



HAPCO NEWSLETTER

Serving Philadelphia's Investment & Rental Property Community

Message from the President:

The BRRRR Method Isn't A Cold Shoulder For Rental Owners

It's How HP Members Will Learn Rental Financing Sept. 20th

You never know what you'll learn next at HAPCO Philadelphia's next Education Session September 20th!



Greg Wertman

"BRRRR Method" isn't a rental owner freeze out. It stands for, "Buy, Rehab, Rent, Refinance, Repeat." And it's among the many rental financing tips that Ken Weinstein will be teaching when we get together this month.

Ken is an entrepreneur and founder of

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Federal Grants Available for Hurricane Ida Repairs

read story on page 9

PHDC Celebrates the Launch of the Rental Improvement Fund

read story on page 4

Landlord Tenant Office Resumes Evictions

And Rental Owners Have To Foot The Bill

By HP Board of Directors Editorial Staff

It's as if Philadelphia City Council rejoices over how many times it can punish the city's independent rental property owners.

Municipal court's Landlord Tenant Office (LTO) has functioned well for nearly 60 years. And when it has the misfortune

of seeing three eviction incidents this year, it was rental owners who were punished with a halt to lockouts.

Already facing tens of thousands of dollars in unpaid rent, Mom and Pop rental owners couldn't evict those bad tenants and get their apartments back to try to earn an income again.

see "Evictions" page 8



HAPCO Philadelphia Anchors City Landlord Gateway Event

By HP Board of Directors Editorial Staff

HAPCO Philadelphia's continuing partnership with the City's Landlord Gateway Program hosted another in a series of Landlord 101 Education series Thursday August 17th.

The regular training sessions help introduce new and veteran rental property owners to HAPCO Philadelphia and the City's online Landlord Gateway Program to help them learn the ins and outs of Philadelphia's rental owner permits, licenses, and requirements.



HAPCO Philadelphia Board Members Jim Sims and Victor Pinckney Sr.

see "Landlord Gateway" on page 5

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Starbucks loses legal battle against Philadelphia union workers



Photo: Photojournalist Intern Grace David | The Center Square

By Anthony Hennen | The Center Square

While workers at a Starbucks in Pittsburgh want to decertify their union, the union at the coffee chain's Philadelphia locations secured a victory in court.

In a dispute over the company retaliating against workers trying to unionize, Administrative Law Judge Michael A. Rosas of the National Labor Relations Board **ruled** that Starbucks "engaged in certain unfair labor practices" at six stores around Center City.

The decision noted that Starbucks committed 10 violations, among them: threatening employees that union support would lead to the loss of benefits and wage increases; more strictly enforcing rules and policies after filing a petition to unionize; and reducing store hours because workers took unionizing actions.

Starbucks is also required to reinstate two workers to their jobs and make them "whole for any loss of earnings and other benefits resulting from their unlawful layoff."

Though most of the ruling went in favor of the Starbucks Workers United union (an SEIU affiliate) Rosas dismissed allegations that the company held "captive audience" meetings to discourage unionization.

Last year, the six stores voted to unionize and in July, five of them carried out a one-day strike.

The push for unionization is different from the western side of a state, where a Pittsburgh-area store that unionized now has workers attempting to decertify its union only a year after it was created, as The Center Square **previously reported**. There, workers at the Penn Center East store argue the atmosphere has become "very chaotic."

Within Philadelphia's stores, worker-manager relations during the union campaign were tense.

At the Penn Medicine location, managers told employees that benefits would be lost and no more raises would be given after a previously announced raise if unionization happened. Implying that employees wouldn't qualify for raises after unionization constituted an unlawful threat, the NLRB decision noted.

Starbucks' anti-union activity at the 12th and Walnut store constituted a "campaign of misinformation and coercion," the decision noted.

At four stores, Starbucks "began enforcing its dress code more strictly after the filing of the election petitions — often to bar employees from wearing Union shirts." Enforcing rules more strictly in response to union activity, the decision noted, is illegal.

Statewide, 23 Starbucks locations have unionized and two have filed a unionization petition, according to Starbucks Workers United.



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PHDC Celebrates the Launch of the Rental Improvement Fund



City and state officials and the landlord celebrate the launch of the Rental Improvement Fund

PHDC announces the **Rental Improvement Fund (RIF)**. This program offers eligible landlords citywide forgivable and 0% interest loans to cover the cost of much needed repairs and maintenance in exchange for rent stability.

PHDC recruited landlords who had previously worked with other PHDC programs and services to participate in a small RIF pilot. After months of testing the loan products with this initial group of landlords, PHDC is ready to launch RIF to small landlords across Philadelphia.

“With the help of the Rental Improvement Fund, landlords across the city will finally be able to give their buildings the necessary updates needed to assure a comfortable living space for residents,” said David Thomas, CEO of PHDC.

RIF loans can be used for repairs and upgrades such as roofs, windows and doors; asbestos, mold and lead remediation; and electrical, plumbing and heating/cooling improvements.

RIF is partially funded by the Neighborhood Preservation Initiative and Whole Home Repair Fund.

“Thanks to the Neighborhood Preservation Initiative and Whole Home Repair funding, this program will help many landlords across the city provide affordable and safe units to rent,” said Mayor Jim Kenney.

“This funding will improve rental units around Philadelphia without passing that cost to renters,” said State Senator Vincent Hughes. “We need to make sure rentals in Philadelphia are safe and in good condition, but also affordable. Tenants should not be expected to pay a premium to have a nice, well maintained place to live. With Whole Home Repair funds that Democrats fought hard for in Harrisburg, this program will enable landlords to provide comfortable spaces for renters to live while keeping the cost of rent stable.”

RIF offers two types of loans, 10-year forgivable loans up to \$24,999 and 15-year 0% interest loans up to \$50,000. To qualify landlords must:

Own no more than five rental properties and no more than 15 rental units

Have a rental license and property insurance, unless the loan will be used to address repair issues that currently prevent the property from getting a license and/or insurance

Be current or in a payment agreement for city taxes and able to produce a tax compliance certificate.

“Everyone deserves to live in a home that is safe, healthy, and affordable, regardless of whether that home is owned or rented,” said State Senator Nikil Saval. “When our small landlords are forced to sell their properties or to forgo repairs, the loss of this housing is experienced across the city, and the repercussions are irreversible. When we create the means to shore up our small landlords, properties are preserved, communities are stabilized, and residents can stay in their homes. I’m incredibly proud for dollars from the Whole-Home Repairs fund to support this important initiative.”

“Through the Rental Improvement Fund, we are pushing back against the affordable housing crisis by keeping our existing stock online,” Councilmember Jamie Gauthier (3rd District) said. “As construction costs continue to soar, I am proud to invest in community-minded landlords that provide working class and low-income residents with the high quality, safe, and stable housing they need to thrive and survive.”

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Landlord Gateway *continued from page 5*



The Landlord Gateway Program centralizes resources to help both current and prospective landlords navigate the City’s processes, requirements, and guidance through a single location.

Rental Improvement Fund

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Any L&I violations issued during the loan term must be corrected within six months and landlords must maintain a valid rental license and property insurance. Landlords qualify for loan forgiveness or the preferable 0% interest rate by capping annual rent increases at no more than 3% during the loan term.

“The Rental Improvement Fund has helped me so much”, said a participating Philadelphia Landlord. “It feels good to provide a newly renovated, safe and comfortable home that my tenants can afford and enjoy without putting me in overwhelming debt.”

For more information, please visit phdcphila.org/residents-and-landlords/landlords/rental-improvement-fund/

This Article is published courtesy of the PHDC

Using the Gateway, landlords can learn how to:

- Obtain a rental license and start renting their property.
- Maintain their existing rental license and access services for licensed landlords.
- Participate in affordable housing programs to access regular income, incentives, and resources.

The Gateway includes housing-related services and resources from 16 City departments and agencies to help landlords manage rental properties and tenants to stay current with rent.

Be sure to attend one of the next Landlord Gateway Program Education Sessions.

WHEN:

Thursday September 14th
2:00 pm to 3:30 pm

Thursday September 28th
2:00 pm to 3:30 pm

WHERE:

Philadelphia Municipal Services Building,
1401 John F Kennedy Boulevard, Innovation
Lab - 16th Floor, Philadelphia, PA 19102

WHEN:

Thursday October 12th 2:00 pm to 3:30 pm

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	44 ¼ X 61 ½
	44 ¼ X 65 ½

School voucher battle headed back to campaign trail

By Anthony Hennen | The Center Square

Though school choice supporters lost a budget fight over a \$100 million voucher program, the next battle appears to be at the ballot box.

On Monday, the Commonwealth Partners PAC announced plans for a \$10 million campaign “to elect school-choice lawmakers,” saying the group would “continue to fight for kids’ interest against special interests,” according to a press release.

The money follows a six-figure ad buy from Commonwealth Action called the **One Way Out Initiative** during budget negotiations to pressure Gov. Josh Shapiro into supporting the Lifeline Scholarship program. The scholarship program would have created a \$100 million fund for poor students in low-performing school districts to transfer to another school, but was **vetoed by Shapiro** – who notably supported the idea on the campaign trail – after opposition from Democratic legislators.

Commonwealth Action is a separate and independently governed organization, though its support for school choice programs aligns with Commonwealth Partners PAC.

“Our supporters applaud the Pa. Senate for making school choice a priority in the state budget,” Commonwealth Partners President and CEO Matt Brouillette said. “Unfortunately, Pa. House Democrats and many Pa.



Little Flower Catholic High School President Kristie Dugan introduces Venice Music Founder Troy Carter to students. Photo: One Way Out Initiative

Senate Democrats have chosen to side with government unions over the interests of students and families.”

Democrats criticize the proposal as an unconstitutional diversion of taxpayer money to private schools, citing a recent Commonwealth Court ruling that deemed the state’s current education funding formula inadequate. **No appeals have been filed** to challenge the decision.

The PAC said it will fund House and Senate candidates who are “committed to rescuing kids trapped in failing schools and giving them the opportunity to access an excellent education.”

“Gov. Shapiro caved to his union campaign donors once by vetoing educational opportunity and then rewarded them with billions of dollars in new taxpayer-funded contracts,” Brouillette said. “Our kids need an educational lifeline now. They can’t wait. If you stand with children, we will stand with you. But if you keep blocking the schoolhouse door, know that we plan to do everything we can to help children escape the unions’ worst schools in Pennsylvania.”

Another ad campaign by Commonwealth Action focused on Shapiro and Democratic House Majority Leader Matt Bradford, **accusing them** of hypocrisy and abandoning vulnerable children.

While the partisan divide has been stark on school choice, it hasn’t been unanimous. Rep. **Amen Brown**, D-Philadelphia, and Sen. **Anthony Williams**, D-Philadelphia, have both publicly supported school choice programs.

School choice advocates have focused on **the opportunities** that changing schools give students, while opponents argue that public schools need more **financial and political support** to fix **existing problems**.

Corrections and Clarifications: Further background about Commonwealth Action advocacy has been added to the article since initial publication.

How To Use A Portable (Reusable) Tenant Screening Report

By Ian Riley

Applying to multiple rental properties has recently become that much easier for prospective tenants searching for their next home. While still a relatively new concept in the rental housing market, the emergence of **reusable tenant screening reports** (commonly referred to as “**portable**” reports) under California’s Assembly Bill 2559 and other similar laws enables tenants to apply to rental properties that have opted in to accept portable reports when applying to multiple properties at once.

The report includes the same essential elements required for adequate tenant screening, such as credit history, eviction history, criminal background checks, and rental history. Landlords may still conduct their own individual screenings if desired, but they cannot require the tenant to pay an additional fee to procure another report if they already have a valid reusable report. This legislation adds an extra layer of security and flexibility for tenants, making these reports even more beneficial to the renter.

While not a universal requirement quite yet, portable reports are gradually becoming more of an essential component of the tenant screening process as more cities and states move to institute laws mandating their implementation, such as in Colorado under House Bill 1099. This trend still varies, however, as some states do not require landlords to accept a reusable report. Portable reports are considered optional pending the property owners’ discretion in multiple states and cities, such as Illinois under HB3062 and the rest of the state of California (with the exception of the city of West Hollywood, California, where portable reports are actually required). States that proposed the same type of law but failed include Maryland under House Bill 1293 and Maine under LD690.

Delaware River Festival set for Saturday, September 9!

Mark your Calendar: on September 9, join us at Penn’s Landing and Wiggins Park from 10 a.m. to 4 p.m.!

From pedal boats to ferry rides, the annual Delaware River Festival will feature a boatload of **FREE** water-themed fun for the whole family!

Festivities will take place on both sides of the river with activities offered at Penn’s Landing in Philadelphia and Wiggins Park in Camden. During the event, the RiverLink Ferry will offer free trips to shuttle festival-goers across the Delaware!

Along both sides of the river, participants can explore the Independence Seaport Museum, win prizes from the scavenger hunt, dabble with arts

and crafts, watch the Philadelphia fire rescue boat display, and more!

Stop by the Philadelphia Water Department table to check out our resources and enjoy fresh Philly tap from our Water Bar!

Both cities will host several environmental exhibitors, including Fairmount Water Works, Partnership for the Delaware Estuary, Tookany/Tacony-Frankford Watershed Partnership, the Environmental Protection Agency (EPA), The Center for Aquatic Sciences, Camden County Municipal Utilities Authority, South Jersey Land and Water Trust, NJ Natural Lands Trust, and many more!

This event is rain or shine! We hope to see you there!

Implemented in 2020, ApplyConnect’s “**Apply Three**” option gives applicants the ability to purchase their credit and background screening report to share it with up to three different properties within a month of their purchase for only \$39.95. While this option has minimal impact on the ApplyConnect experience for landlords and real estate agents, it can tremendously

benefit rental applicants by saving them money and time in a competitive housing market. Property owners and operators have access to see the applicant’s credit report and background check, and applicants can be that much more at ease while trying to find a new home. **ApplyConnect** has also been ahead of the curve with this trend.

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Advertising relevant to investment in and operation of properties is accepted. The advertisements help defray the cost of producing and distributing the publication. They are also a valuable resource for members, who own and manage more than 30,000 small and mid-size rental buildings in Philadelphia, by helping them identify vendors who offer goods and services relevant to their business interests.

HAPCO Philadelphia reserves the right to decline advertising inconsistent with rental property acquisition, sale, maintenance, and management.

HAPCO Philadelphia reserves the right to decline advertising, including cancelling of advertising contracts, with refund of any prepayments, based on conclusions reached in investigating complaints by members of unsatisfactory vendor performance or reliability.

Members having complaints about the performance or reliability of advertisers will be requested to describe their grievances in writing, on forms provided by HAPCO Philadelphia. The relevant vendor will be advised of the complaint and given an opportunity to respond. The complaint and response will be reviewed by the HAPCO Philadelphia Newsletter Editorial Committee and forwarded with a recommendation to the HAPCO Philadelphia Board of Directors for a decision. This decision will be considered final; the complaining member and the vendor will be so notified.

An advertisement in the Newsletter does not imply endorsement by HAPCO Philadelphia. Members are urged to request and consult references as they consider prudent.

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Evictions

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And when the LTO finally resumed evictions, there was no relief in rental owner land. New safety guidelines for lockouts now mean higher costs, once again, for rental owners struggling to stay in the affordable housing market.

"It's an assault on small property owners," HAPCO Philadelphia's President Greg Wertman told the Philadelphia Tribune. "HP members are the ones who provide 74% of the city's affordable housing."

While HAPCO Philadelphia commends the Landlord-Tenant Office for resuming evictions, HP says the fee hike for evictions from \$140 to \$350 further injures rental owners.

"HAPCO Philadelphia's members should not be footing the increased cost for the LTO's new expenses," adds Wertman.

New LTO lockout safety guidelines also mandate evictions and must now be performed by a team of two deputized Landlord Tenant Officers, one of whom must undergo additional training.

And the new LTO lockout process will now require rental owners to complete a Landlord Safety Affidavit. You can access that form here: <https://hacophiladelphia.com/wp-content/uploads/2023/08/HAPCO-LTO-Landlords-Safety-Affidavit-PDF.pdf>

The new system also specifies a date for a lockout, which Wertman says does help rental owners and tenants better prepare for an eviction. But he says the increased fees constitute another nail in the coffin of low-to-moderate-income rental housing.

"They are Mom-and-Pops, intergenerational wealth that was built up, within the brown and Black community, and here we go again," Wertman said. He told the Philadelphia Tribune that HP has lost 800 to 1,000 members to the challenges of sustaining affordable housing properties, which usually get converted to market-rate or single-family units when frustrated owners sell.

Philadelphia already has the longest average timespan for executing evictions in Pennsylvania, which can sometimes take 12 weeks or more. And Philly now charges rental owners the highest fee in the state to perform lockouts.

"This continues the insult of paying ridiculous fees to evict somebody," Wertman notes. "But that's the price you pay when you are a rental property owner in the City of Philadelphia."

Below is the official statement from the Landlord-Tenant Office from August 18, 2023:

"After training addressing use of force and de-escalation tactics, the Landlord and Tenant Office of Philadelphia Municipal Court will resume evictions in the city on or after August 21, 2023.

New protocols and procedures in the performance of future evictions have been designed after input from numerous stakeholders. They are intended to eliminate violence in the eviction process and to increase the safety of tenants, city residents and deputy LTO officers during execution of court orders.

Over the past half century, the LTO has performed hundreds of thousands of evictions in Philadelphia in a safe and professional manner. It has done so without cost to taxpayers, relying solely on service fees paid by landlords.

By updating its protocols and procedures, the LTO is seeking to build on its record of outstanding service to Philadelphia Municipal Court while simultaneously ensuring that evictions are conducted in a safe, effective, and respectful manner. The new protocols and procedures are as follows:

1. Evictions will be conducted in teams of two Landlord Tenant Officers, at least one of which will have received all training required for certified Pennsylvania Constables.
2. New Deputy Landlord Tenant Officers

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Evictions

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with experience serving as Pennsylvania Constables will be sworn to service in Philadelphia by the President Judge of Philadelphia Municipal Court in accordance with applicable Pennsylvania law.

3. In the future, schedules showing dates and times of evictions for the following week will be shared via email with any tenant action group or other interested stakeholder wishing to receive it and with all tenants who make inquiry of the office. At the request of tenant advocates, the date and times of evictions will also be placed on the Court's docket. Tenants may learn the date and time of their particular eviction, therefore, either from their counsel, by checking the court docket, or by calling the LTO, whose contact information is provided to tenants together with service of the writ of possession giving the tenant notice that an eviction is imminent.

4. Landlords will be required to submit information to the LTO office in the form of an affidavit before future evictions will be scheduled. The information will require disclosure of known issues that otherwise might not come to light until an LTO eviction is in process. All such issues will need to be addressed in a reasonable manner prior to eviction scheduling. Pending applications for alias writs must be updated to include the affidavit before being scheduled.

5. All deputies will be reminded to cease and desist from evicting, as the personal safety of officers permits, if unexpected issues arise. Postponed evictions will only be rescheduled after the issues presented are resolved.

6. Total LTO fees for an eviction will increase from \$145 to \$350 to cover added expenses related to hiring additional staff, training, and insurance costs, etc."

Mike Neilon, LTO Spokesperson Bellevue Communications Group mneilon@bellevuepr.com 610-613-2664

Ida Repairs

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By HP Board of Directors Editorial Staff

Who can forget the images from 2021 as floodwaters from Hurricane Ida spread over many parts of Philadelphia. And many rental property owners are still struggling to find money to complete needed repairs.

The U.S. Department of Housing and Urban Development has allocated \$163-million for Philadelphia rental property owners who sustained damage from Ida's flooding rains.

The grants are being disbursed through the City's Community Development Block Grant Program and they want input from rental owners affected by Ida.

The City has been asking rental owners to submit their input via email or in writing and by attending a virtual hearing. And that input will help in the administration of the program and the distribution of grants monies.

HAPCO Philadelphia wants rental property

HAPCO Newsletter now available for everyone to read.



owners affected by Hurricane Ida to find out if they qualify for those funds.

You can get information on the Community Development Block Grant Disaster Recovery Program by following this link:

www.phila.gov/departments/office-of-the-director-of-finance/hurricane-ida-recovery-funding/

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Jumpstart Germantown <https://www.jumpstartgermantown.com/> that helps residents improve their communities through affordable real estate development.

Ken tells me The BRRRR method is a strategy where investors buy and rehab a distressed property, rent it out, do a cash-out refinance, and repeat the process by buying another rental property with the profits. By renovating a property, you'll build immediate equity that you can then use to buy another property, as well as gain a rental unit that you can rely on for passive income for years to come.

Ken feels BRRRR is a great way to build up a substantial real estate portfolio in a short(ish) time frame.

It's not an easy process since you'll need to be intimately familiar with rental housing in your area, as well as the costs associated with a proper rehab. But if your finger is constantly on the pulse of your local real estate market, the BRRRR strategy may be for you. Here's how it works.

The first step to BRRRR is to buy a property. But not just any property will work, and you can't enter into a contract lightly. You must be certain that:

The property is a good value, and you can afford it.

When repairs are complete, you'll have significant equity to tap.

You can generate strong cash flows from rental income.

Estimating the home's after repair value (ARV) before making an offer is part of the process, as is estimating the costs of those repairs. You'll want to be sure that the total cost of repair plus the cost of purchase (including things such as closing costs) doesn't exceed 70% of the ARV.

This will mean being very honest about what you are capable of doing yourself, what you'll need to hire outside help for, and what you must do to comply with your local building regulations. The costs of labor and materials

Community Awards for its unique adaptive reuse projects and currently owns and manages more than 800,000 sf of commercial and residential space.

Ken co-founded the Mt. Airy Business Improvement District in 2007 and currently serves as its chair. Mayors Michael Nutter and Jim Kenney appointed Ken to chair the Philadelphia Housing Development Corporation.

The Jumpstart Program he founded has already spread to 15 communities throughout the Philadelphia area and country.

Ken established Trolley Car Table Tennis Club in 2011, the only full time, non-profit table tennis club in the Philadelphia region and Trolley Car Teachers' Fund which distributes more than \$25,000/year to NW Philly public school teachers.

Previously, Ken worked as Chief of Staff to Councilwoman Happy Fernandez before starting and operating four restaurants and serving as a Director/Organizer of Valley Green Bank.

So, invite your friends, family, and neighbors and get together with Ken Weinstein and your fellow HAPCO Philadelphia rental and investment property owners Wednesday September 20th from 5:30pm to 7:00pm at the Jumpstart Germantown office, 4701 Germantown Avenue, 1st Floor, Philadelphia, PA. 19144

You can register for our free event here: <https://hapcophiladelphia.com/hapco-member-webinar/>

Can't wait get everybody together for a fun night of education and networking!

HAPCO Philadelphia

Wednesday, September 20th

With Ken Weinstein
"Lending & The Jumpstart Philly Program"
Jumpstart Germantown
5:30-7:00 P.M.
4701 Germantown Ave, 1st Floor, Philadelphia, PA 19144

can add up, and all of that should go into the estimate.

When you make your offer, do it with no passion whatsoever. Offer what you can afford, and don't stretch your budget to make something work just because you really like the property. This isn't your personal home. It's an investment property, and accounting needs to rule the day.

I don't want to give away too much because Ken Weinstein is the expert. He's pretty much done it all.

Ken is an active entrepreneur and real estate developer in the Philadelphia area.

He serves as President of Philly Office Retail which received nine Preservation Alliance

Poll shows support for marine barriers, Abbott's Operation Lone Star

By Bethany Blankley
The Center Square contributor

More Texans approve than disapprove of Gov. Greg Abbott's border security mission, Operation Lone Star, a new poll shows. It also shows that more Texans support the placement of marine barriers than media outlets have suggested, with nearly half polled saying they support Abbott installing the buoys in the Rio Grande River to prevent illegal entry.

The poll was conducted by a British firm, Redfield & Wilton Strategies, for Newsweek. A pool of 687 eligible voters were surveyed between August 8 and 9. Newsweek doesn't state what the margin of error is or how the poll was conducted.

A total of 49% of respondents said they strongly supported (26%) or supported (23%) Abbott installing the marine barriers. Roughly 15% said they neither opposed nor supported installing them.

About the same number of people who support the idea also oppose it: 28% strongly oppose installing the buoys; 21% oppose it; 7% said they were unsure.

In response to Newsweek's **poll and headline**, "Greg Abbott backed by Texans on floating barriers despite outcry," Abbott **said**, "Well, of course! Only 28% disagree. They probably support Biden's Open Border policies."

The poll also found that among those surveyed, nearly 20% weren't fully aware of the marine installation and didn't understand what its purpose is; 81% surveyed said they were somewhat familiar.

When it comes to Abbott's handling of border security, 42% said they approved compared to 37% who said they didn't. Approval included 25% strongly approving and 17% approving. Disapproval included 11% who strongly disapproved and 26% who disapproved.

Nearly half surveyed expressed support for Abbott's overall job performance since he was elected in 2014. Overall, 25% strongly approve and 20% approve compared to 26% who strongly disapprove and 11% who disapprove. Total approval/disapproval is 45% to 37% with another 14% saying they neither approve or disapprove.

Abbott's approval rating is a change from a similar poll conducted last year, when he received 41% approval and 42% disapproval.

His increased approval rating also comes after two lawsuits were filed over installing the marine barriers and after misinformation continues about them. Some news outlets reported that people died because of the buoys; some on social media that they have razors, saws, and LSD laced on them.

In a separate poll of 2,500 American voters, **The Center Square Voters' Voice poll** showed 82% of those surveyed are concerned with the situation at the border, with 47% saying they are very concerned and an additional 35% saying they are somewhat concerned. Just 13% said they are not concerned at all and 4% are unsure.

The Center Square **interviewed** Texas Border Czar Mike Banks, who explained how the buoys work and refuted "myths" being perpetrated about them.

"One of the things you hear a lot is that two migrants have died trying to cross the buoys. Absolutely false," Banks said. "Not a single migrant has attempted to cross these buoys since they've been placed in the river."

Both the Texas National Guard and Department of Public Safety troopers provide overwatch, he added, saying that illegal foreign nationals "go around them. They do not want to cross them."

Banks said two people died near the buoys; one down river and one upriver. The body of the one who drowned upriver floated down the river and pushed up against the buoys.

"Any myth about these buoys being involved in a death is absolutely false," he said.

"People trying to turn this into some type of death device need to look at the policies" of the Biden administration, he said, "which is encouraging people to put their lives at risk crossing the river."



A kayaker passes large buoys being used as a floating border barrier on the Rio Grande Tuesday, Aug. 1, 2023, in Eagle Pass, Texas. Photo: Eric Gay | AP

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Over the Transom

Edited by Claudia Christian

Some recent traffic on HAPCO's Online Forum:

Names have been withheld to protect the innocent. Responses reflect the views of the Forum respondents and not necessarily those of HAPCO Philadelphia.

2011 OR 2012 VERSION OF THE 'GOOD HOUSING PARTNERSHIP HANDBOOK

Post: Does anyone have a 2011 or 2012 version of the 'Good housing partnership'? Is there a website I can download this old version? Many thanks. I need it desperately.

Response: FYI. I spoke directly with the HAPCO attorney. See below:

"All landlords in the City of Philadelphia are required to give their tenants the latest version of the Partners for Good Housing. This is a publication that the City puts out. We do not have the ability to change that language and you cannot use an old version of it."

BODY CAMS FOR LANDLORD-TENANT OFFICER

Post: Food For Thought for City Officials. In addition to whatever reform proposals are being considered for Lockouts, might it not be a good idea to include a requirement that Body Cams be worn by the Lockout Officer ???

COUNCIL AT LARGE CANDIDATES

Post: Both Jim Hasher and Drew Murray have a path to victory.

The Republican Party is running ONLY two Candidates this year. This is important. In years past, some people voted for only one candidate and not the rest of the ticket. With only two Candidates running, Bullet voting will be less of a problem this year.

The Working Families Party has not worn well here. Helen Gym's candidacy has shown that.

The working Families Party is running THREE Candidates this year, not just two. This will dilute their money.

It is important that anyone in the Business Community, especially the Landlord section, support the Republican Candidates. THIS RACE IS NOT ABOUT REPUBLICANS vs. DEMOCRATS. IT IS A CONTEST BETWEEN THE BUSINESS CLASS AND THE LARRY KRASNER FANCLUB.

I hope everyone reading this will consider supporting the Republican Candidates this Fall. Anyone interested can communicate with me privately by email or phone should they wish.

Andrew Gentsch
Agent3@earthlink.net
267-246-3536

Response: Do they have any chance of being elected?

Response: FYI. Philadelphia city councilmembers Kendra Brooks (At-Large) and Jamie Gauthier (3rd District) revealed a list of reforms that the Landlord Tenant Office must implement before the eviction suspension is lifted."

EXTERMINATORS

Post: Does \$130/EACH = \$260 total, to spray for ants and roaches sound reasonable? Company is Bed Bugs, Etc. If any other exterminator suggestions, I would welcome them.

Response: Are the units next to each other in the same building or two separate appointments and locations?

If it's the same building, same visit....that's pricey from the last time I did it. I get charged the same amount for one unit as all three in my triplexes. I think I paid like \$150 and he does the basement as well if I feel I need it. Whole building. I haven't done it in a while, so maybe its \$175.

Response: They are expensive, but they do more-like block entrances. Worth it. Al Markle

Response: I'd probably go for Green Pest. It's around \$430 for the year but they schedule quarterly and more often if mice/roach etc. issues. I have them send me reminders (in addition to tenants) but have them set appts. directly with tenants & I nudge tenants if they don't set it up.

If I was just doing roaches & ants x2... I'd buy a perimeter spray for \$30 & do it myself.

Response: Too much. I just started using ecoshield pest control for my own house (big ant problem and wasps). Really good result. I don't know how far they go 586-930-8140 Austin.

PS for cockroaches, I use Advion for cockroach from Do my own pest control online. The best for roaches.

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Response: I have to say Austin at EchoShield was one of the nicest professionals I've had the pleasure to speak with in a long time...I just didn't want to sign up for a yearly contract at this point, but what a sweet and helpful guy.

Response: Interesting. The same spray kills both ants and roaches so charging double makes little sense to me. That's way too expensive. In 2021 I paid \$115 for reference at that time. He treated for mice and ants and did all three units and the basement. Its super easy what they do...I mostly do it myself, but to calm an annoying tenant and put it on a professional, I'll have him do it sometimes. He more or less charges for the appointment. Jason Lynn-Pest Control, 215-932-0673.

NEED CONTRACTOR AND BRICK POINTING RECOMMENDATIONS

Post: I need to replace a 18 ft barge board at one of my properties. 36 or 40 ft ladders are needed for the job. There is easy access to the site. The house is near Front and York. I would appreciate any recommendations.

Response: Try Rich Miles, 215-338-8830. He has done work for me and other happy landlords on here on the forum.

SEEKING AN APPLIANCE REPAIR PERSON

Post: Any suggestions for repair if two stoves

Response: Eric Pro appliance. 267-231-2734. You can text him -- he's very responsive.

Response: Kenny "Stoveman" 215-669-5426.

WINDOW COVERINGS WHAT IS REQUIRED

Post: Hey, I've always thrown something up over a window, usually cheap mini-blinds, but sometime curtains.

I wondered what am I actually required to provide? Half the time my tenants put up their own curtains anyway and it's a revolving target.

Response: I always put inexpensive

vinyl blinds up. I feel it keeps the property looking neater from the outside. If they want to hang their own curtains so be it.

I am not aware of any requirement that says you must provide window coverings.

Response: Per section 8, window coverings are not required. I was told that about 3months ago at an inspection...

I usually put them up to complete the look of house but they said not required.

Response: I use inexpensive vinyl mini blinds. In the main bedroom which has 3 full size windows across the front of house, there is a large thick, wooden curtain rod. For open houses i stage the rod with IKEA large ring curtains and remove when leased. I don't like the beautiful window molding destroyed with lots of holes so it is a minor trade off.

EMOTIONAL SUPPORT DOGS AND CONTRACTORS

Post: I have a job starting this week and the contractor is asking for the dog to be put away and the tenant wants to put them in a doggy daycare. What is the property of her obligated to pay for?

Response: Nothing.

Response: I don't know the legal issues with this, but I'd say the tenant should pay that or just put the dog in a crate. Some dogs don't tolerate it well, but most do fine. I don't think you should pay anything, but I don't know the laws on this at all.

Response: I'll mention according to the law, emotional support dogs are considered 'devices'. What responsibility does a LL have for a 'device'?

Response: If the landlord wants the pet away then the landlord should pay for it.

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Over the Transom continued from page 13

To me it is no different than telling you to wear stain proof clothing because the workman are there so they don't ruin your clothes. Not exactly the same but it is him telling you what to do.

Response: Be very careful in your choice of words. According to HUD, they are NOT pets. Calling and treating them as such will get a LL in trouble. They are considered 'devices'. You cannot charge fees for devices like you can for pets. There is a clear legal distinction between an ESA [Emotional Support Animal] and a pet.

Response: You have not explained how long the job is or how it affects the tenant. If it's 2-3 hours then the dog should be able to be in a crate. If it's all day, I think the tenant is being reasonable.

Response: There's a difference between emotional support animal and a service animal.

Response: Emotional Support Animal (ESA) is very different from a service animal. Both are very different from pets. Also, has the tenant provided paperwork for the dog describing ESA? A quick google search

brought the following: Pennsylvania Laws on Service Dogs and Emotional Support Animals

Response: It does not matter whether the animal is an emotional support animal or not.

The tenant needs work done and the technician needs the animal to "not be there" while they work.

The tenant needs to determine what they must do so that the technician can make the needed repairs.

The tenant must solve the animal problem. Not the landlord.

PICTURES

Post: My tenant's lease has been up for 6 weeks. I sent her photos and a list of damages. She knows she is not getting any money back. Can I get rid of the pictures???

Response: I would hold on to the photos for at least 30 days after the tenant vacates to ensure if she is not taking further action against you.

Response: I would hang onto them for at least 3 months. Although I don't know if pictures follow the requirement for Real Estate info on tenants having to be kept for 7 years!!

Response: I would hang onto them for a few years. I don't know what the statute of limitations is for tenants to dispute their security deposit refunds but it's probably years. Why take a chance?

Response: I think they have two years. I would hold them for at least that long.

Response: No keep them around just in case she comes back at you. I'd keep a copy on my hard drive for a few years at least. Why throw out evidence?

CARPET

Post: Never had carpet in a unit before but thinking of installing it in a 2nd floor unit to cut down on noise. Three concerns:

1. We want long wearing carpet
2. Has anyone used a less toxic carpet?
3. Suggestions as to where to buy and an excellent installer?

Response: Suggest you don't install carpet in any rental units, only hardwood floor.

Response: I recommend using rugs that can be moved rather than wall to wall carpeting. Maybe a runner in a hallway and throw rugs as needed in the apartment.

They will protect your hardwood floors as well as quiet footsteps.

Response: I've always had carpet on the second floor! Aramingo Carpet was a go-to place, along with another, better place, but I can't find it. The man's name is John who helped us twice. The name of the other carpet place is John Bliss carpets. The numbers were: 215-317-2868 and 215-785-2288



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The deadline for each issue is the last day of each month.



HAPCO Philadelphia is the pre-eminent rental real estate industry trade group in the Philadelphia region.

HAPCO Philadelphia (HP) was established in 1954 to represent the collective interests and municipal concerns of owners of rental properties in the City of Philadelphia. Now with nearly 2,000 members, its owners/managers control over 20,000 low- and moderate- and market-rate rental units, including single-family and multi-family properties throughout the Philadelphia.

The HAPCO Philadelphia board is an all-volunteer 401C-4, Not-For-Profit organization, comprised of entrepreneurs, teachers, police, lawyers, architects, and who helm firms ranging from start-ups to mom-and-pops, and old-line multi-generational firms.

HP advocates for an improved business environment, fair and reasonable laws, rules and regulations that protect the health and safety of tenants and at the same time enable landlords to operate in a free, fair, and open marketplace.

Reasons to JOIN HAPCO Philadelphia

— hapco@hapcophiladelphia.com —

FEATURES & BENEFITS OF MEMBERSHIP:

- NEW Fully Integrated Website
- Streamlined forms for landlord & tenant legal actions
- Searchable archive
- Continuous updates of legislative matters
- Updated news & information feeds
- Announcements & calendar events
- PA state level legislative activity & PROA
- Online store (coming soon!)
- Special "ask our lawyer" section
- Exclusive members-only online Forum
- Facebook, LinkedIn & YouTube channel
- Online monthly newsletter, including news, trends, & editorials
- Educational series, lectures & roundtables
- Affordable, Tax deductible membership dues
- General Membership Seminars featuring guest speakers from the local business community, building, industry, and elected officials
- HP-PAC to support our various interests and causes on behalf of its members
- Exclusive members-only discount at major retailers like Home Depot and Sherwin-Williams
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- Get involved! Exciting opportunities to make a difference by joining HAPCO Philadelphia's wide array of committees.
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