

### A Message from the **PHA Executive Vice President of Leased Housing**

Welcome to PHA'S Owner's Link, your insider's guide to PHA. We would like to extend our utmost gratitude to all of our owners; without your support and participation, we would not be able to house over 500 chronically homeless veterans. This is an unprecedented feat as we strive to end homelessness, not only among our veterans, but throughout the City of Philadelphia.

The Philadelphia Housing Authority is also proud to introduce both the Gordon and Oakdale Apartments, two of our newest developments. There was a huge draw for both of these energy efficient sites on the 2800 block of Oakdale and 3000 block of West Gordon Street.

To make these units affordable to families in need, the HCV Program has awarded unit-based vouchers. Oakdale is the first of three PHA developments in the Strawberry Mansion sector of the city, with Gordon Street following. Upon completion, there will be 100 additional units of affordable housing. The agency hopes that this work will attract other developers and encourage them to invest in building quality, affordable housing in this historic neighborhood.

The Strawberry Mansion developments are all part of PHA's goal to foster positive communities and good neighbors.

We encourage everyone to take an active part in their community. Educating your tenants on the neighborhood standards and norms are essential in their transition from their former residence. Our partners have an important responsibility, which in some cases could involve encouraging behavior changes that can prevent misunderstandings and eliminate the associated stigma of being a bad, absentee landlord or a problem neighbor.

We would like to thank all of our landlords, vendors, and partners alike for your continued participation and we hope that everyone enjoyed the the weather and the great events and activities that come along with the summer months. Let's all join the effort to end homelessness in Philadelphia and expand affordable housing.

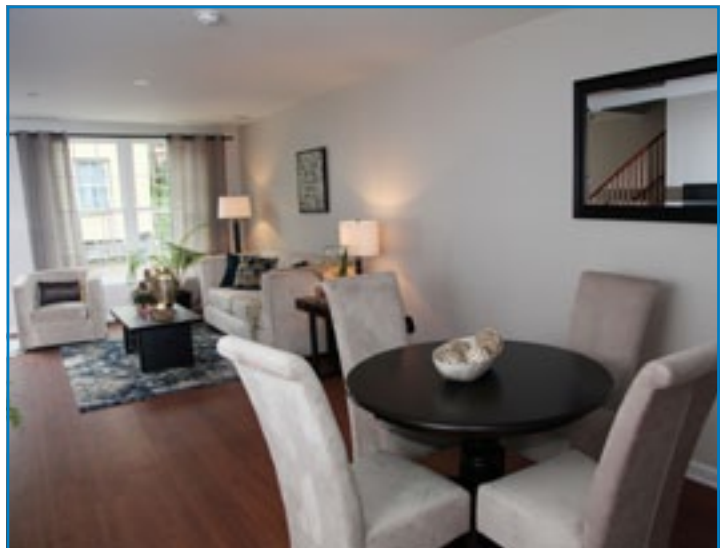
Best regards,



**Celeste C. Fields**  
*Executive Vice President of Leased Housing*  
 Philadelphia Housing Authority



*The new Oakdale apartments*



*Interior of a Gordon Apartment unit.*

#### **HCV Landlord Briefing Session**

Every Wednesday evening from 6:00 p.m. to 7:00 p.m.

#### **HCV Landlord Certification Class**

Every Wednesday morning from 9 a.m. to 12:30 p.m.

2850 Germantown Avenue, Philadelphia, PA 19133

Phone: **215.684.5596**

Email: [hcvlandlords@pha.phila.gov](mailto:hcvlandlords@pha.phila.gov)

#### **Landlord Fair**

Every Thursday at 10:30 a.m. and 2:30 p.m.

**Preinspections** are conducted to expedite the leasing process. The inspection is valid for 60 days. Call to learn more.



Visit our HCV Landlord Page at:

[www.facebook.com/PHAHCVlandlords](http://www.facebook.com/PHAHCVlandlords)

# RENT ABATEMENT OVERVIEW

The Housing Choice Voucher Program will abate landlords who are in violation of **Housing Quality Standards (HQS)**, which entails reducing or even eliminating a portion of the PHA rental subsidy.



## CIRCUMSTANCES

PHA is obligated to abate the landlord's rent partially or completely due to Inspection Violations. Abatement only takes place after two consecutive HQS failures. For example, if PHA inspects your property on April 15 and your unit fails, PHA will automatically reschedule your inspection within 30 days, thus initiating another inspection on May 15. If your unit fails the second time with the same violations, your unit could be subject to abatement if all deficiencies are not rectified by the first of the subsequent month.

## NEED TO KNOW

All landlords should know that after the second failed inspection, it is their responsibility to contact PHA to reschedule the third inspection. The third inspection will not be automatically scheduled. If the landlord does not schedule the inspection by the first of the subsequent month, the unit will be placed in abatement until it passes inspection. It is imperative that all landlords know that retroactive payments will not be made to cover the time period that the unit was abated. If the unit is abated for more than 60 days, PHA will issue the client a transfer voucher due to HQS violations.



## UPDATE *your* RENTAL LICENSE and PROPERTY TAXES

The Owner Services Department conducts an annual recertification for owners, which assesses whether the landlord has updated real estate taxes and rental licenses. If these updates are not complete, the owner will be subjected to rental payment holds.

PHA requires Housing Rental Licenses for each participating unit. The City of Philadelphia also requires a license for any type of housing rentals. Prior to getting this license, the City also requires applicants to obtain a Commercial Activity License, Business Tax Account Number, Federal Tax Identification Number or Social Security Number (for individuals), and Zoning Approval (for two or more units). Licenses cost \$50 and must be renewed on an annual basis. PHA does not require an activity license, but you cannot obtain one without the other.

Additionally, PHA requires each owner to satisfy any outstanding property tax balances. In certain situations, PHA may allow landlords to establish an active payment agreement with the City of Philadelphia. Real Estate Tax bills are sent by the City of Philadelphia in December for the following year and payments are due by March 31.

Please note that no payments should be made directly to PHA. All payments and inquiries in reference to licensing and taxes should be directed to the City of Philadelphia. PHA only requires the owner to produce documentation of their license or proof of payment or payment agreement for their property taxes.



For questions about your property taxes, email [revenue@phila.gov](mailto:revenue@phila.gov) or call **215-686-6442**.

For questions about account payoffs, email to [retaxpayoff@phila.gov](mailto:retaxpayoff@phila.gov). To receive payoff amounts, please email the statement of claim number from the legal action, the property address, and/or the Office of Property Assessment number to [retaxpayoff@phila.gov](mailto:retaxpayoff@phila.gov) or fax it to **215-686-0582**. For questions regarding rental license, email [license.issuance@phila.gov](mailto:license.issuance@phila.gov) or call **215-686-8686**

# AVOID LEAKS ON YOUR HOME INSPECTION

Some plumbing issues may be obvious, while others may not be. Our HQS inspectors have been trained to find both. While you may be aware of obvious problems such as a clogged toilet, other serious plumbing issues, such as illegal pipes, may not even be on your radar and could result in costly repairs or citations for plumbing violation.

## Leakage Issues

During a HQS inspection, problems such as water leakage will result in a write-up. Typically, a home inspector will look around a home for signs of mildew, fungus, and mold-like substances related to water leaking from broken pipes and cracks in the ceiling or floor. Oftentimes, they will also look for signs of water leakage by checking wood panels and pieces located under or near pipes for dark, circular stains and/or rotting wood.

## Pipe Issues

Home inspectors will check for inadequate and broken pipes while inspecting a house. Some pipes are meant to be strictly utilized for certain purposes, while others are illegal for home use altogether. Pipes can be broken in a variety of ways, such as intentionally cracking a pipe with a hammer. In any case, a broken pipe can result in a write-up. HQS inspectors also check for rust in or around pipes, since rust buildup and blockage can reduce household water pressure and flow.



In short, leaks or evidence of it has been a common occurrence in recent inspections. Please ensure your property is in compliance and there are no signs of leaks. It's in your best interest to try and mitigate these issues in the beginning to avoid bigger problems in the future.



## SECOND CHANCE PROGRAM CELEBRATES FIRST LEASE UP

In May, the first participant signed a lease under the Second Chance Program. To date, seven participants are enrolled in the program, which PHA now plans to expand. The pilot program is a partnership between PHA, the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and the Mayor's Office of Reintegration Services (RISE).

Participants receive counseling, education, job training, and job placement services through STAR and RISE. The Second Chance Program is specifically designed to remove housing barriers that returning citizens face so they can successfully reenter society.



# SHARSWOOD/BLUMBERG TRANSFORMATION BEGINS

*The Philadelphia Housing Authority is transforming Blumberg Apartments in North Philadelphia, its most ambitious redevelopment project in over a decade.*

Blumberg is PHA's most distressed high-rise property. The area suffers from high crime rates, extreme poverty, and blighted conditions. PHA received a \$500,000 Choice Neighborhoods Initiative Planning Grant from the U.S. Department of Housing and Urban Development for the development of a transformation plan for this neighborhood.

PHA's plan calls for demolishing two high-rise towers at Blumberg, rehabbing the senior building, acquiring over 1,300 primarily vacant properties, and igniting private investment in the community. Upon completion, the community will boast over 1,200 new housing units for families of all incomes, including affordable and market-rate homeownership.

PHA is also working with partners to build a vibrant commercial corridor along Ridge Avenue, repurpose a closed neighborhood school, and bring social services and job training to residents in the community.



This summer, PHA staff is hard at work relocating hundreds of families and seniors from Blumberg in preparation for the demolition, with some residents receiving relocation vouchers. PHA also celebrated the groundbreaking for the first phase, which will feature 57 new Project Base Voucher funded units.

## STRAWBERRY MANSION on the RISE

On July 14, PHA celebrated the grand opening of its latest development, the Oakdale Apartments. Twelve units were constructed on a long vacant piece of land.

The new Oakdale Street Apartments features 8 two-bedroom townhouses and 4 one-bedroom duplex units ranging from just over 700 to more than 1,200 square feet. Two of the units are accessible. The units are designed with sustainability and energy efficiency in mind; they include Energy Star-rated appliances and mechanical equipment, and compact fluorescent bulbs.



## Are You Signed Up for the Landlord Data Center?

PHA landlords can view all the information they need to manage their HCV properties through the Landlord Data Center. **You can access:**

- Detailed HAP records by resident
- Status and schedule of inspections and re-inspections
- The schedule of upcoming client recertifications

Information is updated at the end of each workday and is available for viewing 24 hours a day, 7 days a week!

Create your account and access your data by visiting:  
<https://partnerportal.pha.phila.gov/PartnerPortal>.  
If you have any questions, please call 215-684-5596 or email us at [hcvlandlords@pha.phila.gov](mailto:hcvlandlords@pha.phila.gov).

