

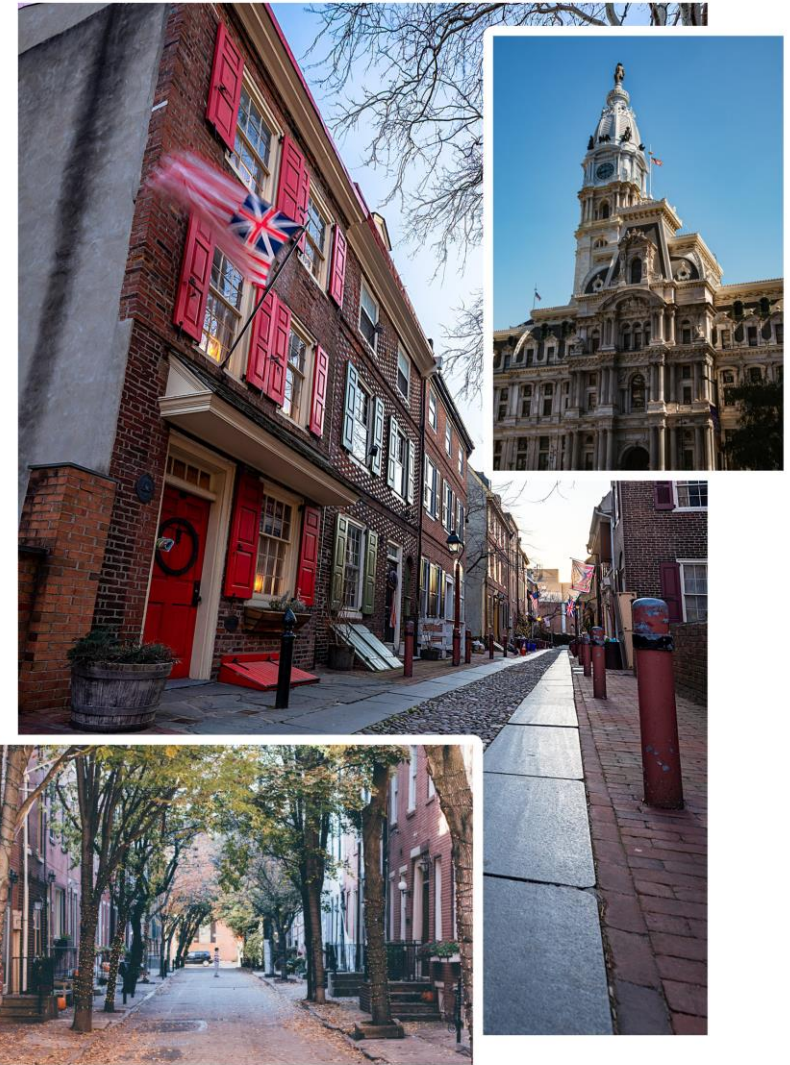


LANDLORD GATEWAY EDUCATIONAL SERIES

MISSION STATEMENT

HAPCO Philadelphia is dedicated to the preservation, expansion and improvement of low to moderate income rental housing, along with market rate rental and investment properties.

HAPCO Philadelphia is also devoted to reversing the spread of blight in the City of Philadelphia.



SERVING PHILADELPHIA'S INVESTMENT & RENTAL COMMUNITIES SINCE 1954



- Advocating for fair and reasonable private property rights through equitable tenant-landlord legislation, mediation, education, and professional management practices.
- Forged long-standing relationships with Philadelphia City Council and the Pennsylvania State Legislature, resulting in
 - advance notice of new bills, even before they're introduced
 - seats at the table, ensuring the voices of property owners are heard
- Largest chapter of PROA (Pennsylvania Residential Owners Association), the statewide landlord association

MENU OF SERVICES

- Monthly Hapco Newsletter
- 200-page Handbook Handbook with links to city services
- Diversion and Eviction Services
- Monthly “Ask the Attorney” free legal advice
- Bi-weekly email of industry news
- Online Members’ Forum, sharing ideas, problems and solutions
- Free Educational Seminars with industry experts
- Philadelphia Lease Package & other related documents
- Members-Only discounts to retailers like Home Depot

HAPCO NEWSLETTER
Serving Philadelphia's Investment & Rental Property Community
JULY 2023

Message from the President:
Will a Cherelle Parker Administration Be Good for Rental Property Owners?
By HP Board of Directors Editorial Staff

Philadelphia's one hundredth mayor will be installed in less than six months from now, on Monday, January 1, 2024.

As the City has not elected a Republican mayor since 1947, it's a near certainty that Democratic nominee Cherelle Parker will defeat Republican David Oh. It is notable that

see "Cherelle Parker" on page 5

LANDLORD SPOTLIGHT
Unpaid PECO Tenant Bills Continue to Haunt HAPCO Philadelphia Member
By HP Board of Directors Editorial Staff

"This all stinks to high Heaven."
That's not what Wanda Walker wanted to think after years of taking in at-risk tenants from various Philadelphia agency shelters.

"I wake up every morning wondering if my electricity will be turned off because of un-

see "Wanda Walker" on page 9

New National Coalition of Sheriffs Forms to Address Border Crisis
Excludes key Texas sheriffs who've been combating cartel crime for years
read story on page 4

Hapco Philadelphia's Exclusive Online Forum Overhaul Being Planned!
read story on page 8

Philly Renames Street in Honor of a HAPCO Philadelphia Legend: Willie Seward!
Willie Seward, Resident Way

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LEASE PACKAGE

- Members-only access to rental contracts designed by the Hapco Philadelphia Board of Directors, expert local attorneys, and our third-party software partner, ezLandlord Inc.
- Specifically designed for Philadelphia landlords, based on Pennsylvania law.



HAPCO MEMBER HANDBOOK

- 200 pages and 50 updated chapters
- Everything a Philadelphia landlord needs to know:
 - Licenses, rules, requirements & regulations
 - Certificate of Rental Suitability
 - Short term-rentals
 - Fair Housing laws
 - Tenant screenings
 - Security deposits
 - Property maintenance
 - Multi-tenant dwellings
 - Lead paint & bedbugs
 - Squatters
 - Eviction

...and much more

VERSION 2, Revised June, 2023

What's New:

- New chapters on the Landlord Gateway Program, Reasonable Accommodation Request, Home Protection Programs, Forgivable Loans
- Updated information on the Hapco Leases & Addendums Package
- Certification of Rental Suitability update
- Lead Paint Certification update
- City Council Directory update
- other minor revisions & link updates

See something missing or incorrect? Let us know at hapco@hapcophiladelphia.com.

Welcome

THE HAPCO PHILADELPHIA HANDBOOK

A complete guide for the Philadelphia Investment Property Owner & Manager

An exclusive benefit to members of Hapco Philadelphia

Welcome!

On behalf of the Officers, [Board of Directors](#) and Trustees of Hapco Philadelphia, thank you for being a member of one of the oldest and largest rental property owners' organizations in the United States! Whether you are a new rental property owner looking for general advice or a veteran owner seeking specific information, you've come to the right place.

Hapco Philadelphia is a 501(C)(4) Not-For-Profit organization, comprised of entrepreneurs, teachers, police officers, lawyers, architects, and other industry professionals, representing various levels of experience: from startup investors to multi-generational firms. Our board is all-volunteer.

This is a living, breathing document that will be regularly updated and enhanced to ensure you have the most complete and comprehensive information at your fingertips. How you utilize the Hapco Philadelphia Handbook is up to you. Sure, we'll be mightily impressed if you read this document from cover to cover; in fact, we encourage you to take our "pop-quiz" when you're done! But we also won't be offended if you're here to simply search for information on a specific topic or regulation, document or tip. It's all here. And if it's not, [let us know](#). (We will regularly add new information when needed!)

HAPCO Handbook 1 [Table of Contents](#)

NETWORKING OPPORTUNITIES

- Connect with other landlords in-person and online
- Members have the full weight of Hapco Philadelphia behind them: networking, mentoring, resources and education.

A person is sitting on a large rock at sunset. The sky is a mix of orange, yellow, and blue. The text "THANK YOU" is overlaid in white, bold, sans-serif font. There are two white L-shaped corner brackets, one in the top-left and one in the bottom-right of the image area.

**THANK
YOU**