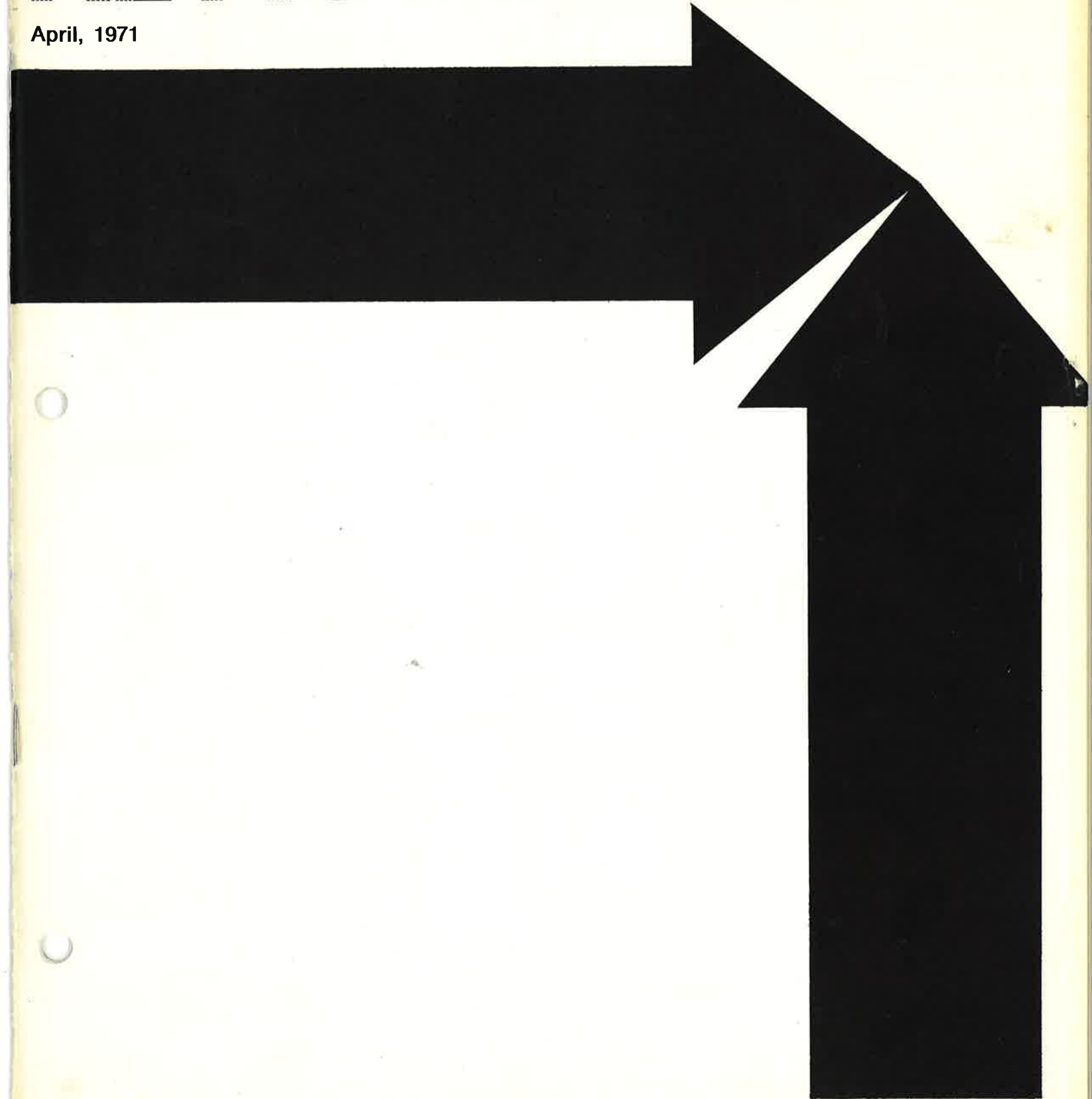


Rocky Mountain

APARTMENT NEWS

April, 1971



COLORADO APARTMENT ASSOCIATION
a non-profit organization

3739 West 20th Avenue Denver, Colorado 80211
455-7351

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A MEMO TO ALL C.A.A MEMBERS

I am honored at the opportunity to serve this fine organization. I feel yours is a vast contributor and vital fact in the lives of thousands and the economy of this great state.

The Rocky Mountain Apartment News, your C.A.A. publication is undergoing a change. A new "look" . . . a new theme . . . onward and upward . . . as your industry grows!

I am delighted at the opportunity that besets me . . . and I solicit your participation to join in and be a vital part of this communicative tool

**PAGE
1**

2 R.
**SECOND ANNUAL APARTMENT SEMINAR AND TRADE SHOW
 MAKES DEBUT MAY 7 AND 8**

The 1971 C.A.A. Seminar and Trade Show is just a few days away now, and with it much excitement over this years greatly expanded program and special guests.

C.A.A. Executive Director Wesley Wallace has tagged this year's seminar and trade show with the theme "the team emerges."

The convention gets underway at Currigan Center, downtown Denver, Friday morning May 7th with the lights going out on the evening of May 8th.

Looking at highlights of this year's confab . . . we find a two hour panel slated for May 7th made up of prominent Colorado attorneys, carefully selected for their expert knowledge on Colorado law on real estate and apartments.

Later in the first day, a special appearance by a previous national apartment association speaker, Dr. Donald E. Bodley. Dr. Bodley is considered a foremost authority on leasing and management and will spend some three hours with convention registrants.

Highlights for the second day include a panel headed by well known Colorado developer and investor, Larry Mizel.

Mr. Mizel's pull no punches talk of two hours will center around the growing apartment market.

Although a bargain to register for, this year's C.A.A. seminar and trade show offers priceless information and briefings and will abound with top exhibits. These exhibits will cover some 16,000 square feet of floor space on three levels.

One final note . . . an extra special guest this year is David E. Link, Editor-In-Chief of Professional Builder Magazine. Title of Mr. Link's presentation is somewhat provocative; "The 7 S's for Apartment Success," from Sex to Systems! The presentation is to cover what Professional Builder believes to be the basic elements the apartment developer needs to focus on this decade. The presentation of the noted editor is to include a color slide segment along with background research material.

In the way of background from Editor-In-Chief Link; we find he assumed the PB Magazine position in January of this year. He's a veteran journalist with having spent some 15 years writing about the housing industry.

A great deal of Mr. Link's background was gained in the Milwaukee, Wisconsin area and he has twice been named recipient of the NAHB Jim Chandler Award as the nation's outstanding newspaper real estate and housing editor. David E. Link is also a past president of the National Association of Real Estate Editors and promises to be a MOST informative guest at the 1971 C.A.A. seminar and trade show! Don't dare miss it.

REVISED PROGRAM SEMINAR & TRADE SHOW COLORADO APARTMENT ASSOCIATION MAY 7-8, 1971
 CURRIGAN CONV. CENTER - AUDITORIUM BLDG., 1331 CHAMPA DENVER, COLO.

FRI. MAY 7

"THE TEAM EMERGES"

SAT. MAY 8

8-9 AM - Registration. Free coffee and donuts, compliments of Exhibitors

8-9 AM - Registration. Free coffee and donuts, compliments of Exhibitors

9-11 AM - "THE LEGAL TEAM"
 A prominent Denver Attorney

9-11 AM - "THE HOUSING TEAM"
 Larry Mizel, Denver, Colo.

11-12 - Visit Exhibits

11-12 - Visit Exhibits

12-1 PM - Lunch by reservation. 12-12:30
 Harold Keown, Napoleon Hill Fdtn.
 Charleston, South Carolina

12-1 PM - Lunch by reservation. 12-12:30
 Guest speaker to be announced.

1-2 PM - Visit Exhibits

1-2 PM - Visit Exhibits

2-5 PM - "THE MANAGEMENT TEAM"
 Donald Bodley, Ph. D, Houston, Texas

2-5 PM - "THE BUSINESS TEAM"
 Ed Coleman, Houston, Texas

5 PM - Adjourn. Visit Exhibits.
 Dinner on your own.

5 PM - Adjourn. Visit Exhibits.
 Dinner on your own.

8-9 PM - Harold Keown, Napoleon Hill Fdtn.
 "THINK AND GROW RICH"

8-9 PM - "SEVEN S's FOR APARTMENT SUCCESS"
 David E. Link, Editor-in-Chief,
 Professional Builder Magazine,
 Chicago, Ill.

9-10 PM - Visit Exhibits

9-10 PM - Visit Exhibits

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MEMBERSHIP DRIVE DRAWS TO AN END

April 16th . . . that's when the 1971 C.A.A. Membership Drive ended. Dick Weaver was Chairman of the Membership Committee. All prizes are being awarded at the regular monthly dinner meeting on the 16th.

Selection of the prizes will be done outright says Chairman Weaver. Efforts to gain new members as well as securing them weigh very heavy. For each member signed up . . . a chance to win is given . . . and there were five prizes donated by the following: 1. A portable color television from Dick McCord at Nordstrom-Larpenteur Agency, 2. A set of living room drapes from Dick O'Neill at Standard Paint, 3. \$25.00 in cash from Automatic Laundry's Dick Weaver, 4. \$25.00 from Western Elevator and 5. \$25.00 from Irwin Horwitz Construction Company.

NEWS NOTES

ANNUAL CU BUSINESS REPORT IS RELEASED

In an annual report from the Business Research Division of the University of Colorado School of Business, retail sales in the state during 1970 increased 9.3 pct. over 1969.

The annual report says all categories of sales outlets except the farm and garden group recorded gains. 59 of Colorado's 63 counties reported sales increases in 1970.

In particular in lumber and building, the increase was 14 pct. over 1969 or at 615 million dollars.

PLANS ANNOUNCED FOR OFFICE CENTER NEAR I-25

At Interstate 25 and Bellevue Avenue interchange, construction is underway on a 4.5 million dollar combination garden-type office center and full service motor hotel. It's on a 6.5 acre site in Greenwood Village to be named the Greenwood Inn . . . the complex has Dal-Mac Corporation of Dallas as contractor with developer R. Gene Carter of Carter Properties which is also headquartered in Texas.

ARAPCO COMPLEX IS ANNOUNCED

The purchase of 120 acres of residential land at S. University Blvd. and Dry Creek Road in Arapahoe County has been announced for 481 thousand dollars. The purchaser was a syndicate headed by Bruce B. Paul, Morton Zeepelin and Norman Laskin, all Denver developers and investors.

Planning for the sprawling site includes a luxury community of 638 family units clustered on cul-de-sac streets around an open area of 50 acres to be called Ridge Park. Choice of housing will include single family housing, duplexes, single family clusters, townhouses and two story garden apartments. Rental units will be scattered throughout the community.

HEIMLICH JOINS BUSINESS GROUP

Burt M. Heimlich has announced the merger of Heimlich and Company with Builders Group Ltd. BG is engaged in the operation, ownership, sales and management of residential and commercial real estate developments. The groups first open-space planned development . . . scheduled for opening in July is the Shores located in Southeast Denver.

PROMOTED

A promotion has been announced for C.A.A. Board Member, R. Stephen Spangler. Mr. Spangler has been promoted to senior vice president and will head the newly created acquisition divisions of Huskin and Co. A Denver Property investment concern.

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SNEAK PREVIEW

Published this first month of this year, residents of apartments in Metro Denver have a new best seller circulating any place but in the bookstore. It's a 36 page mimeographed document called the Capitol Hill Tenants Union—Tenants Handbook.

Come with me as we preview it . . . there are some 12 topics covered in the publication . . . they range from evictions at the beginning to rent strikes to home economics.

At its onset, the publication defines a tenant union as a group of people who rent apartments and put together an organization that deals with one of the most basic human needs . . . obviously it is housing.

The second paragraph tells the reader that renting "invariably leads to some kind of dispute between tenant and landlord/manager" . . . "the tenants union tries to solve these problems before they reach crisis proportions. The CHTU also says it is a democratic organization and that all members participate in the decision making process.

In reviewing some of the 12 informative headings . . . in reference to convictions; readers are told some of the following . . . "the landlord must give you a written notice that within 3 days the rent must be paid or the premises must be vacated" . . . "the landlord must give you a notice of a rent increase ten days prior to the end of the rental period" . . . "a landlord's lien is more of a pain in the neck than its worth" . . . "a lockout is illegal, because by placing a lock on your apartment door, the landlord is denying you access to your property without due process of law."

At one point in this chapter, the handbook says that "if your rent is due and the landlord attaches a lien on your property and puts a lock on the door, CHTU suggest the following course of action . . . "make sure the landlord has gone out or is not on your floor" . . . "slip or break the lock the landlord has put on your door. At most you can be liable for the cost of the lock if your efforts damage it" . . . "You can not be prosecuted for breaking into your own apartment" . . . "A landlords lien is not an eviction." . . . "You have a legal right to have free access to your apartment."

At another point in the CHTU publication, a reader is told this . . . "you can be prosecuted for slugging the landlord if he discovers you breaking the lock and tries to stop you. If the landlord slugs you, THEN call the cops and file assault charges."

Under a section entitled "Housing Code," a tenant is told "when you move into a new place, change the lock on the door." . . . "If you need to



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SNEAK PREVIEW cont.

file a complaint on a violation of the housing code, call the Denver Department of Health and Hospitals, Housing Division." . . . Under a heading entitled "Harrassment," . . . we are told . . . "landlords don't like hippies." . . . And, under "Rent Strikes," . . . we find the statement, "Rent strikes are the most effective tactic available for pressuring the landlord to settle grievances." We are also told that "If your building is run by a management company, it may be more difficult to achieve your goals than if the building is run by the landlord himself." The CHTU Handbook goes on to say "we can't emphasize enough that success depends on getting a clear majority of the tenants together and staying together."

On page 36 of the handbook we find the following information . . . that the book was published by the Capitol Hill Tenants Union which is located at 1460 Pennsylvania Street in Denver and that it was written and edited by Dan Yurman.

The handbook staff acknowledges help from such organizations as the American Friends Service Committee, College View Legal Services, East Denver Legal Services, Hip Help Center, Institute/Mountain West and St. Andrews Church.

And for Legal Assistance, CHTU Handbook tells one to call the East Denver Legal Services at 2130 Downing Street.

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February 25, 1971

Mr. Irwin Horwitz, President
Colorado Apartment House Owners Association
125 Logan
Denver, Colorado 80203

Dear Mr. Horwitz:

This is to confirm our discussion of yesterday regarding the proposed housing program of DNAU in cooperation with the private sector, Bureau of Indian Affairs, Department of Housing and Urban Development and the Denver Housing Authority.

Briefly the agreement reached is as follows: The Denver Housing Authority will be able to contract on a one year lease basis with private industry for a total of 25 two and three bedroom apartments or single family homes. Through a cooperative effort of BIA and HUD, the maximum monthly rental rate will be as follows:

- 3 bedroom unit -- \$200 if utilities furnished
- 3 bedroom unit -- \$175 without utilities paid
- 2 bedroom unit -- \$178 if utilities furnished
- 2 bedroom unit -- \$152 without utilities paid

A check for the agreed upon amount of rent will be sent to the owner/manager each month. Rent collection from the tenant will be done by Denver Housing Authority. Damage repairs will be guaranteed by Denver Housing Authority.

Unfortunately, none of the units will be approved by HUD if they are in apartment buildings that have elevators. If you have any further questions feel free to contact me, the same applies to any of your members.

Sincerely yours,

David W. Herlinger
David W. Herlinger
Housing Consultant

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PROFILE

Profile, a new feature of a new magazine this month takes a look at well known Larry Mizel, Chief Executive officer of Larry A. Mizel and Associates. Mr. Mizel is the C.A.A. Nominating Committee selection as presidential candidate.

The investment company which bears his name is a unique real estate development and counseling entity. Areas of expertise and concentration are law, finance, marketing, consumer analysis and measurements, and land acquisition as well as syndication, construction and other real estate oriented fields.

The firm includes associates in the primary area of market research and feasibility, architecture, engineering, general contracting and sales and syndication.

Within the past four years, with outside associates in secondary areas of real estate as well as general business investment activity; indeed, the size and nature of the firm represents the substantial depth of expertise in all of the myriad areas required by a sound well experienced development firm — a multi million dollar history that builds today for the future.

Larry A. Mizel Investments was formed in June of 1967, after Mr. Mizel graduated from the University of Denver Law School; he holds a Juris Doctors Degree.

From the period of 1967 through 1970, the organization accounted for a production of 600 multi family housing units and now either owns, operates or has under various stages of completion, multi family residential developments that has a value in excess of 20 million dollars. Operational developments in the Denver Area include: De Medici Apartments at East Mexico Avenue and South Bellaire Street, Corsican Apartments at East 13th Avenue and Gaylord Street, the French Quarter Townhouses at South Monaco Street Parkway and East Mississippi Avenue, at South University and East Exposition Avenue the House of Rothschild Apartments and the newly opened High Country House Apartments at East Bayaud Avenue and South Adams Street in fashionable Cherry Creek. Under construction is the Latin Quarter Townhouse complex located at South Quebec Street and East Harvard Avenue. Several additional developments are under contract and subject to financing, they include a large Holiday Inn Motel at Arapahoe Road and the Valley Highway near the Denver Technological Center. Numerous other large apartment-townhouse developments are planned for the prestige South East Denver Area market in the months ahead.



LARRY A. MIZEL
"MAN ON THE MOVE"

Looking to the concept of Larry Mizel Investments we the credo . . . "It is not enough to build only a building, the available elements must be examined and a concept developed." Mr. Mizel's firm believes that this concept can be developed best by employing the tools of modern technology to engineer a plan for specific action. Larry Mizel Investments believes that in all of the projects developed, we are committed to bringing the highest quality of life to the environment created! The successful developer cannot think of a development simply as a shelter, if it is to prosper and grow, it must reflect and enhance a particular way of life.

Ed's Note: PROFILE is a new feature of the C.A.A. News. All C.A.A. members are urged to send to the C.A.A. editorial office at 7446 E. Princeton Avenue, Denver, Colorado 80237 an indepth summary of their career for PROFILE use. Please enclose a recent photograph 5 x 7 inches, black and white.



Nordstrom-Larpenteur Agency

Area 303, 399-8310

3665 Cherry Creek Drive North, Denver, Colorado 80209

March 16, 1971

Colorado Apartment Association
3739 West 20th Avenue
Denver, Colorado 80211

Dear Members,

The National Apartment Association recently asked your President, Irwin Horwitz, to forward to them a list of all the members and their addresses. They wanted this so they could send to you information on a National Association endorsed Group Property and Liability Insurance Plan.

Since I am Mr. Horwitz's Insurance Agent, he called me to ask if I was familiar with this. I told him yes, since we were selected as one of 45 charter members out of some 100,000 Agencies in the country to represent this company who is offering this plan. We are very proud of this distinction.

The Plan itself only has merit for the smaller Apartment owner or manager of 40 units or less. The cost is the same as you are paying now but you have the opportunity to save money in the form of an annual return premium based on the over-all experience of your Association. Other Associations have gotten return on an average of 15 to 20%.

For the Apartment owner or manager of more than 40 units there is a far better plan available. This is what your President has purchased from us and we recommend it over the National Association Plan for those who qualify. The plan is with the Factory Mutual Insurance Company, an A + 5A Company and the largest insurer of Apartment property in the world. We represent them exclusively in our 12 offices around the United States. The Insurance contract guarantees blanket rates for 5 years, contains no Co-Insurance penalty clause and is far broader in coverage and approach for the Apartment owner/developer than the other Association program. The savings average 40% more than other Package policies or the Association Plan.

As active members of the Colorado Apartment Association, our Agency welcomes any questions that members may have, whether it be about their Apartment Insurance or any other Insurance matters.

Richard H. McCord - Manager
Nordstrom-Larpenteur Agency
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HOUSE BILL 1135.. WHAT IT MEANS TO YOU! A SPECIAL REPORT

DR

The Colorado General Assembly has before it a bill for an act concerning housing and providing for the enactment of housing codes by counties. It is called Bill 1135 and is wide ranging in its scope.

The proposed law is sponsored by 28 members of the house and by 9 senators. It is now in the house judiciary committee after an effort to move it out on the house floor failed early in March. Some action could come on the measure near the end of this month.

The purpose of the bill according to its sponsors is to ensure the equitable relationship between and upkeep of property by landlords and tenants and to improve the quality of rental housing in the state of Colorado and to assure that all rental housing will comply with all applicable health, safety and housing laws.

The bill establishes that complaints concerning landlord or tenant performance shall be directed through an appropriate code enforcing agency; a municipal health department, a county or district health department or the state department of health.

Says bill 1135..."In every rental agreement of residential premises entered into after July 1, 1971, the tenant shall be deemed to have covenanted, for the benefit of the landlord: keep that part of the premises which he occupies and uses as clean and sanitary as the condition of the premises permits, to dispose from his dwelling unit all rubbish and garbage and other organic waste...to refrain from willfully or wantonly destroying, defacing or damaging, impairing or removing any part of structure or residential premises or the facilities, or equipment or chattels therein, or permitting any other person on the premises with the tenant's permission to engage in such conduct." Breach of any of the covenants shall give rise to a certain cause of action on behalf of the landlord for damages.

Concerning covenants of the landlord, house bill 1135 states that the landlord shall be deemed covenanted for the benefit of the tenant and the members of his household who are parties to the agreement, to keep the premises in compliance with all applicable provisions of any state or local statute, code, regulation, or ordinance governing the maintenance, construction, use or appearance, of the dwelling unit and the property of which it is a part.

Severe breach of any covenant shall give rise to a cause of action. Breach of any covenant created shall constitute a partial or complete defense. The tenant's rights under this section of bill 1135 shall commence from such time as the landlord receives notice or otherwise obtains actual knowledge of the condition in question.

Concerning what legislative sources say is the most controversial section of this legislation is a two page chapter entitled "Repairs by the tenant, rent reduction and limit." It outlines the procedure a tenant must follow to obtain the right to deduct rent. If the landlord fails within a reasonable length of time to make repairs; the tenant shall make a complaint to an appropriate code enforcing agency... the agency in turn shall make an immediate investigation and report both to the landlord and tenant of its findings. Finding the complaint as valid, the agency shall direct the landlord to correct such conditions within a reasonable but specified amount of time. If the landlord fails to comply, the tenant may proceed with hav-

HOUSE BILL 1135 CONTINUED

DR

ing the necessary work done in a workman-like manner and if the cost does not require an expenditure more than the lesser of two month rent or \$150.00 dollars.

The tenant may, by giving written notice to the landlord, declare the rental agreement terminated in which case he shall vacate the premises and be discharged from any duty to pay rent or perform other conditions or covenants subsequent to the time of vacating the premises.

House Bill 1135 does also state that a tenant may NOT make repairs at the landlord's expense when the condition complained of was caused by the want of due care of the tenant, a member of his family, or other persons on the premises with the consent of the tenant.

If the proposed bill does meet with favorable comment on the house and senate floor in the next few weeks, it has been designed to take effect on July 1, 1971.



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ale sector. I intend to promote
ces of the office of Mayor; to
of ground for housing; to pro-
and to increase the housing sup-
industry, the financial community

at lunch. However, I am also
an announcing my candidacy, which
ave available my position papers
y to make them available to you

ours truly,

Wale
Wale Tooley

Ed's Note..Mr. Tooley's letter is presented in the interest of keeping you the C.A.A. Member informed on the issues before us.

Tooley

March 18, 1971

March 18, 1971
Mr. Mizel, page two

likely and immediate substitute, however, is a state-collected, locally shared income tax, which (depending on the rate structure) would not only eliminate the need for the regressive head tax, but provide the property tax relief I have just outlined. Certainly by tightening the administration of the city, much money can be saved. However, the major tax reform I am proposing will require legislative authority for state-local revenue sharing.

Fire Protection

Your concern about the rash of recent fires, and the corresponding increase in insurance rates, is well justified. These fires are further aggravating our housing shortage, and greatly increasing the costs of construction. The city should assign a special protection unit to deter fires, particularly during the time of construction when buildings are about to be dry-walled and are thus most vulnerable to arson. In addition, I would create a special team to investigate and pursue this problem, and keep them on it until it is solved or the problem eliminated.

Housing Development

In the near future, I will be making a major talk on housing in Denver and my solutions. However, I can say now that the coordination and leadership in this area must come from the Mayor's office. The city government has more than 20 agencies dealing in some fashion with the housing problem, and there is no adequate coordination. Furthermore, the solution to the housing supply lies not merely in action by the Denver Housing Authority, but perhaps more importantly, in the private sector. I intend to promote turn-key developments with all the resources of the office of Mayor; to assist, where possible, in the acquisition of ground for housing; to promote 234, 235 and other housing programs; and to increase the housing supply by joint efforts of the construction industry, the financial community and the city.

This covers the five points we discussed at lunch. However, I am also enclosing extracts from remarks I made when announcing my candidacy, which touch on a broader range of issues. We have available my position papers on many other subjects, and I will be happy to make them available to you and to answer any questions you may have.

Kindest personal regards,

Yours truly,


Dale Tooley

DT/va

Mr. Larry A. Mizel
6360 E. Mississippi Ave.
Denver, Colorado 80222

Dear Larry:

This letter is to confirm the positions which I explained at our luncheon meeting on March 8.

Assessment Practices

I am committed to the concept of consistent and equal assessment of property for ad valorem tax purposes. Our law requires that the assessed valuation be 30% of market value, and that is precisely what should be done with respect to all property -- even if the property has not been recently sold or improved. The periodic reassessment to guarantee equality of assessment practices must not be predicated only on improvement or conveyance of property.

In this connection, I have consistently opposed those laws which restrict equal assessment and valuation of real property. Examples are the growing amount of exempt property, which I feel should be subject to e restrictions, such as the statute alue of railroad facilities. I emove the present formula, which, e length of main line trackage in Den-ies.

Planning

a mess. I have announced a program istent use of the mayor's power of ing staff and the planning board to to-day zoning. The Planning Director d to recruit the best and most crea- ion, and likewise to appoint to the w important it is to improve the

axes

ss, as a long-range goal, I want to tax field, and leave this source of ect two-thirds of the property taxes substitute revenue. That substitute the federal government. The more

Denver

WHY RENTS WILL RISE STILL HIGHER

AMONG the sad tales the cost-of-living index tells is how the cost of shelter took a turn for the worse in the past five years. In 1969 this expense moved up 8.5% and accounted for nearly a third of the total increase in living costs that year. In 1970 shelter costs moved up even faster.

Naturally, both homeowners and those who live in rented houses and apartments have been complaining. Maybe you have felt the squeeze yourself. It's enough to make either an owner or a tenant wonder whether he might not do better joining the other class.

Well, which group is being hit harder by these rising costs in housing?

Bear in mind that this is not a picture of whether renting is cheap or dear compared with the cost of living in a home of your own or vice versa. It is merely a picture of how rapidly the cost of renting and the cost of owning have been changing over the years. And the picture is clear enough: While the cost of owning a house has gone up faster than have prices for consumer goods in general, rents have been lagging, going up at a slower-than-average rate.

Data for the price index are collected by

Bureau of Labor Statistics agents. In recent years when they asked why rents went up, the most usual answer was increased operating costs—higher real estate taxes, higher wage rates, higher prices for maintenance and for repairs. Another frequent villain was the cost of adding new equipment.

Now as any homeowner can tell you, those same items also rank high among the factors running up the price of owning a home. And if the homeowner has bought recently, he will complain of two more high costs he is bearing: the cost of land in most urban and suburban locations and interest rates for mortgage money.

Not that the homeowner is the sole victim of these costs; it is just a little clearer to him where he hurts. If tenants rent in recently built buildings, they too are paying more because of the high land costs and high interest rates charged their landlords. Furthermore, in an ironic twist of economic fate, tenants also may pay more because some people who really would prefer owning to renting are frustrated by the high price of homeownership and are obliged to compete for rentals, thus bidding up rents.

Reprinted from Changing Times Magazine

BUILDER-OWNER TOLD TO SUPPLY FINANCE STATEMENTS TO TENANTS

Houston — The time has come for owners to disclose operational financial statements to residents and to recognize that the value of a property is created by the society which surrounds it, not by the owner himself.

That was the startling message from Jerome Belson, prominent New York attorney and president of Apartment Development and Management, Inc., speaking at the annual convention here of the National Association of Home Builders.

This direct approach will take the wind out of protests from militant tenants, Belson suggested.

It could also take excessive profits out of ownership Belson said: "Individuals who seek a return on invested dollars should anticipate that in the future when dealing with improved residential real estate the return will be a limited profit. The reason is that the progress of our society has evolved to one of total involvement.

"Today, residents of apartment developments, regardless if they be low, middle or high-cost communities, require the owner or builder-developer to be responsible and 'relate' to their total needs and problems," Belson told his NAHB audience. "Apartment residents no longer accept the limitation of an owner's responsibility to a 'mere' supplying of janitorial services and clean, decent housing facilities. For it serves the resident no purpose if only the apartment is livable but he must fear for his life when he steps from the building itself."

An owner, by reason of his having built the apartment house in that particular location, does and is required to accept the responsibility of participating with the residents of the development in applying himself to the problems of the community, according to Belson. These problems include security, police services, garbage removal, lighting on the street, schools, houses of worship and other off-site considerations.

"The residency within a common building in an urban location offers the individual the opportunity to join together with others similarly situated to 'strike out' if you will against the huge blob ply tenants with a certified copy of his annual financial statement of operations, in Belson's view.

An owner believes that if he wants to make a 5 pct. or 50 pct. return, that is his prerogative, the builders were reminded. "But let's re-examine that," said Belson. "It is interesting to note that the value of a particular property

REALLY is not that which is created by the owner. Rather, it is that which is created by the surrounding society."

The owner is merely the benefactor of the value created by the surrounding land and buildings plus the municipal services, Belson asserted.

"The owner must deserve credit for the improvement," he added, "but this must be separated from the land and its surroundings. By such reasoning, one can logically conclude that his return be regulated in a fashion similar to that of a public utility," the builder-owners were told.

Communications

"Tension, which exists between owners and tenants, can only be diminished through an orderly and periodical flow of information to that tenant," said Belson. "This may be the same type of Information Bulletin developers are compelled by law to supply to a purchaser of a cooperative apartment."

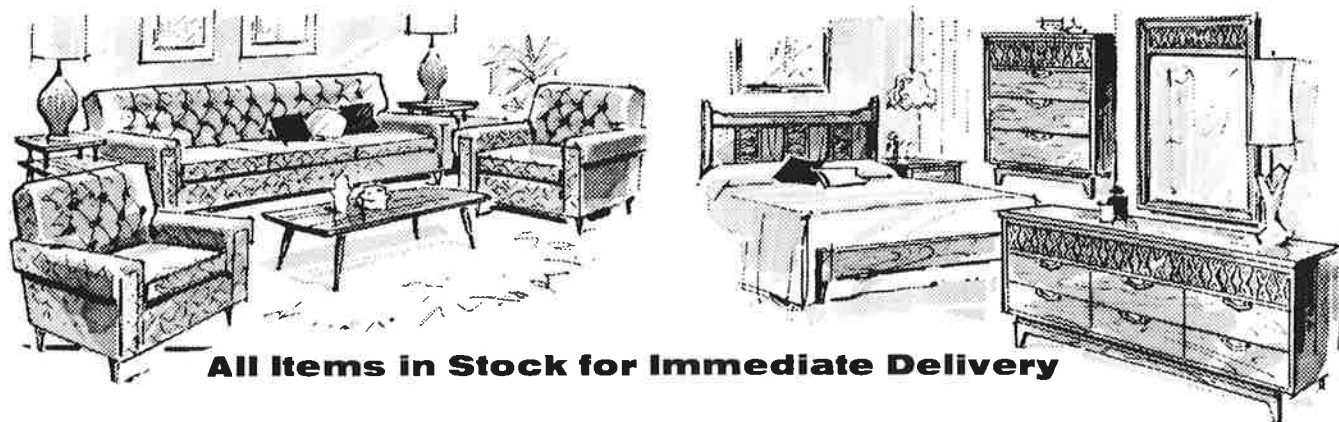
"Basically, what I am saying is that since we do recognize that while owners of cooperatives have a right of information, similarly we must accord to occupants that same right!

"Shouldn't he know what the costs are and wouldn't such knowledge help eliminate tension and historical landlord-tenant conflict? Don't public companies issue annual reports to their stockholders and aren't tenants in a comparable position to a shareholder?"

"I think owners of residential improved properties must add one more line in the preparation of their operating budget . . . tenant communication and tenant educational costs. Without effective communication, without a true and honest exchange of information from the owner telling the tenant what costs are, how much taxes are, and what increases mean, how can tenants understand or have knowledge of an Owner's problems. It is no wonder tenants develop frustrations and react against Owners!

Reprinted from Apartment Construction News

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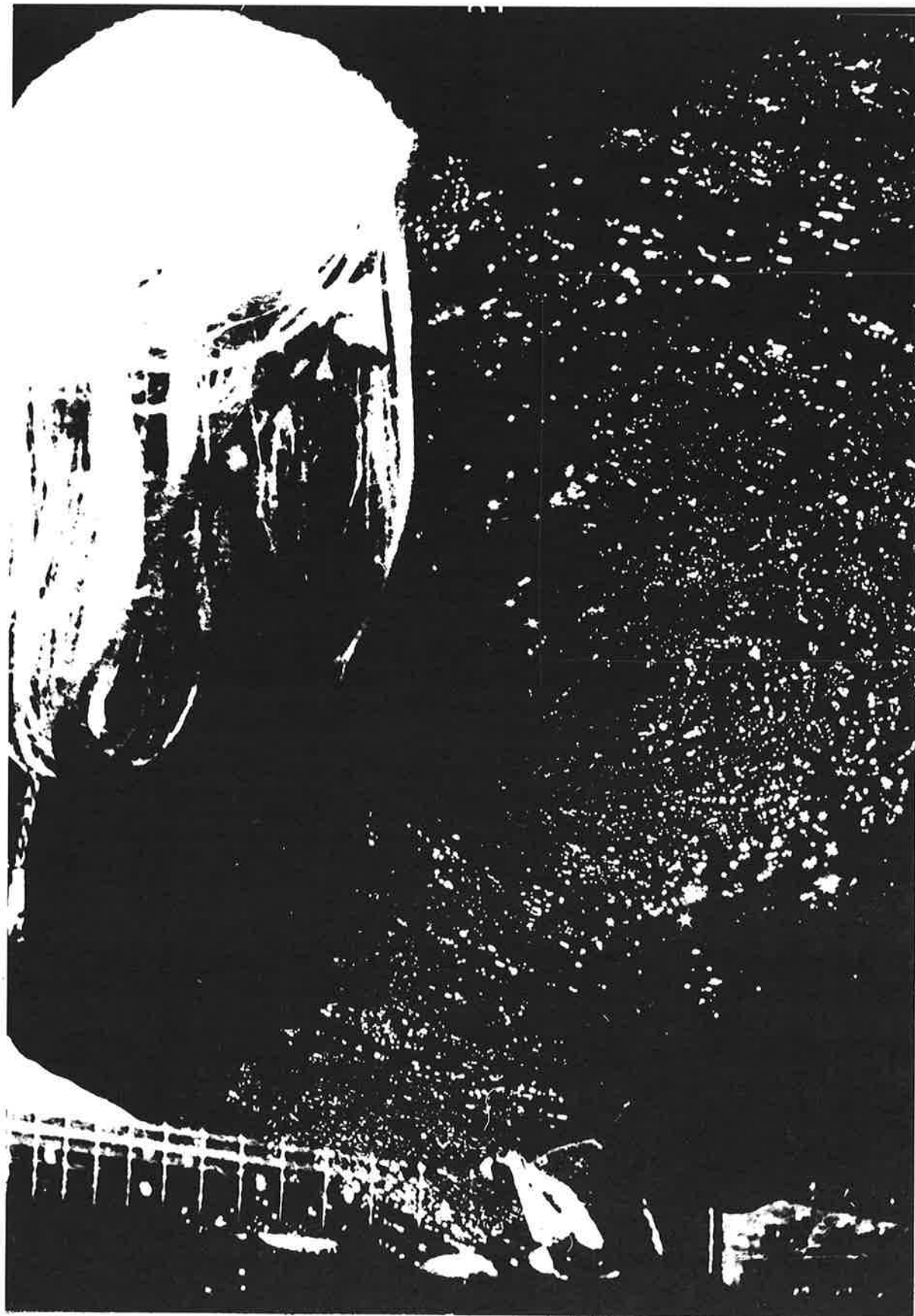
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BUYING COMMITTEE OF CAA TAKING SURVEY

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The class now in progress has met with many favorable comments from the students attending from the Colorado Apartment Association. A repeat of this class will start on Wednesday .. April 21, 1971, at 7:00 p.m. ... Class will then continue for the next 9 weeks. Another class will not be held until September. The tuition for non-members of the C.A.A. is \$50.00 per person...or \$75.00 per couple. If you or your employer is a C.A.A. member, the tuition is \$15.00 per person. The amount must be paid in full prior to the starting date of class to reserve a seat. We will limit the class to 32 students and already some reservations are in..The address of the Apartment Managers School is 3385 South Bannock Street, Englewood, Colorado....

18 R.
CAA HOLDS 1971 ELECTIONS

April 20th. the deadline for casting the ballots in this year's C.A.A. Election of officers and directors. This year's slate contained a total of 39 candidates for a variety of positions that stretched from President to Directors.

Results of the election are to be announced on the evening of the 20th...The "Tammany Hall Election" will draw to a close at the Neusteters Cherry Creek Penthouse beginning with cocktails at 6p.m. and dinner at 7. Late ballots will be accepted prior to the dinner.

This year's selections included...for President, a choice of the C.A.A. nominating committee as candidate..Larry A. Mizel. Also mentioned as candidates for president; Henry Van Schaak III and Bob Whittlessey. For First Vice President...John Fahrenkrog and Clyde Gurtler and for Second Vice President...Steve Stopa and R.J. Fulscher and for Treasurer...Gerald Greenberg and Jim Ash.

Next month...a complete rundown on how the voting tallied in the 1971 C.A.A. Elections.

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