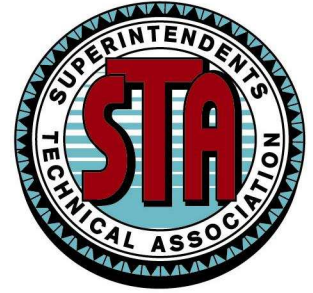


Super!

February 2006



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Con la educación, entrenamiento e información del público

Calendar 2006

Date Topic and Speaker

MONDAY	Building Security & Security Camera Workshop
February 27	
Manhattan	

Directions: Penthouse, Times Square Hotel, 255 W. 43rd St (corner of 8th Ave.) A train to 42nd St.

Why You Don't Want to Miss this Workshop

Attend an informative workshop on the ABC's of security camera installation and maintenance by Bill Aristovulos and Norman Saul. Between them, these STA members have several decades of closed circuit video surveillance systems experience.

Various aspects of Video security surveillance systems will be discussed and showcased, including CCTV (Closed Circuit Television) and Internet-driven systems. Working examples of various cameras, lenses, and associated equipment will be shown.

Your questions will be answered.

Members will receive certificates of attendance.

Fr: STA President
To: STA Members
Re: STA and Your Future

It is exciting to realize that STA is becoming a moving force and one of real estate's best resources. We expect that, in time, STA will expand to other states and to Canada.

I wish I could transfer to all our members the passion that I feel for STA. I wish all of them could see what I see; that is, STA can be a great organization for its members. Members need to see

their memberships and their participation in the life and work of STA as an investment in their careers.

Each member -- and non member -- needs to ask: "In time, where will *I* be?" I have learned many lessons in my life, and one true lesson that is appropriate here is that "you get out of life what you put into it." If you don't participate, if you don't get involved, you will not grow as you should.

STA Membership is a good first step for many. For others, membership in STA is a good place to get involved and sharpen their skills. It's by participation that you grow. In participating, you meet others that can provide you with, or from whom you can receive, positive energy in the form of encouragement and motivation. And perhaps having your name out there will get you noticed!

Let's face it. Most of the great jobs come by word of mouth. By getting known to other members you will be remembered. Word of mouth comes by knowing people. You won't get to know the right people by staying at home or buried in your basement.

Too often, a person joins an organization asking only "What can this association do for me?" In truth, if you ask, instead "What can I bring to the organization and how can the association benefit from my membership?" in time your rewards will come and you will benefit by membership. JFK's famous words, "Ask not what your country can do for you, but what you can do for your country," hits home.

Peter Grech

Welcome New Members

STA is pleased to announce the election of the following individuals: Stanley Agostini, Tom Charles, Danny Dominguez, Raul A. Funes, Willy A. Gomez, Christian Joe, Steven John, Domenic Mifsud, James Panarella, Jason Panarella, and Elio Polanco. And thanks to all of you who recently renewed your membership.

**IF YOU HAVE NOT RENEWED YOUR
MEMBERSHIP FOR 2006, PLEASE DO IT NOW!**
(See page 8)

NOTE ON MEMBERSHIP: STA membership entitles you to all the privileges of membership at any meeting, whether in Brooklyn, Manhattan, Bronx, etc. All persons are invited to attend meetings free. **But:** Certificates of Attendance are issued only to members. Come and get to know us!

The Job Search Process

January's Meeting Report

By Glen Stoltz

THE work of searching for a job is the toughest occupation of all. In this endeavor, it is good advice to follow the old adage about being prepared. Until you land that dream job you were hoping for, becoming better prepared is at least half the battle. Maya Angelou said this: Nothing will work unless you do.

The job search can be an exhausting, demeaning and demanding experience, and this is why it is often so easy to stay in a job you really don't like, rather than to get out there and "pound the pavement."

Of course it's best when it is over and you're on a "real job." But in the meantime, even if you're currently working but actively searching, and especially when you're out of work and desperate, there is much helpful information to be had, and ways to bone up and get ready to wow your next interviewer.

To make things easier for the job seeker, especially when a person is desperately in search of the next big break and doesn't have all year to do it, January's main topic at its meetings in Manhattan and Brooklyn, were given to the subject of preparing oneself to look for a job, with an emphasis on supers and other building support workers.

Peter Grech, STA's current president, gave his listeners a copious handout full of useful information, along with lists of items of which to be aware. From proper preparation of your resume to dress code to learning how to anticipate questions that an interviewer will ask, he came well prepared to stimulate those who were interested in what to do to further educate themselves in the best ways to get a new job.

The Resume

Peter told us that it is very helpful to be knowledgeable about the resume formats from which to choose and to prepare several resumes, each for use depending on what exact type of job for which one is applying.

He also advocated using certain words - "dynamic, active verbs" - to describe your work, to accentuate your strengths and to disguise your weaknesses. He detailed to us what a resume *is* and what it *is not*.

Other admonitions included checking layout and composition, making sure there are no spelling errors, and printing your finished resume on good quality paper.

The Interview

The process of interviewing for a job is a two-way street, said Mr. Grech. You should ask questions, not only answer them. Prepare yourself for your first interview with a company by learning everything you can about that company, and use that knowledge to your advantage. He also gave us a list of questions to be prepared to answer, such as:

- Why should I hire you?
- What are your strengths?, and:
- Why do you want to leave your current job?

The Follow-Up

We were given tips on how and when to follow up the interview you landed with a phone call or letter with another resume - and which is better, and how soon and how often after the interview to do these things.

The handout given to us included a list of management companies and cleaning companies, along with the phone numbers and work addresses.

Whatever your situation and needs, there is help. There is support. If you felt you were deficient in one aspect or another and needed to ready yourself for the job search process and you came to any one of these meetings and listened well, you left with a better grasp of what is needed in order to prepare yourself for your next interview.

Each meeting was wrapped up with a lengthy question and answer session, with more clarifications on specific topics and advice on individual persons' situations.

"I Started Rewriting My Resume!"

Report from Brooklyn Meeting

First, I'd like to say that the meeting was incredible last night. When I got to work after the meeting, I started rewriting my resume. (Peter, it wasn't on company time!)

The STA meeting in Brooklyn on Thursday, January 26, where we heard the STA president talk on "the Job Search" really confirmed my feelings on how I am very lucky to be a part of such a positive mission. The people I brought with me had nothing but good things to say about it, and hopefully, their work schedules permitting, they will be going to the next meeting. I'm looking forward to encouraging other people to go to the next meeting.

The only thing I was displeased about was "How come I couldn't have Peter Grech as a teacher before?" His words were very motivational to me personally, like what only a few teachers in my lifetime did for me. He told me things that I will never forget.

Jason Panarella (Jason is the newest member of the Club's Executive Committee.)

How You Can Help With Our Website

(<http://www.nycsta.org/>)

By Glen Stoltz

MANY PEOPLE ASK, "How can we help the Superintendents Technical Association grow?" Besides coming to STA meetings and getting involved with the planning for the association, such as joining the Executive Committee and helping to steer the group, here are things that you can carry out on a daily basis.

Questions/Answers (superask14.htm)

Bill Aristovulos is taking over from me as our new Webmaster and, as always, we need your help with content. Read the new questions daily and if you know the answer, even if it has already been answered but you can add something you think is important, send it in.

Articles (articles.htm)

If you know of an article "by, about, or for Supers," as the Articles Page on our website states, send it in! If you can write an article, write it and send it in. Don't worry about spelling, grammar or

punctuation; our editor will take care of that for you.

Blogs (blogsbysupers.htm)

So far we have links to two blogs by supers. If you're interested in starting a blog (don't be intimidated - it's easy **and** free) but need help to get started, email Glen at gstoltz@nyc.rr.com.

Super to Super (announce.htm)

This is where supers and other building support workers can send in ideas, links to websites, news, information about new products, whatever is on their mind, to help keep us all better informed, involved and up-to-the-minute. Read it and send in **your** news and information.

Contact Us (stayintouch.htm)

This page allows you to get in touch with any officer of the "Supers Club" or with all of us at the same time. Let us know what you think. Got suggestions for improving the Website or newsletter? Got ideas for improvement in communication? Ways to advertise the Association? Ideas for meeting topics? Constructive criticism (whatever that is)?

Whatever is on your mind, if you are more comfortable with emailing us or calling, take your pick and "stay in touch!"

Tip of the Week (tipofweek2006.htm)

Every handyman and super has tips in their head; ways of doing things that save time and/or money, and lots of frustration. Read and learn, then send in your own list of tips. We'll credit you if you wish, or leave your name off if you want.

Feedback Forms

There are many forms (an incomplete list of them is on the Sitemap Page [sitemap.htm] in the far right column near the top) where you can send in your feedback on many subjects.

Go ahead, get involved beyond perusing the content! Create your own. Send in an idea, an article, a joke, a Website link, your member resume, a job posting or "situation wanted" ad.

And please let Bill know he's doing a great job on the Website!

Bill's E-mail address is <Nike33@rcn.com>

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Stricter Lead Paint Rules Working Fine

(a notice from NYC Independent Budget Office – IBO)

IT HAS BEEN A YEAR since the City Council passed--over the Mayor's veto--stricter rules for inspecting and removing lead paint. So far, the law has not been as costly as predicted nor does it appear to have hampered the city's ability to address other housing code violations.

This new fiscal brief is included as an attached pdf file, and is available on IBO's Web site at

www.ibo.nyc.ny.us/iboreports/LeadpaintFB_jan2006.pdf

<http://www.ibo.nyc.ny.us/iboreports/LeadpaintFB_jan2006.pdf> .

To receive printed versions of this or any other IBO publication, e-mail us at ibo@ibo.nyc.ny.us or call (212) 442-0632. IBO also encourages you to forward this e-mail to friends or colleagues who may be interested in its contents.

Perfecting the Part-Time Helper

What should you do when your part-time super isn't doing enough for your building

By Ruth Ford, *Habitat*, December 2005 - Number 218

This piece presents advice and tips to make sure the relationship between a board and the part-time super works constructively, and if it doesn't, how to deal with the part-timer who doesn't seem to be getting the job done.

[NOTE: STA neither approves or disapproves of every item in this article. What is your opinion on any of the points in this article? Write to me! *Editor*]

WHAT DO YOU DO when your part-time super isn't doing enough for your building? That's the dilemma faced by the seven-member board of a 24-unit co-op on the Upper West Side, where the super, who works two jobs to make ends meet, isn't meeting the needs of the building.

The part-time super is not keeping the building clean enough, says a board member, and he is annoying the residents with quality-of-life issues, such as taking the garbage out at night and “banging the cans.”

While the board has worried about how to approach the super to get him to mend his ways, the super, in turn, is walking around “with a sense of entitlement,” seethes the director. How can the board bring the super into line, and establish clear lines of authority? After all, who is the boss and who the employee?

It's a difficult tightrope to walk, admits Peter Grech, president of the Superintendents Technical Association and a super himself at a 350-unit building in the Turtle Bay neighborhood of Manhattan. The board should always clearly be sending the message, “I'm the boss. We pay you. You do it our way or look elsewhere,” explains Grech.

That said, there is often more nuance in communications between the board and the super, and the board members also need to remember that. “If they are self-managing, they need to put themselves in the super's shoes and need to be telling themselves, 'If I were he, I'd

have to do all this cleaning, all this trash, the recycling, and that can take a long time,” says Grech.

For the relationship to work constructively, “the super needs to be aware of the board's needs and the board needs to be aware of what the super is doing.” There is a happy medium that can be found, but it's not acceptable for the super to say, 'It's always been done this way.’” So, what is the answer for a building, self-managed or not, that is dealing with a part-timer who doesn't seem to be getting the job done?

There are several steps, notes David Goodman, director of business development at Tudor Realty. The first is to go over the super's list of responsibilities, and see if that matches the requirements of the building: cleaning the lobby every day, sweeping the hallways, wiping down the glass, washing/sweeping the stairs at least once or twice a month, keeping the boiler running, and taking out the trash and garbage each week. Then the board should determine how many hours it takes for the part-time super to do the work, and calculate the salary the board is paying him on the basis of that.

About \$15 to \$20 an hour is average, says Grech; \$20.94 an hour is union scale, says Goodman. Grech offers consulting services to boards. He has often made trips to co-ops around the city to assess how the building operates, how many hours a week are needed to keep the building well maintained, and how much the board should be paying the super.

How much can a building expect to pay? The range is all over the lot, says Matthew Nerzig, the director of communications for SEIU 32BJ, the building workers union, but the range for small buildings runs from \$310 a week for a part-time super to \$979 a week for a full-time super, and then increases if it is a large building that is a member of the Realty Advisory Board. In that instance, says Nerzig, pay scales range from \$400 to \$1,664 a week.

If board members are willing to be flexible and creative, they can think themselves around the problem of a part-time super who isn't up to par. At a 25-unit co-op on the East Side, the board members were fed up with a young superintendent, who worked a second job and never seemed to be around to get the job done, recalls Goodman. The part-time super “would go out and party [or] he was at work all day [away from the co-op] and something would come up and he wasn't home.” Finally, Goodman stepped in when the board complained and asked a local handyman in a neighboring building, also managed by Tudor, if he wanted to help out. The handyman agreed, and a deal was struck.

The board fired the part-time super, hired the handyman as the new part-timer, and gave him the former super's apartment. Because the handyman-turned-super is married, his wife would pick up the slack when the handyman would be at the neighboring property. The arrangement has worked out well for all affected, says Goodman. It “provides almost full-time coverage for the building,” says Goodman. “The spouse can take and make emergency calls, allow repairs into the building, and accept deliveries for residents.” And because the East Side co-op is small, “there are few expectations for the super beyond [cleaning] and keeping the boiler running.”

Calling in back-up for a place running on a part-time super's work schedule is always a good idea. If the building is self-managed, one of the board members should be assigned to know all the critical phone numbers in case of emergency: the name of a good plumber, boiler operator, and oil supplier. At the same time, even if the part-timer is working as hard as he can, if he doesn't live in the building, the board should be paying another, local super or handyman, as back-up, ready to pick up the slack. In that case, the board needs to call the super into a meeting, go over his job duties, diplomatically, and decide whether it's time to increase his hours and salary or fire him and get another part-timer.

Boards also need to recognize when it comes time to pay for the services of a full-time super, observes Goodman. That's what a Tudor-managed 32-unit condo finally did, when its old super left and the board made the position full-time. It found a new super with good credentials and levied a 12 percent maintenance increase to pay for his salary. The residents are reportedly very pleased with the change.

Boards looking for help in setting expectations for their part-time or full-time supers can contact the Superintendents Technical Association at www.nysupersclub.org and post questions. Grech says he is available to make visits to co-ops and condos to assess what should be reasonably expected of a full-time and/or part-time super. To contact Grech, e-mail pgrech4214@aol.com.

ON THE FOLLOWING PAGE IS A MEMBERSHIP APPLICATION FORM.

YOU CAN MAIL IN YOUR DUES OR BRING THE APPLICATION AND YOUR CHECK TO A MEETING. IT WILL BE MOST WELCOME



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Engineer's Tests Turned the Toilet Industry on Its Head

By Tom Berg, *Orange County Register*, Jan. 28, 2006

YORBA LINDA, Calif. — It wasn't enough for John Koeller to flush gummy bears down the toilet. No. In the name of science, he had to flush oatmeal and sausages and Cheerios and Play-Doh and toy water-wigglers before settling on the substance he now flushes with such gusto that he and his partner have become Canada's largest importer.

Put down your bagel. Stop eating. For the next few minutes, we're going to talk about... soybean paste. Not the soybean paste you eat in miso soup (though it's the very same stuff.) But the soybean paste that industrial engineer Koeller — aka the "Toilet Guru" — of Yorba Linda, Calif., uses to routinely test some 200 models of low-flow toilets.

All so the sound you hear next time you flush won't be that of money going down the drain.

What he does exactly with this paste would make any 7th-grade boy bray with delight. It should do the same for you — if you're a homeowner. Because, for all the razzing he takes as the toilet guru, Koeller, 67, knows how to save you money. And embarrassment. And he's happy to tell you.

If you're willing to listen.

Important Dates in Toilet History:

1596 — Toilet invented.

1775 — S-trap invented.

1872 — Flush tank invented.

It took another 120 years for the first step backward in toilet technology. It came when Congress enacted the Energy Policy Act of 1992, requiring all new toilets to flush 1.6 gallons of water rather than the standard 3.5 gallons.

There was a terrible consumer backlash and a protest against low-flow fixtures," says Mary Ann Dickinson, executive director of the California Urban Water Conservation Council in Sacramento.

Why? The plumbing industry was unprepared, and their new toilets really didn't work. Customers kicked and screamed. They complained to their congressmen. And worse, in terms of water

conservation: they double-flushed and rejiggered their low-flows to flush more water.

The trouble was too few standards. In those days, all a toilet maker had to do to pass certification was flush 75 out of 100 three-quarter-inch plastic balls.

"John figured out this test was meaningless," says Dickinson, "and that unless we devised a test that actually simulated what we flush down the toilet, we couldn't accurately test the performance of these low-flow fixtures."

This led Koeller and his Canadian cohort, Bill Gauley, to start flushing gummy bears and oatmeal down their test toilets in Toronto. In purely technical terms, these things are called "media." As in, If we don't find something to solve this problem, the media is really going to hit the fan!

Once Koeller and Gauley found the right media (from a Japanese exporter who was so horrified to learn where his miso was going that he made the men sign an agreement to never utter the word in their reports), they did what engineers have long done. They researched — first and foremost, how much media ought a good toilet be able to flush.

Without going into gory detail, let us just say it's 250 grams (about a half-pound).

Then, in 2003, the men went where no one had gone before: They tested every brand of low-flush toilet they could find to see exactly how good each was at flushing their new media.

For that, Dickinson says, "He's a great unsung hero in the water conservation world. He's been in Newsweek, TIME, the Wall Street Journal, all the construction magazines and energy magazines. He's known internationally."

No one said being a hero was easy. Leastwise, not in the toilet world.

"I am the toilet guru," Koeller admits. "You bring that up at a party and you never live it down. I brought up urinals once and never heard the end of it."

His study — called **Maximum Performance Testing of Popular Toilet Models**, or "MaP" for short, raised more than a few snickers. It virtually turned the toilet industry on its head. Now in its 5th edition, it compares 177 low-flow toilet models. And here's the rub:

"We've learned, in a number of studies, that there is no correlation between price and performance," Koeller says. "That's right. Some of the cheapest toilets are some of the best performers."

The reason: until recently, consumers had no way of knowing which toilets performed best, so price was set mostly by style. When Koeller and Gauley began their tests, it was the water districts — in the name of conservation — who funded them.

Just three years later, it is the toilet manufacturers themselves promoting the tests.

Dickinson says it's likely the MaP test will become part of a new, nationwide standard (for now, the 75-ball standard remains in effect). In fact, she's helping the U.S. Environmental Protection Agency create a nationwide water-efficiency organization, named the "Alliance for Water Efficiency," which will promote MaP testing.

"There's no point being efficient if the customer has to run the water longer or double flush," she says.

All of which brings us to what kind of toilet should you buy? It depends, says Koeller, whose back yard is crammed with new models for testing, but whose bathroom sports a Toto Ultra Max (MaP score: 700 grams!)

There is gravity-feed vs. power-assist (power-assist typically flushes more but is louder). There is two-piece vs. one-piece (one-piece typically looks sleeker but is pricier). There are variations of bowl shape, seat height, even doohickeys like heated seats, slam-resistant seats and dual-flush mechanisms, featuring a half-flush of 0.8 gallons for liquid-only flushing.

Those factors depend on preference. Flushing power is all about function. But buyer beware! Just because a manufacturer makes one or several powerful models doesn't mean all of its models are powerful. It pays to compare. Visit:

www.cuwcc.org/MaPTesting.lasso for test results. (Note: prices not included, so you'll have to do some homework yourself.)

The good news, says Koeller (who, by the way, is not connected to the Kohler toilet company), is that new manufacturers have made competition

fierce. In the meantime, Koeller is leading the charge on another new trend in water conservation. He's already started writing national standards.

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HPD Upgrades Its Website

The Housing Commissioner announced the launch of a newly redesigned and customer friendly HPD website at www.nyc.gov/hpd. The site is designed to be more intuitive and user-friendly. It includes new features, photos, colorful design, a rolling news column and an updated look that complements other City agency web sites. The goal is to make it easy for HPD partners and the public to access the information they need with as few clicks as possible. The new content has been simplified in order to be straight-forward, accessible and relevant.

Improvements include:

- * Added features to the homepage such as "How Do I..." a quick link to open housing lotteries and an "A to Z" searchable site index;
- * An address box on the homepage in order to easily look-up Housing Maintenance Code violations;
- * The ability to sign up online for housing education classes;
- * More language specific content including Spanish, Russian, Chinese, Korean, and Creole; and
- * A new "dates to remember" section.

The most popular pages on the site include apartment and home lottery listings, availability of Mitchell-Lama units, and HPD Online access for looking up Housing Maintenance Code violations.

State Of The City Housing

By Joe Lamport, *Gotham Gazette*, Jan 30, 2006

[Mr. Lamport is the assistant director of the *City-Wide Task Force on Housing Court*, a coalition of community housing organizations.]

IN HIS 2006 STATE OF THE CITY ADDRESS, Mayor Michael Bloomberg made it clear that housing is a priority for his second term. He said he

would emphasize affordability. As rents continue to rise across the city and statistics show people are spending more of their income on rent, this is certainly something most New Yorkers want to hear.

“New York’s future depends on our ability to make sure that middle and working class families can afford to live here,” Bloomberg said. “That’s why we fought for the \$400 property tax rebate... It’s why I will be asking the State Legislature to extend the rebates for the remainder of my term. And it’s why we are creating the most ambitious affordable housing initiative in New York City history.”

The mayor was referring to his \$400 property tax rebate to homeowners and his \$7.5 billion plan to build and preserve 165,000 apartments that middle-income and low-income people can afford.

The Mayor’s Housing Initiatives

The mayor has other initiatives in housing that he can point to as proof that he takes housing seriously. During his campaign last year, hardly a day went by when the mayor did not announce some new effort to address a problem in housing. Housing groups had been aggressively pushing many of those initiatives long before the mayor got around to them.

Some advocates say city officials have responded to their proposals and acted effectively – and they look forward to more of the same during his second term.

In an email, a spokesperson for the city said, “The Bloomberg Administration is always glad to hear and discuss housing concerns and policy with advocates, tenants, and residential owners. We have a very positive and ongoing dialog with housing advocates. While we may not agree with all their proposals, and views also differ among the advocacy organizations, we all share a goal of building and preserving more affordable housing in New York City.” A member of a landlords lobby group told me that his group had noticed the city’s discussions with advocates. He raised an eyebrow.

Targeted Code Enforcement

A good recent example of that dialog is probably the Targeted Code Enforcement Program (TCEP). About a year ago, advocates led by the [Association for Neighborhood Housing and Development](#) brokered a deal with city housing officials that provides comprehensive inspections of problem buildings. That deal itself stemmed from a council bill.

“We’re seeing a lot of violations and we’re seeing landlords wanting to repair their buildings as a result of being targeted by council members and community groups,” said David Greenberg of the Association for Neighborhood Housing and Development. “And for landlords immune to that kind of pressure the city is suing them.”

Housing Plan and Rent Subsidy Program

Marc Greenberg at the Interfaith Assembly on Homelessness and Housing said the code enforcement initiative was one of a number that show “good faith.” He also cited the mayor’s New Housing Market plan and his rent subsidy program called [Housing Stability Plus](#), despite its problems, as evidence of concern and attention to housing and homelessness.

“I think in each of these cases there has been a good faith gesture and now it’s up to advocates to work with the administration to come up with the rest,” he said. “There’s clearly an openness to continue the dialogue.

“Frankly, this is the way government should be. It should work in partnership with the non-profit sector. Now we have to hold up our end of the relationship.”

What the Mayor Isn’t Talking About

(1) Loss: Stabilized and Subsidized Apartments

Other advocates, however, are not nearly as optimistic. The main reason is that the city’s largest stock of affordable housing — rent stabilized apartments — is evaporating. And the mayor is doing virtually nothing about it.

“He’s totally ignoring it,” said Michael McKee, of Tenants Political Action Committee. “It doesn’t

make any sense. Maybe he hasn't thought it through."

(2) Section 8

And the problem is compounded by the loss of subsidized housing, too, McKee said. Many people are waiting anxiously to see what the courts say about whether a landlord must continue to accept the federal Section 8 rent subsidy from a tenant in a rent stabilized apartment.

In those apartments, leases automatically renew, ostensibly under the same terms and conditions as the original lease. So, if a landlord accepted Section 8 from the outset, tenant lawyers have argued, they should have to continue accepting it. But changes in federal law, landlord attorneys argue, make it clear that landlords should not have to continue accepting Section 8 when a lease renews.

Courts have ruled both ways and a ruling on the issue is expected any day now from the appellate court that oversees Brooklyn, Queens and Staten Island.

A member of a landlord lobby group said his organization is awaiting the higher court decision on this issue with great expectations. He said landlords oppose renewing Section 8 because the bureaucratic problems landlords experience dealing with Section 8 are a nightmare. That is a real problem with Section 8 – even advocates call it the program they "love to hate."

But it is not hard to see that if landlords do not have to renew Section 8 leases, they will effectively force thousands of people to move: No one receiving Section 8 could afford to stay in the apartment – they would face a huge rent increase, hundreds of dollars. And they would, of course, lose their Section 8 if they chose to stay in the apartment. In the city, Section 8 has a waiting list that has been closed for more than a decade. And it is important to bear in mind that when people vacate rent stabilized apartments, the landlord can raise the rent substantially for a new tenant – and decontrol it if the rent hits \$2,000 or greater.

McKee said a court ruling in favor of landlords would be a disaster for low-income tenants who receive Section 8.

"If the courts rule in favor of landlords, a lot of people are going to get evicted," he said. "We're all holding our breaths to see what happens."

(3) Loss of Mitchell-Lama

The mayor has turned a deaf ear, too, to other subsidized housing programs that are being lost. In the last few years, as many as half of the 80,000 or Mitchell-Lama rentals in the city have gone or are in the process of becoming market-rate apartments. The state Mitchell-Lama program, which helped developers build apartments through tax rebates and other incentives, allows landlords to buy out of the program after a set period – 20 years, for example. Many are doing so.

(4) Lack of Home Rule

One change in state law would allow the city to effectively address both of these issues: Giving the city [home rule on rent regulation laws](#). Changing the state law would allow the city to write its own laws on housing, stricter than those proposed by state legislators. Bloomberg supported home rule once, then changed his mind. Again, advocates are mystified.

"This is the first mayor who doesn't owe anything at all to the real estate lobby," McKee said. "He's not beholden to them at all. I am just speculating, but I think the problem is that, in his world view, rent regulation is not a good thing.

"When Bloomberg wanted control of the schools, he talked about it every day and he proved all the pundits wrong. He should make the same effort on home rule." But, McKee said, Bloomberg seems uninterested in discussing that or other issues related to rent regulation.

(5) Legal Services & Neighborhood Stabilization

Some advocates criticize the mayor for what they see as his neglect of effective programs to help the homeless.

"If Bloomberg really is serious about homelessness prevention why does he continue to de-fund legal service programs and neighborhood stabilization programs?" said Larry Wood, organizer at Goddard Riverside Community Center

in Manhattan (and a member of the board of directors of the organization for which I work.) He was referring to the annual budget negotiations between City Council and the mayor's office, when the mayor's budget zeroes out funding of legal services, which he calls a "mindless dance."

"Homelessness prevention programs -- both preserving the tenancies and preserving those units that become deregulated -- are cost effective and keep people out of the shelter system and from becoming a much bigger burden for the city," said Wood.

So, while Bloomberg has impressed some with his commitments to solving housing problems, he has a long way to go to convince others.