of them was cash pay. The rest of them were agency clients. I have not been paid for the last three like I've already mentioned I can't house anymore Thank you	1
My rental has been vacant for 2 years. Last tenant destroyed the place, threatened to kill me and left me with \$10,000 in unpaid rent and over \$5,000 in damages. The government and legal system and even my own attorney did nothing to help me. Landlords have no rights under the current system and I would rather have my apartment vacant instead of paying out of my own pocket for these people to "rent" from me.	1
phone number is 315-	1
Have a one, two, and three bedroom apartments, all located in one building. My feelings are apartments are for people in transition , however I have been lucky and have had people stay 10 and 14 years. Worse case, one tenant got me for \$2800 dollars. Took him to town court and won my case. Asked the Judge how do I get my money. His reply was you don't! My reply was,if I go nextdoor and rob the Dollar general, I would go to jail!!!!	1
GRANT TO HELP FIX UP LOW INCOME RENTALS	1

Would you be interested in participating in a roundtable discussion on this topic?