



SAVE THE DATE!!! Bring a friend too!

Hapco Philadelphia General Membership Seminar: November 15th see page 3 for details

Message from the President:

Squilla to Introduce Sprinkler Legislation Sometime in October

We all hoped that the phone calls and letter writing campaign directed at Councilman Mark Squilla concerning his sprinkler legislation would be enough to stop it.



Greg Wertman

Things went quiet for months, giving the impression the sprinkler bill was all but dead. It was not to be.

see "President's Message" on page 4

Hapco Philadelphia Testifies at Landlord Tenant Office Hearing

By HP Board of Directors Editorial Staff

It was devastating enough when the City's Landlord Tenant Office (LTO) suspended evictions.

And the LTO resumed the lockouts, they did so with rental property owners paying a massive hike in lockout fees.

see "Landlord Tenant Office Hearing" on page 6

Hapco Philadelphia & PAA Protest City Sprinkler Bill

Demonstration By Pro-Sprinkler Forces Called Off

By HP Board of Directors Editorial Staff

The protest signs were clear: "Know the facts before voting on Bill 220299."

City Council still hasn't figured out that when proposed laws threaten peoples' livelihoods, they show up outside City Hall.

That's exactly what members of Hapco Philadelphia and the Pennsylvania Apartment Association (PAA) did September 21st to protest a planned bill that would

see "Sprinkler Bill" page 5



LANDLORD SPOTLIGHT

Insurance Should Be the First Thing Rental Owners Think About... Not the Last!

By HP Board of Directors Editorial Staff

Little Advice from One of Hapco Philadelphia's Sponsors, Sharpless and Sharpless Insurance

Sharpless and Sharpless was founded in 1939 by Grant Sharpless and was family-owned and run for many years.

Once son William Sharpless retired in 2015 Jennifer Newman was honored to take over the venerable West Chester based Sharpless and Sharpless insurance agency. Jennifer had worked for the agency as a personal and commercial lines insurance agent for 21 years.

see "Sharpless and Sharpless" on page 11

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Hapco Philadelphia General Membership Seminar Set for November 15th!

And Put HP's October 10th
Education Session
on Your Calendar, Too!

By HP Board of Directors Editorial Staff

It's time to SAVE THE DATE FOR Hapco Philadelphia's networking extravaganza of the year!

We spent so much time in isolation during the pandemic that some of you may still be getting your "in-person" legs back.

With all the struggles facing rental and investment property owners these days, networking with our colleagues is needed now more than ever!

That's why Hapco Philadelphia's Annual General Membership Seminar has been scheduled for Wednesday, November 15th. We're finalizing the venue arrangements so stay tuned to the Hapco Philadelphia website

for time and place. <https://hapcophiladelphia.com/>

And MARK YOUR CALENDARS for HP's next Rental Education Session Tuesday, October 10th at SOMO Manayunk, 4311 Main Street, Philadelphia, 19127 <https://maps.app.goo.gl/fnnpHnB7PmEoSJMn9>

We've got two speakers and topics planned for the evening. Carla Eley with Eley Insurance Agency will be talking about "Insurance Landlord Policies for Rental Properties."

And we'll be discussing "Buying Rental Investment Properties" with John Zazworsky.

Be sure to invite your family, friends, and neighbors, as well as your work and rental colleagues! Show them what being a part of Hapco Philadelphia is all about!

Advertising Rates and Information about the Hapco Monthly Newsletter



Claudia Christian | 215.287.5345 | cchristian@pressreview.net
The deadline for each issue is the last day of each month.

President's Message continued from page 1



Councilman Mark Squilla

This legislation was originally written by former Councilman Bobby Henon, who was a city council member and an officer at the IBEW Local 98, the electricians' union. He'd written the bill at the behest of the Sprinkler Fitters' Union. But when Henon went to prison for bribery, Squilla took over shepherding the legislation through Council.

The high-rise sprinkler bill is being touted as a lifesaver for those living in high-rise apartment buildings. When was the last time someone died from a fire in a high-rise building? Exactly! Almost all fire deaths occur in single family homes.

According to Philadelphia Fire Department statistics, there were 41 deaths from fire from July 1, 2021 to June 30, 2022. None of those were in high-rise buildings.

Hapco Philadelphia and PAA believe that if City Council would strictly enforce existing fire safety codes, there would not be a need for a sprinkler bill that would bankrupt rental owners with astronomical installation, maintenance, and insurance costs.

Why are we actively involved in opposing the sprinkler bill since most of our Hapco Philadelphia members would not be directly affected? Because we've been told that once all the high-rise buildings that require retrofitting are completed, Councilman Squilla plans to introduce sprinkler requirements for ALL apartment buildings. That means all of HP's small, independent, Mom & Pop rental property owners.

So, when we put out a "Call to Action" for our members and their tenants to show up and protest this sprinkler bill, I expect to see a large number of our Hapco Philadelphia members to be there.



Greg Wertman, President, Hapco Philadelphia



Sprinkler Bill continued from page 1

mandate putting sprinklers into existing high-rise buildings over 75 feet tall.

"The devastating cost of Councilman Mark Squilla's bill would drive many rental property owners out of business," says Hapco President Greg Wertman, who attended the protest.

"And if this bill passes, our fear is that City Council would come after the small, independent Mom and Pop rental owners who are the majority of Hapco's members."

The PAA commissioned several studies that show retrofitting high-rise buildings with sprinklers would cost \$27,000 to \$50,000 per unit, and that doesn't include the cost of relocating tenants and the annual expense of maintaining a sprinkler system.

And Wertman adds that a rental owner's insurance costs would skyrocket with the addition of a sprinkler system.

"Those stratospheric costs would bankrupt most rental owners and drive many to sell out, further eroding Philly's affordable rental housing stock," adds Wertman.

Both PAA and Hapco Philadelphia contend that strict enforcement of existing fire codes would achieve the same safety result as a costly sprinkler bill without bankrupting the city's rental property owners.

Hapco Philadelphia Board Member Robert Levin also attended the sprinkler bill protest and noted the more than 50 people from PAA and Hapco Philadelphia speaks volume about the impact. "It was an impressive sight to see concerned businesspeople from the industry come together in solidarity and voice our collective angst over the never-ending overreach of government," Levin said.

"It is also telling that those who seemingly would benefit the most from new requirements turned tail when they heard we were protesting en masse."

Levin was referring to the abrupt cancella-

tion of a fire suppression demonstration by the National Fire Sprinkler Association and Sprinkler Fitters Local 692 that had been scheduled following the Hapco Philadelphia and PAA protest.

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1:30 pm
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Landlord Tenant Office Hearing continued from page 1

While Hapco Philadelphia supports creating two-person LTO teams that include a sworn constable, as well as increased safety training, we oppose paying for these reforms on the backs of rental owners.

Hapco Philadelphia, and its watchdog in Harrisburg, made certain the voice of the city's small, independent Mom and Pop rental owners was heard. We testified at a hastily called hearing of the Pennsylvania House Housing & Community Development Committee held in Council chambers.

Telling his story of struggle as a rental owner in Philadelphia was longtime HP member, Jim Bennett.

He told of fight to stay in the affordable rental housing market despite obstacles put in his way, like increased taxes, fees, costs, and regulations.

Here is Jim's testimony before the PA House Committee:

Testimony of James M. Bennett

On Behalf of the Pennsylvania Residential Owners Association and its Chap-

ters, Hapco Philadelphia, and DIG

Good afternoon, Chairman Sturla, Chairman Irvin and members of the Housing and Community

Development Committee. My name is Jim Bennett, and I own rental properties in the city of Philadelphia as well as outside the city. I have been in this business for 32 years and own approximately 280 homes and apartments, primarily in Philadelphia.

I am here today on behalf of the Pennsylvania Residential Owners Association, the state-wide association representing small landlords, as well as two of its largest chapters, Hapco Philadelphia and DIG, The Diversified Real Estate Investors Group. Hapco Philadelphia represents landlords in the city and DIG represents landlords in suburban Philadelphia. I am a member of both chapters.

Almost all my Philadelphia units are affordable housing. I do my best to keep my rents affordable. In my years owning rental property in the city, I have, unfortunately, had to utilize the services of the landlord tenant officer to regain possession.

While there is always room for improvement, generally speaking, the LTO system works quite well.

Our association opposes the elimination of the LTO program. We are not in favor of going back to the way re-possession of a property was handled in Philadelphia prior to the creation of the LTO program. We specifically are not in favor of creating a new re-possession program within the Sheriff's office.

Our association members have reviewed the new changes to the LTO program and I would like to comment on each of them specifically.

But first, I would like to remind the members of the committee that the LTO program was instituted in 1969 as a reform measure due to widespread criticism of the actions of Philadelphia constables who were previously charged with this responsibility.

We don't believe it's in the best interest of renters or landlords to go back to those days.

Evictions and lockouts are emotionally charged situations. No landlord wants to

continued on page 7



James M. Bennett

Landlord Tenant Office Hearing continued from page 6

evict a tenant. Every landlord tries to work with their tenants to keep them.

Under the Pennsylvania Landlord-Tenant Act, there is a very lengthy process to regain possession. In Philadelphia, the process is even longer before an eviction is ordered.

The tenant has multiple opportunities to pay the rent owed, and in almost every instance, the reason for the eviction is largely the failure to pay the rent owed.

The challenge of finding another tenant sometimes takes months, months while the apartment is not generating income. Again, landlords prefer their tenants remain in the apartment. But the simple fact is that sometimes these eviction situations are unavoidable.

So, the question remains, what improvements are necessary to the LTO program?

As our associations understand it, the new procedures are as follows:

Evictions will be conducted in teams of two landlord tenant officers, at least one of which will have received all training required for certified in Pennsylvania Constables.

Our landlords understand the advisability of requiring a two-person team to this process.

New deputy landlord tenant officers with experience serving as Pennsylvania constables will be sworn into service in Philadelphia by the President Judge of the Philadelphia Municipal Court in accordance with applicable

Pennsylvania law.

This is a positive change.

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 be placed on the court's docket. Tenants may learn the date and time of their particular eviction, therefore, either from their counsel, but 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.

Our association members are very concerned that this change will result in more dangerous situations, such as mob gatherings and armed standoffs.

As I previously stated, the tenant knows, far in advance that eviction is the end result of not paying the rent owed. We believe this change should be eliminated.

Landlords will be required to submit information to the LTO office in the form of an affidavit before future evictions will be scheduled. 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, and in a reasonable manner prior to eviction scheduling. Pending application for alias writs must

be updated to include the affidavit before being scheduled.

We believe this could be a useful change.

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

We are concerned with this provision, as it suggests that the tenant will be afforded another opportunity at non-binding mediation. We are also concerned that it could lead to further delays. If additional security during a lock-out is a concern, the eviction should proceed with the assistance of the Philadelphia Police Dept.

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

We believe an increase is necessary, but that increasing the fee to \$350 is excessive.

As everyone should be aware, increased costs to the landlord of regaining possession must be passed on in the form of rent increases.

I appreciate the opportunity to testify today, and I am available for any questions members of the committee would want me to answer.

Thank you

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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.

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What we heard on the first round of feedback for the Chinatown Stitch: A project to reconnect Philadelphia to Vine Street

Matthew Cassidy, Office of Transportation, Infrastructure, and Sustainability

The *Chinatown Stitch: Reconnecting Philadelphia to Vine Street* is a study to cap the Vine Street Expressway between Broad Street and 8th Street to reconnect Chinatown and Chinatown North. A “cap” is a bridge, platform or structure built over a limited access highway. The study is a partnership between the City of Philadelphia’s Office of Transportation Infrastructure and Sustainability (OTIS) and the Philadelphia Chinatown Development Corporation (PCDC).

Last March 2023, the City and PCDC released a survey to gather input on the community’s vision and goals for the proposed cap. The online survey was available in English, Simplified Chinese and Spanish. PCDC also distributed a paper version during three pop-up events in Chinatown at local housing developments and at businesses.

The survey received 2,335 responses which helped the project team inform the goals and vision for the project. According to the survey, 23% of respondents live in the Chinatown community and 44% of respondents self-identify as Asian. 87% of respondents support the vision statement for the project:



“Reimagine the Vine Street corridor to improve neighborhood connections, create equitable mixed-use development opportunities, and inclusive mobility options.”

This statement was consistently supported regardless of the stated racial identity or home location. The first round of engagement also asked residents about which aspects of projects were important to them. Their feedback can be summarized in the following four goals for the Chinatown Stitch project:

- Create an inviting park space with landscapes and public plazas;
- Create a safe street design that extends the Chinatown neighborhood feel;
- Prioritize the elderly, young, and those with disabilities; and
- Include public civic buildings, facilities, and businesses that serve community needs.

Like the vision statement, these goals were consistent regardless of the stated racial identity or home location. Based on this feedback from the public, the team has been hard at work over the summer developing alternatives and concepts that meet the project vision and goals.

City Cracks Down on Airbnbs and Vrbos



By HP Board of Directors Editorial Staff

If any of your Philadelphia properties are utilized as short-term rentals, such as Airbnb or Vrbo, your ability to advertise and have them legally occupied is now substantially more difficult. Yet another way Philadelphia works to stymie small businesses.

Be aware that the city has stepped up its effort to reign in units that are used as short-term rentals that do not have a valid rental license from L&I. Since July, Philadelphia has been notifying hosts that a 2021 city ordinance requires them to pay for (\$150 annually) and maintain a Limited Lodging Operator License for short-term rentals. According to L&I, nearly 85% of these rentals — up to 1,700 properties — are not properly licensed or are missing a license.

“If you’re still operating without a license, you no longer will be able to generate any new rentals for that property until you get the proper licenses,” City Councilmember Mark Squilla, who sponsored the law, told KYW Newsradio this summer. Outgoing Mayor Jim Kenney also supports the law, citing reports of out-of-control parties by short-term renters. (Editor’s note: nothing spells fairness and equality less than “painting all owners and all renters with a broad brush”).

There is little doubt that the recent success of closely-held rentals of entire properties or rooms has been a boon for small businesses as well as individuals looking for a side hustle or additional revenue, and a bane for the hotel/hospitality industry. Though spokespeople for the industry have been tightlipped, it is a poorly kept secret that the hospitality industry in Philadelphia and other urban areas, including New York City, is among those pushing hardest for this crack-down and for whom enforcement will benefit them most by crushing its competition for traveler dollars.

Airbnb told Business Insider that the company has been working with the city and has reached out to its hosts with information on how to comply.

Hosts will have five business days to properly register their unit or convert it to a long-term rental of more than thirty days. Otherwise, the listing agent will be required to pull the ad.

“The City of Philadelphia isn’t trying to make it more difficult for hosts to offer their houses, condominiums, or apartments as short-term rentals, we are committed to making sure they meet safety standards, protect guests and our communities,” said L&I Commissioner Ralph DiPietro. Of course, rental property owners looking for new ways to stay afloat may not agree as to the level of difficulty the city is creating.

Cities across the country are reportedly watching cities like Philadelphia and New York and are considering following suit. Remember the old investment world saying: When Wall Street sneezes, the world catches a cold.

You can read the full Ordinance at: <https://files.amlegal.com/pdf/Philadelphia/210081.pdf>

Serving Philadelphia's Investment & Rental Property Community

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Introducing the Three Design Concepts & Survey for the Chinatown Stitch



Matthew Cassidy, Office of Transportation, Infrastructure, and Sustainability

The *Chinatown Stitch: Reconnecting Philadelphia to Vine Street* is a study to cap the Vine Street Expressway between Broad Street and 8th Street to reconnect Chinatown and Chinatown North.

The study is a partnership between the City of Philadelphia's Office of Transportation Infrastructure and Sustainability (OTIS) and the Philadelphia Chinatown Development Corporation (PCDC).

Earlier in 2023, the City and PCDC released a survey and held a public visioning meeting to understand community goals and vision to address the problems with the Vine Street Expressway. See **Blog Post #1** for a summary of what we heard.

Based on the project goals and vision, the

project team spent the summer developing **three concepts** or alternate ways of improving the Vine Street Expressway corridor. The three concepts are:

Two-Block Concept: This concept adds caps for the full block between 10th and 11th Streets, and 12th and 13th Streets. There is an open gap between 11th and 12th Streets, which allows for required ventilation for the expressway.

Three-Block Concept: This concept adds a full continuous cap from 10th to 13th Streets, between the surface lanes of Vine Street. While this concept covers more of the expressway than Concept #1, it is significantly more costly and difficult to build.

Three-Block Shifted Street Concept: This concept is like the Three-Block Concept, but westbound Vine Street is shifted south to run next to eastbound Vine Street at 11th and 12th Streets. This concept is

the most expensive and difficult to build but would create the most space of inclusive development.

In addition to the capping part of the project, each of these alternatives will be paired with traffic safety measures and streetscaping of the local lanes of Vine Street.

Each of these alternative concepts has pluses and minuses, and each is responsive to the goals and vision we heard from the community in March and April. To move the project forward we need to narrow down to a single alternative.

We are releasing a second survey (in **English** and **simplified Chinese**) to unveil and solicit feedback on the three concepts for the project. Residents are encouraged to fill out the survey: September 5, 2023

LANDLORD SPOTLIGHT

Sharpless and Sharpless *continued from page 1*

Not long after, in 2020 Newman acquired another family-owned firm, Krombolz Insurance, and that's when she discovered Hapco Philadelphia.

"Hapco had been a client for many years, and Jennifer was lucky enough to continue servicing Hapco's insurance needs.



Sharpless and Sharpless Insurance

I have a number of rental and investment property clients for whom I tailor their insurance needs," Newman notes.

Newman says every rental owner is different. Some have retail storefronts with apartments overhead. Others have stand-alone homes and duplex properties. While others manage rowhomes or even large commercial buildings.

"Each individual rental owners' risk must be assessed individually," Newman adds. "One size doesn't fit all."

Some tips she gives to new and seasoned rental owners is to minimize vacancies, as it can drive up insurance premiums drasti-

cally. Keeping properties in good condition to avoid any safety hazards which could lead to a property or liability claim.

Newman also advises her property owners that they must require an HO-4 renters' policy from all tenants. The policy should include personal property and a minimum liability coverage of \$100,000. Property owners should be listed on the policy as additional interest. Renters insurance is inexpensive and will put both the renter and landlords mind at ease.

"I'm still surprised that some rental owners do not require the HO-4 renters as a term of the lease, it is an absolute necessity," Newman urges.

Newman says Sharpless and Sharpless has a time-tested saying for her business: "Be more SHARP-LESS sorry!"

"It may be a little corny, but the sharper you are with your insurance, the less sorry you'll be when a claim happens."

You can contact Jennifer Newman for any of your insurance needs 9-5 M-Th and 9-4 Fri for a free quote at 610-692-2600 or email sharplessinsurance@yahoo.com.

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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.

MOVE IN AMOUNT FOR RENTALS

Post: Have people been taking three months' rent when tenants move in (first, last and security) or just first month and security?

My last rental was about four years ago and I always took first and last month and security. However, I'm seeing ads asking for just first month and security.

Response: It's fine to do the 1st, last and security approach, and that is what I do as well. However, at the end of the 1st year if the tenant decides to stay just let them skip the last month, and then let them resume paying rent on the 13th month. The rule is that we can't keep more than 1 month for security in PA.

Response: You mentioned that you are not getting a lot of responses to your Zillow ad. If the demand has decreased, you probably don't want to ask for first, last, and security even if legally, you can do it with a one year lease.

Response: Collecting last month's payment upfront is illegal. One can collect the first month's rent and a security deposit equal to 2 months' worth of rent (during the first year).

Response: I do first last and deposit always. No tenant has ever asked me about using it at the one year renewal and I just let

it ride. I have good tenants. Never an issue. it goes over better than saying double deposit and then having to give half back.

Response: That's not quite correct. It depends on how much you're asking for as "security". If you require a two-month security deposit, then no, you can't also require last month's rent. If you require one month as security, then it's perfectly legal to also collect the last month's rent in advance. Either way you can't keep more than one month of security past the first year so it really just comes down to semantics.

Response: Pennsylvania law limits the amount of security deposit a landlord can demand. During the first year of the lease, the security deposit cannot be more than two months' rent. A landlord might ask the tenant to pay a security deposit plus "the last month". Regardless of what the landlord may call it, this "last month's rent" payment is still part of the two-month maximum security deposit for the first year.

EXTERMINATOR

Post: Can someone recommend a good and reasonable exterminator for roaches, ants, centipedes and silverfish? This is for a property near Drexel University.

Response: John Amendt with A. Amendt Pest Control is excellent Josephine! (610) 522-8801 Good luck! Jane (Broderson)

Response: Enterprise Exterminating Co 215-849-7070 or 215-284-3665 Elbert Smith

Response: Bob Clegg has been great: 215-796-5557.

\$495K UPDATED 5 PROPERTY RENTAL PORTFOLIO SALE

Post: I've dropped the price to \$495,000. Here's an updated CAP rate

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

Response: AS IS. All rents are well below market. Open to Offers

- 2111 East Stella St (3 Bed) \$800
- 2127 East Stella St (2 Bed) \$925
- 1310 East Airdrie St (3 Bed) \$925
- 4213 Penn St (3 Bed) \$1000
- 5246 Marlow St (3 Bed) \$1000

All Properties are occupied.(2127 Stella Now vacant.) They are in very good shape but could use minor to moderate interior wear and tear cosmetic work. The Stella St properties are particularly interesting as there is new construction / renovations everywhere. Open to offers and looking to sell relatively quickly.

Yearly Gross = \$55,850 Less OPEX (appx 25%)
NOI = \$41,887/\$495,000 = **8.5% Cap AS IS**
Actual rents (as is) should avg \$1080ea p/m brings **CAP to 9.8%**.

OR

Proforma gross revenue = 64k+
Proforma NOI = 48k+
Proforma cap rate = 6.5%+
Proforma Value = \$745k+ (**Instant \$250k equity**)

More substantial renovations would bring rents closer to new construction and brings

continued on page 12

Over the Transom continued from page 12

Caps to 10.5% (This cap calculation includes rehab costs @\$30,000 each)

OR

Valued at a 6.5% cap; Value = \$1m+

SECTION 8

Post: What's section 8 like now? The last time I dealt with them was 12 years ago. Inspectors never showed up. It was impossible to reach people. Getting a quote on rent was slow. Any changes?

Response: While far from perfect, S8/HVCP is much improved. I've been renting properties to voucher holders for 31 years. The landlord portal is very good, the rents are more in line with the market. Inspection reports with pictures are available online via the portal. Windows are given for inspection times and the majority of the time adhered to. The leasing process has been streamlined. Not perfect, but much, much better than the experience 12 years ago.

Response: It's not that bad As soon as I got a client and uploaded their voucher in the system, I had an inspection appointment in 15 days I failed. They came back out 15 days later, I passed. For me it was about 3 months because I had to take the training, find the tenant and go thru inspection.

If you want to ask more questions just email text or call. So far, it's been two months with

my tenant and it's been good. I took a two bedroom voucher for my 3 bedroom home. I took her voucher because it was just her and her dog. Her kids are grown and on their own. My place is in 19134 (Kensington/Harrogate). I have 4 walls and a basic kitchen. Section 8 valued it based off a two bed place, so rent is \$1019 a month. If I went with a 3 bedroom voucher it would have been closer to the \$1300 a month.

Response: My experience: I have one section 8 tenant. Inspections are every two years and yes, the inspectors do show up. Some are more thorough than others.

It took me a year to get approved for a rent increase. They said it was due to a backlog from Covid. I applied in April of 2022, finally got approved in April of 2023 and had to wait for the contract renewal which was in June of 2023 to actually receive the increase. Couldn't get anyone on the phone to give me an update on status but eventually they did update the portal with a general message stating where they were in the review process i.e. "We are now processing applications from September 2021".

It had been difficult to get anyone on the phone. They sometimes will reply to emails but not all of the time.

Response: It really depends on the inspector on the level of frustration, their unpredictable variability is frustrating. You have some who come in there with the home

inspector wanna be hat. In contrast, some barely do anything. So, you have no idea what to expect. Some may ask you to sister a joist because a little play in the floor. In contrast, ignore a chipped concrete front step. Then they are totally unaware of the labor and materials market. Not realizing that if a window needs replacing it could take 2-6 weeks to receive new window depending on where we are in the marketplace. However, you have 30days to finish punch list created. So, you are at mercy to their flexibility to avoid Rent abatement.

Response: In my short 3 year experience, they're still not very responsive but you can get a hold of someone if your persistent. You won't get any help at all involving evicting a tenant, you're completely on your own. They're mostly helpful with registration issues or payment issues. You won't get a rent quote until after you've submitted the tenant's RFTA and gone through the inspection process (which can be done in advance of finding a tenant now) so it could be months of wasted time potentially if your unit isn't approved for your desired amount. The biggest benefit is that you'll always get the PHA portion of rent on the 1st of every month as long as the unit is fully compliant with all current regulations IMO.

PGW LANDLORD PROTECTION PROGRAM

Post: Can some one please send me the info as to how to get a property enrolled in the PGW landlord protection program?

Response: Landlord Programs | PGW (Philadelphia Gas Works) (pgworks.com)

Response: Can someone please send me the info as to how to get a property enrolled in the PGW landlord protection program?

Response: Hapco Office can help at 215-684-1684

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BACKFLOW PREVENTER

Post: I need to install a backflow preventer on a 2" domestic water line. Does anybody know of a licensed contractor who does this kind of work (and is at least somewhat reasonable)?

Response: Try Tony Smith 215-208-6376 tell him Gerald referred you .

ROOF TOP HVAC HEAT PUMPS

Post: We manage a building with roof top heat pumps that provide both heat and air conditioning in a package unit. Some of them seem to work fine; others short cycle during cold winter months are a real headache for us. Can anyone recommend an HVAC contractor who works with package roof units and services them?

Response: You can try James Dawkins (267-246-0575). May need to hound him a little but gets the job done.

Response: I 2nd James he is my main HVAC guy! Great work but he is definitely busy but if you hound him, he will get it done the right way whatever your issue is!

Response: Just called him. Hope he can find time for me.

CARPET REMNANTS

Post: I'm looking for area carpet remnants for a rental. Any recommendation? The place where I used to go in Germantown burned down.

Response: Contact Gary Enoch cell# 609.694.2304 at Keystone Flooring of Bensalem. Great selections & pricing. Used them for 3 other projects.

Response: Bell Floor Covering Co. 1706 Frankford Avenue.

Response: I did a lot of shopping and found Lomax carpet had best selection and prices! 215-632-3750

PGW PROCEDURE

Post: Tenant signed my lease making them responsible for gas bills, but I forgot to get proof the account was in their name before move-in, and they never transferred it. Naturally I've been getting the bills and tenant is unresponsive to my demands. They're

otherwise OK, are paying the rent, and I'm reluctant to go through eviction, re-renting, etc. if I can avoid it. Before taking this up with PGW does anyone know what I can expect of their rules for forcing the account into the tenant's name or shutting off the supply? I know that PGW will not shut it off during heating season under these circumstances.

Response: I can't imagine you can force any utility to transfer an account into someone's name without their consent. Depending on how your lease is written, perhaps you could view this as unpaid rent and tack on the late fees, that might get their attention. If that doesn't work, I'd definitely take it out of their security deposit when they move, hopefully it'd be sufficient.

Response: Yes, I can tell you that PGW's defense is: "They do not get in involved with Landlord and Tenants disputes." I have a current dispute with PGW now, and this is not the first one. In fact, I am scheduled for a hearing on October 5, 2023 with the PUC & PGW. I would suggest that you contact PGW, try and send the lease over, that is proof of Tenant's occupancy even though PGW's excuse is that they do not require a lease or proof of occupancy. Then file a case with the PUC.

In my opinion, Philly Landlords should be more vocal.

Response: Unfortunately, once a tenant moves in, it would be hard if not impossible to get it out of your name. I do not provide tenants with the key unless I can verify the day before that the utilities are on their name.

Most likely, you will need to deal with the tenants and send them a lease violation notice. I normally put the utilities in my name if there are a few days between turning over a unit and every time when I try to take it off my name PGW tells me that if there is someone affected by the turn off, they cannot do it, especially after October 15th. Your issue here is with the tenants not PGW.



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HAPCO PHILADELPHIA

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
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- Streamlined forms for landlord & tenant legal actions
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- PA state level legislative activity & PROA
- Online store (coming soon!)
- Special "ask our lawyer" section
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- Online monthly newsletter, including news, trends, & editorials
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Everyone knows that going to court is time-consuming and expensive; HapcoPhiladelphia membership benefits include access to our one-stop solution to Philadelphia Municipal Court. Exclusive members-only fee structure provides top legal professionals who will guide and advise you on how the process works, from paperwork origination, mediation, settlement negotiation and, if necessary, actual eviction and lock-change, so you are comfortable knowing your rights as a property owner are known and respected.

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Step-By-Step Method

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- Petition Hearing.....\$150 if tenant should file a petition

To join HapcoPhiladelphia and for more information, or to register visit at HapcoPhiladelphia.com



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