



# **PAA LEGISLATIVE LOUNGE JANUARY 2024**

**\*This presentation is property of the PA Apartment Association,  
any use or distribution of this presentation without the consent of  
the PA Apartment Association is strictly prohibited\***

# AGENDA

- *Welcome*
- *Legislative Committee Overview*
  - *Chairs*
  - *Year in Review*
  - *Cozen O'Connor*
  - *2024 Goals*
- *Legislation PAA is tracking:*
  - *National*
  - *Pittsburgh*
  - *Philadelphia*
  - *Upcoming PAA Events*

## TERMS YOU'LL HEAR

- PAC: Political Action Committee. Cannot accept any checks from LLC, only personal donations, or those taxed as a Limited Partnership (LP).
- Legislation/Ordinance/Bill: A Law
- Resolution: Honorary resolutions, or matters that do not take legislative action. I.E. Recognizing PAA as Association of the Year in PA/ Calling for hearings to examine the impact of Rent Control.
- Amendment: a minor change or addition designed to improve a text, piece of legislation.
- Elected(s)/Elected officials: to hold public office or some other position by voting.  
i.e. Township Council, City Council, Mayor, State Rep, State Senator, Governor, Congressmembers, U.S. Senators.
- Adopted: When a legislative votes in favor of a bill/resolution.
- Committee: Committee membership enables members to develop specialized knowledge of the matters under their jurisdiction. Hearings are a method by which committee members gather information. Business dealt with in hearings may fall into three categories. legislative, oversight, investigative
- Sponsor: Each bill must have the signature of at least one elected official on it to be introduced. Other elected officials will show their support for the bill can sign as “co-sponsors”

# '23 YEAR IN REVIEW

The Pennsylvania Apartment Association continued to build off its commitment in 2023 to elevate our members voices at all levels of government, our brand, and cross collaborating where we find common ground, and defeating cumbersome policies that impact our industry across the Commonwealth.

In 2023, PAA met with over 100 elected officials from the Federal Government to our State Officials, and local officials across Pennsylvania to ensure we were able to advocate on behalf of our industry and are proud to announce that we defeated a number of bills including: Philadelphia's Automatic Sprinkler Retrofit requirement, fought off Rent Control, Record Sealing, the required testing on building owners for legionnaire's disease, the elimination of the Landlord Tenant office, rental application fee caps, preventing non-refundable pet fees and security deposits to name a few.

*Through those meetings we were able to save our members the following:*

- **Estimated Pittsburgh savings through PAA advocacy on the industry: \$2,094,000.00**
- **Estimated Cheltenham Township savings through PAA advocacy on the industry: \$1,741,000.00**
- **Estimated Philadelphia savings through PAA advocacy on the industry: \$735,000,000.00**
- **Estimated Plymouth Township Savings: \$16,450,0000.00+**
- **Estimated State Level Savings \$305,000,0000+**

**FROM TOWNSHIPS ACROSS PENNSYLVANIA, TO THE STATE CAPITOL, TO OUR NATIONS CAPITOL  
PAA WAS ADVOCATING FOR YOU!**







THE WHITE HOUSE  
WASHINGTON

### White House Briefing for State and National Leaders

Friday, December 8 at 3:30 PM  
EEOB 350

- **Opening:** Emmy Ruiz, Assistant to the President and Director of Political Strategy and Outreach, and Natalie Montelongo, Special Assistant to the President and Director of Strategic Outreach
- **Welcome Remarks:** Jen O'Malley Dillon, Assistant to the President and White House Deputy Chief of Staff
- **Domestic Policy Wins and What's to Come:** Neera Tanden, Assistant to the President and Director of the Domestic Policy Council
- **Defending Freedom and Democracy:** Curtis Reid, Deputy Assistant to the President and Chief of Staff of the National Security Council
- **Growing the Economy and Lowering Costs:** Lael Brainard, Assistant to the President and Director of the National Economic Council
- **Biggest Investments in Climate and the Environment:** Mary Frances Repko, Deputy Assistant to the President and Deputy National Climate Advisor
- **Closing Remarks:** Anita Dunn, Assistant to the President and Senior Advisor to the President

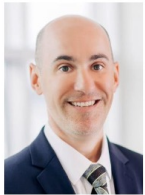
*The briefing will be followed by light holiday refreshments featuring special guest, Tom Perez, Assistant and Senior Advisor to the President, and Director of the Office of Intergovernmental Affairs*

# '24 COZEN O'CONNOR LOBBYING TEAM



**JOE HILL, Senior Principal**

Joe leads CPS government relations and public advocacy efforts in Southeastern Pennsylvania. He also plays a key role in the firm's executive and legislative branch advocacy, working closely with the Governor's front office and legislative leadership. Joe returned to the firm after serving as the statewide political director and deputy campaign manager for Pennsylvania Governor Tom Wolf's highly successful reelection bid. Before joining CPS, Joe held key roles with the 2016 Democratic National Convention Committee (DNCC) and U.S. Senator Robert P. Casey, Jr.'s legislative staff. Joe graduated from Georgetown University with a degree in Government and Philosophy.



**SAMUEL DENISCO, Principal**

Sam has over two decades of experience in government and public affairs. He provides comprehensive advocacy and government relations services to clients in Harrisburg and the Commonwealth of Pennsylvania. Prior to joining CPS, Sam was the vice president of government affairs for the Pennsylvania Chamber of Business and Industry, where he oversaw lobbying, political, and communications operations — including grassroots organizing, coalition building, consultant management, and policy development. As the chamber's top tax lobbyist, Sam was a key architect of the historic tax reform package that was enacted as part of the 2022-23 state budget. He graduated from the University of Scranton with a bachelor's degree in political science and earned his JD from Widener University School of Law, where he was a Law and Government fellow.



**KEVIN KERR, Principal**

Kevin provides comprehensive advocacy and government relations services to clients before the City of Pittsburgh and the Commonwealth of Pennsylvania. He counsels clients on public policy matters and helps them to build relationships and successfully navigate bipartisan legislative and regulatory environments across Pennsylvania. Before joining Cozen O'Connor, Kevin served as a regional head of public policy for Uber, directing the company's state and local government and regulatory engagement and social impact work across Delaware, Pennsylvania, Ohio, and Michigan.



**BETH BRENNAN, Principal**

Beth provides comprehensive government relations services to clients before the City of Philadelphia and the Commonwealth of Pennsylvania. A resident of Montgomery County, Beth has bipartisan relationships and experience navigating complex political issues for a wide range of clients. She previously worked as a lobbyist in Harrisburg for the City of Philadelphia on issues, including economic development, school funding and child welfare protection and reporting. Prior to joining Cozen O'Connor Public Strategies, Beth was the vice president of a government relations group based out of Philadelphia, where she provided lobbying services to every client in the firm's portfolio. Beth earned her bachelor's degree in political science and English communications, *cum laude*, from Lebanon Valley College.



**BRIANNA WESTBROOKS, Government Relations Associate**

Brianna collaborates with local legislators and regulators to advance her clients' positions. She has experience researching, analyzing, and drafting policy, coordinating with diverse stakeholders, and developing policy and advocacy campaigns. Before joining Cozen O'Connor Public Strategies, Brianna was the government affairs manager for the Pennsylvania Apartment Association, where she developed and implemented government affairs strategies and special projects. In that role, she collaborated with stakeholders to secure \$210 million in state and local funding toward COVID-19 rental assistance. Brianna received her B.A., *cum laude*, from the University of Pennsylvania.

# PAA Goals in '24

- *PAC Fundraising*
- *PAC Fundraising*
- *PAC Fundraising*
- *PREVENT HARMFUL POLICIES / “AT THE TABLE and OFF THE MENU”*
- *PROACTIVE vs. REACTIVE APPROACH*
- *INCREASE GOVERNMENT AFFAIRS MEMBERSHIP ENGAGEMENT IN 2024*



# National Updates





## THE BIG THREE

### End the CARES Act Notice to Vacate

H.R. 802, “The Respect State Housing Laws Act”

- Goals: (1) Increase co-sponsorship, especially among Ds. (2) Find best path to passage by Attach language to end of year spending bills (mini/omnibus)

### Lowering Local Barriers to Development

•S. 1688/H.R. 3507, “The Yes In My Back Yard Act”

- Goals: (1) Increase co-sponsorship, especially among Senate Rs. (2) Ensure S. 1688 is part of bipartisan Senate Banking housing efforts.

### Reforming the Section 8 Program

•S. 32, “The Choice in Affordable Housing Act”

- Goals: (1) Secure co-sponsor for House bill, especially GOP. (2) Ensure S. 32 is part of bipartisan Senate Banking Committee housing efforts.

Where can I learn more?

- [2023 Federal Priorities One Pager](#)
- [NAA Federal Legislative Tracker](#)



## Other Legislation

Affordable Housing Credit and Improvement Act of 2023 (S. 1267/H.R. 2846): Maintains and expands tax policy that preserve and encourage investments in multifamily housing. It has broad bipartisan support, could be included in an end of year tax bill.

DEPOSIT Act (S. 1814/H.R. 1087): Expands federal support for security deposits for Section 8 Voucher holders and other low-income renters and could be included in a moving housing package

Fair Housing Improvement Act (S. 1268/H.R. 2846) & End Junk Fees for Renters Act (H.R. 4907) : Adds "Source of Income" to the Fair Housing Act, addresses "junk fees" in rental housing and limits resident screening. It currently has no Prospect of movement in the House; but has support among the Administration; and Democratic Caucus

Build More Housing Near Transit Act (H.R. 6199/S. 3216) • Reintroduced by Representatives Scott Peters (D-CA-50) and Cathy McMorris Rodgers (R-WA-5) and Senators Brian Schatz (D-HI) and Mike Braun (R-IN). • The bill encourages the construction of low-and middle-income housing in transit-served, walkable locations.

Where can I learn more?

- [2023 Federal Priorities One Pager](#)
- [NAA Federal Legislative Tracker](#)



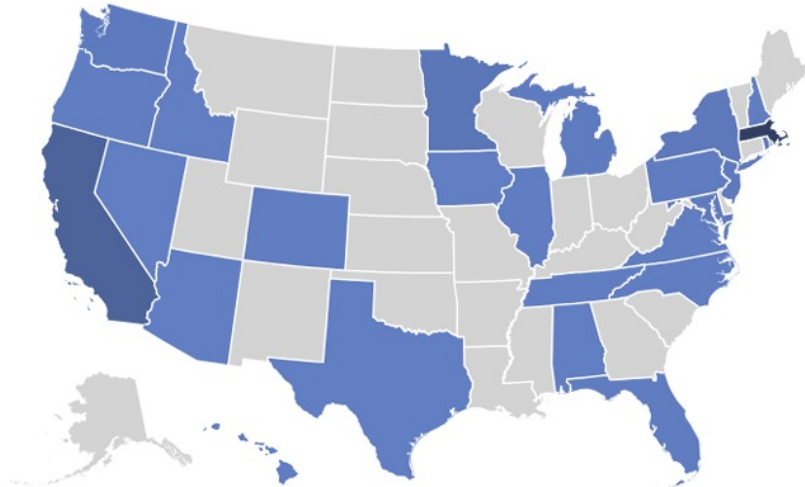
## FTC Notice of Proposed Rulemaking (NPR) on Junk Fees

- Last month, FTC announced NPR to prohibit “hidden and falsely advertised fees” and require all-in pricing. Part of President Biden’s efforts to crack down on junk fees.
- **Seeking comments on proposed rule challenging rental housing fees (due 60 days from publication in the Federal Register):**
  - Prohibit advertising prices that hide or leave out mandatory fees.
  - Prohibit misrepresenting fees and require disclosure upfront of the amount/purpose of the fees and whether they are refundable.
  - Require disclosure of total price at the start of the purchasing process.
  - Allow the FTC to secure refunds for harmed consumers/ seek \$ penalties.
- **Follows ANPR producing 12k comments.** We will need your help to emphatically voice the industry’s concerns!



# Rent Control

- Action is winding for most of the country, but several local jurisdictions are aggressively pushing rent control
- NAA's conversations tracker shows over 461 policymaker social media posts about rent control in the past 3 months, down 21%



NAA Advocacy & Legal Webinar

## Local Legislative Updates

- The City Councils of **Concord** and **San Anselmo, CA** directed staff to draft a strict rent control ordinance
- **Los Angeles, CA** City Council rejected a continuation of the pandemic rent freeze, but will consider stricter caps
- In November 2024 **Santa Ana, CA** voters will decide whether to make rent control permanent. Meanwhile, **Larkspur, CA** voters will decide whether to repeal rent control
- Legislation was introduced in **Howard County** and **Hyattsville, MD**
- **Portland, ME** decided yesterday whether to exempt owners of 9 or fewer units from rent control

## Where can I learn more?

- [Maryland County Announces Sweeping Rent Control Bill](#)
- [SCOTUS Declines to Hear New York Rent Control Case](#)
- [Rent Control Heats Up](#)

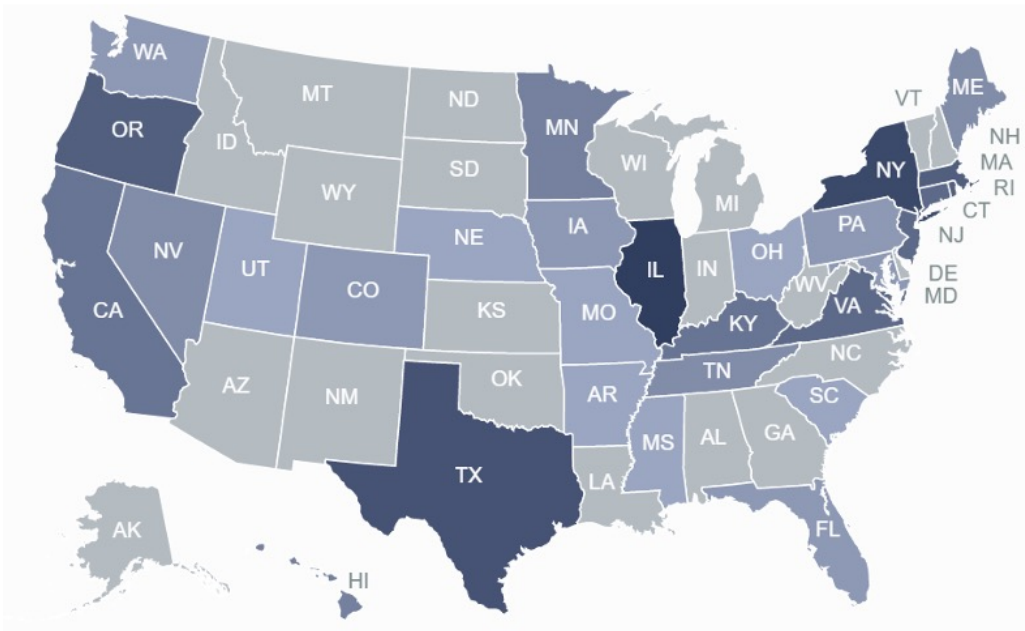
## NAA Advocacy Tools

- [NAA State Tracker](#)
- [NAA Rent Control Tracker – Policy Makers' Social Media & Local Legislation](#)
- [Legislation Set to Go Into Effect](#)





# Resident Screening



NAA Advocacy & Legal Webinar

## November 2023 Legislative Update:

- **Latest statistics – 41 states and/or municipalities have established some limitation on resident screening.**
  - In **Pennsylvania**, following a report asserted that there are 189,000 PA residents at risk of eviction, State Rep. Wade-Smith-El of Lancaster announced that he would propose eviction expungement legislation in the coming months.
  - In **Wisconsin**, the state supreme court voted 4-3 to limit non-monetary judgment eviction records to 2-years retention while retaining the original 20-years retention standard for eviction records resulting in monetary judgements against the resident.

## To Learn More:

- [Tenant Advocates and PA lawmakers want to seal eviction records](#)
- [Eviction Records will No Longer be Available Online for more than 2 Years](#)
- **NAA Advocacy Resources**
  - [NAA State Tracker](#)
  - [NAA Resident Screening Tracker](#)
  - [Bills Set to Go Into Effect](#)





# State Update

- ▶ State House Speaker Joanna McClinton (D., Philadelphia) announced that the lower chamber of the Capitol will take a nearly three month break from voting session this winter while repairs are made to water damage in the chamber's ceiling per Spotlight PA.
- ▶ The construction means the legislature will be unable to send any bills to Gov. Josh Shapiro until the chamber reopens in mid-March.
- ▶ The closure also happens to coincide with the resignation of a Democratic Rep. John Galloway (D., Bucks) who won a local judgeship this November, which will cost the chamber's Democrats their one-vote majority until at least February.
- ▶ Under state law, the earliest a special election could be scheduled to fill Rep Galloway's seat is February 13<sup>th</sup>.
- ▶ Awaiting updates to see if virtual sessions/votes will occur in the meantime, similar to pandemic era votes.



# What Moving in PA HOUSE:

**HB 1549 (Madsen):** Relocation fees and process for tenants in an uninhabitable unit.

- Temporarily Displaced Tenant: <60 days
  - Within 60 Hours a Landlord would need to: a landlord may offer any available dwelling unit of comparable size and rental price. A temporary displacement period shall not exceed 60 days.
  - Payment for moving tenants' belongings, in lieu of payment Landlord can move tenants' belongings with written consent of tenant.
- Permanently Displaced Tenant: >60 Days
  - Within 72 hours of the [30th] 60th day of displacement, the landlord shall pay, by check or money order, the following to a permanently displaced tenant: The permanently displaced tenant's security deposit with interest. (2) Any pro rata rent for the remainder of the month

## Section 508-C. Applicability.

- This article shall not apply to a landlord who operates less than fifteen residential dwelling units within the Commonwealth, a landlord who has an on-site property management team within the Commonwealth, a landlord who has an on-site property maintenance team within the Commonwealth.
- Section 3. This act shall take effect in one (1) year ~~60 days~~.

# What Moving in PA HOUSE:

## **HB1441 (BOROWSKI): Protecting Tenants in Cases of Violence**

The bill would provide new protections for tenants who are victims of violence by giving these individuals the option to terminate a lease and the ability to change the locks or means of entry to a housing unit. This bill sponsor worked in collaboration with the Pennsylvania Coalition Against Domestic Violence and the Pennsylvania Coalition Against Rape.

### Amendment Language:

- Working on language that includes documented incidents, through third party and removing self-attestation clause. PHL currently has documented incidents as police, court order or a written certification from a health care professional or professional guidance counselor, licensed under the laws of the Commonwealth of Pennsylvania, or a victim's services organization, as defined in Section 9-3201 of this Code, stating that the tenant sought assistance as a victim of domestic violence or sexual assault.
- Tightening language on who is covered, currently includes family and those who habitually reside in unit.
- 30 day release notice.
- Ensuring fees and security deposits can still be charged.
- If tenant remains in unit, locks can be changed, but need to work with Landlord, and remove liability from Landlord if a lock is changed by tenant.
- **Met with Bill sponsor on January 19, 2024, and Domestic Abuse Advocates on January 22.**



# What Moving in PA HOUSE:

Rep. Smith Wade El Record Sealing: Would seal some records in certain cases such as no-fault evictions, and limit what evictions could be viewed after (7) years. PAA continues to meet with the bill sponsor regarding any movement on the legislation. PAA received a draft of legislation Jan 24, 2024.

- In a Landlord Tenant eviction case(s), the court shall automatically limit access to each court file at the time of filing the case, and automatically restore access to a court file 30 days after the court enters a judgement for plaintiff, except for:
  - Eviction case is withdrawn or dismissed
  - Court enters a judgement in defendant's favor
  - Plaintiff and defendant enter a court approved settlement
  - Both parties agree the court file should remain under limited access, or court finds that limited access is in the interest of justice and those interest are not outweighed by the publics interest in knowing about the eviction case.



# What we know is coming:

- **HB352 (Isaacson):** Bill was scheduled for **October 31, 2023 hearing** but through PAA Advocacy efforts was removed from the agenda, preventing any vote. This bill would prevent any lease or rental agreement from containing a provision which characterizes any security deposit, including a fee for a pet, as nonrefundable.
- **HB287 (Krajewski):** Would prevent 3<sup>rd</sup> party from carrying out evictions in cities of the first class. **Bill voted out of Committee awaiting floor vote. PAA continues to meet with House members on bill and is working with Senate allies.**
- **RECORD SEALING (HOUSE & SENATE)**  
Legislation to be introduced.





# What is being closely monitored:

## **HB765 (Kinkead): Eviction Procedures updates include notification to resident.**

- ▶ In the case of nonpayment of rent, the notice shall state that an eviction proceeding may be commenced if the rental home lessee does not pay the overdue rent within 20 days from the date of service if the notice is given on or after April 1 and before September 1, and 30 days if given on or after September 1 and before April 1 or an additional nonpayment of rent occurring within six months of the giving of the notice may result in immediate eviction proceedings.
- ▶ In the case of a breach of the lease or violation of the community rules, other than nonpayment of rent under the notice shall describe the particular breach or violation. No eviction action may commence, nor shall the landlord terminate or refuse to renew the lease of the rental home lessee unless the rental home lessee has been notified as required by this section. Upon a second or subsequent violation or breach occurring within six months, the landlord may commence eviction proceedings at any time within the last 60 days of violation or breach.

➤ **HB1856 (Davis):** A landlord shall clearly and conspicuously disclose to a prospective tenant on a rental application any credit score or other evidence of creditworthiness required for the rental of the residential real property.

➤ **HB1363 (Heffley):** Legislation that would set a statewide “code of conduct” for short term rentals, that will simply reiterate the need for these types of rentals to be in compliance with all local, state and federal laws. This can include all occupancy, parking, noise limits, etc., or even the registering and licensing requirements that local communities already may have in place.

➤ **HB506 (Guenst):** Rent Control

## Closely Monitored (continued):

- **HB519 (Neilson):** Would establish a State License and State Board of Electricians.
- ▶ **HB96 (Bullock):** A landlord, regarding applicants or potential tenants and their household members, may not inquire about or require disclosure of: An arrest not leading to conviction, Participation in or completion of a diversion, deferral of judgment program, a conviction that has been judicially dismissed expunged, voided or invalidated. A conviction or any other determination or adjudication in the juvenile justice system. A conviction that is more than seven years old, the date of conviction being the date of sentencing. Information pertaining to an offense other than a felony or misdemeanor.
- ▶ **HB 681 (Sturla):** Would require a lead test for any residential structure built prior to 1978 that is being rented or leased. These tests would not need to be administered every time the property is re-rented or leased, but the results and date of the test would need to be supplied to those occupying the premises. It also would require every municipality to maintain a list of the lead test results for these properties.
- **HB1761 (Munroe):** Newly constructed apartment building or condominium that is at least two stories would need two or more elevators.
- ▶ **HB372 (Isaacson):** It shall be unlawful for a landlord to do any of the following during a disaster emergency declared by the Governor to evict or attempt to evict a tenant unemployed, separated from employment or unable to find employment as a result of the declaration of disaster emergency.
- ▶ **HB366 (Isaacson):** A landlord or the landlord's agent may not charge a rental application fee of more than twenty dollars (\$20) to apply to enter into a rental agreement for a residential dwelling unit.



# What PAA is closely monitoring: PA SENATE

**SB732 (SAVAL):** legislation to ensure that public offices, not private entities, are tasked with serving and enforcing writs of possession, alias writs, and other orders stemming from Landlord-Tenant cases.

- ▶ The Landlord-Tenant Officer is not a public entity. It is a private law firm appointed by the Philadelphia Municipal Court to perform evictions in the City of Philadelphia. Philadelphia is an outlier – most other jurisdictions have the County Sheriff or other public offices handle evictions. In fact, the Philadelphia Sheriff’s Office is already empowered to do this work and performs evictions and ejections in many cases resolved in the Court of Common Pleas. But in Municipal Court, most eviction judgments are enforced by the private Landlord-Tenant Officer.

**SB 571: Legionnaires Disease Water Testing:** (Aument)

(PAA AMENDED LANGUAGE) incorporates ASHRAE standard, no testing requirement on building owners.

- ▶ **PA Restaurant & Lodging Association in support of ASHRAE 188 Standard, with no testing on buildings.**
- ▶ This bill would require owners and water suppliers to test their water systems for legionnaires to prevent a possible breakout. PAA worked with the Alliance to Prevent the Spread Legionnaires Disease to ensure any testing happens at the water supplier level, not building owners.



# ASHRAE 188 STANDARD

## Elements of a Water Management Program

Developing and maintaining a water management program is a multi-step, continuous process. The key steps, listed here, are explained in more detail throughout the toolkit with the associated step number appearing on the page where the specific step is discussed.



### Program Review

You need to **review** the elements of your program at least once per year. Make sure you also review and revise your program when any of the following events occur:

- Data review shows control measures are persistently outside of control limits
- A major maintenance or water service change occurs, such as:
  - New construction
  - Equipment changes (e.g., new hot tub chlorinator pump)
  - Changes in treatment products (e.g., disinfectants)
  - Changes in water usage (e.g., high and low season for hotel)
  - Changes in the municipal water supply
- One or more cases of disease are thought to be associated with your system(s)
- Changes occur in applicable laws, regulations, standards, or guidelines

If an event triggers you to review and update your water management program, remember to:

- Update the process flow diagram, associated control points, control limits, and corrective actions
- Update the written description of your building water systems
- Train those responsible for implementing and monitoring the updated program

Reference: ASHRAE 188: *Legionellosis: Risk Management for Building Water Systems* June 26, 2015. ASHRAE: Atlanta. [www.ashrae.org](http://www.ashrae.org)

# ASHRAE 188 STANDARD

## Establish a Water Management Program Team

Certain skills, described in the diagram below, are needed to develop and implement your water management program. These skills would typically be provided by a combination of people, some of whom may have multiple skills (examples shown below).



Consider who among your employees, partners, and outside experts can provide these skills so that you can develop the most effective program possible. Those who might be part of your water management program team include:

- Building owner
- Building manager/administrator
- Maintenance or engineering employees
- Safety officers
- Equipment or chemical suppliers
- Contractors/consultants (e.g., water treatment professionals)
- Certified industrial hygienists
- Microbiologists
- Environmental health specialists
- State and local health officials

### Healthcare Facilities

The team should also include:

- Someone who understands accreditation standards and licensing requirements
- Someone with expertise in infection prevention
- A clinician with expertise in infectious diseases
- Risk and quality management staff

In some cases, you may need to train your in-house personnel or hire professionals with specific experience in *Legionella* bacteria in building water systems.



# What PAA is monitoring: PA SENATE

- ▶ Senate Urban Affairs and Housing Committee:
  - ▶ State of the Industry hearing rescheduled for January 2024.
- ▶ Zoning Reform: Senator DiSanto (not running for re-election), Senator Laughlin, and Senator Rothman sent a memorandum that hopes to “alleviate municipal zoning restrictions that impede housing affordability so that homeownership and other quality housing options are available to all Pennsylvanians.”
- ▶ Some of those challenges include excessive land use regulations and zoning restrictions that unfairly limit what kinds of housing can be built, and where they can be built. PAA is working closely with this coalition and the Senators to break down some of the barriers that have been created that prevents the creation of new or conversion of MFH.
- ▶ **SB 619 (Kane):** This bill applies to an existing renter who either is a person with a handicap or disability or becomes a person with a handicap or disability after the start or the renter's term.
- ▶ **SB124 (Muth) :** Source of Income would prohibit property owners from denying housing to individuals based solely on their lawful source of income, including housing vouchers, pension payments, child support, and public assistance.
- ▶ **SB589 (Schwank):** Reusable Tenant Screening Reports
- ▶ **SB860 (Schwank):** Rental Application Fee Cap (\$25)



# Pittsburgh





# Pittsburgh

- (Bill No. 2022-0465 )Short Term Rental legislation was replaced with a Rental Registration Ordinance.
  - **Under Litigation**
- Parking Permit Legislation also impacted by rental registration legislation.
  - **Under Litigation**
- PWSA Water Rate Increase
- Cross Collaboration vs. Litigation
- (NEW EVENT) “CITY HALL ROLL”
  - March 7, 2024
  - Following Pittsburgh Business Exchange at PGH City Council.







# PHILADELPHIA







MAYOR  
**CHERELLE  
PARKER**

## 100<sup>th</sup> MAYOR & FIRST FEMALE MAYOR

- Sworn in on January 2, 2024
- *“Safer, Cleaner, Greener Philadelphia, with Economic Opportunity for All”*

### Released 100 Day Action Plan

HOUSING GOAL: Increase access to housing for both renters and homeowners to ensure vibrant and equitable communities and help build intergenerational wealth.

LONG-TERM VISION: The Parker Administration pledges to enable increased housing production and preservation, supporting homeowners and renters. We will redouble the city’s efforts to keep existing homeowners in their homes, assist those who seek homeownership, and protect renters—including by supporting our many small landlords providing affordable housing. In addition to leveraging programs that support housing production and preservation, we will address long-standing barriers that add cost and delay.





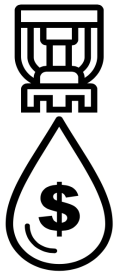
MAYOR  
**CHERELLE  
PARKER**

## 100-DAY INITIATIVES:

- Charge the Department of Planning and Development with creating a “One Front Door” for city-funded home improvement programs, including programs to support small landlords.
- Charge the Department of Planning and Development with developing a vision for “Affordable Luxury”—housing for renters and homeowners with high-quality finishes for low- or moderate-income families.
- Launch a formal review of the Land Bank to develop the policies and processes that will expedite the return of vacant and tax-delinquent properties to productive use; seek feedback from stakeholders, including Land Bank staff and board members, developers, community development corporations, and neighborhood groups maintaining community gardens.
- Formally house the work of the Philadelphia Home Appraisal Bias Task Force in the Department of Planning and Development, charging the Department with staffing and resourcing the effort.

# AUTOMATIC SPRINKLER RETROFIT

## Bill 220299: DEFEATED (for now)



**VOTE NO  
ON BILL 220299:  
AUTOMATIC  
SPRINKLER BILL**

Have you done your homework on Bill 220299?  
**SCAN TO LEARN MORE**



### What does the bill do?

*If passed, this legislation would require the retrofit installation of automatic sprinkler systems throughout high rise buildings (75+ feet) in the R-2 occupancy which would apply primarily to condominiums and apartment buildings across the City of Philadelphia.*

### How many buildings are impacted?

*We have not been able to acquire an official list from the City of Philadelphia, however we believe that over 200+ buildings would be impacted, originally the City of Philadelphia stated 120 buildings would be impacted.*

### What are the costs of sprinkler retrofits?

While installing a sprinkler system in a new construction represents as little as one percent of the total construction cost, retrofitting an existing building is a significant difference with costs in the tens of thousands of dollars per unit.

- ▶ These figures do not include the relocation of tenants that leads to loss of goodwill, logistical problems for maintenance, rising costs of gas, supply chain issues, and burdensome labor costs. This figure also does not consider the costs associated with potential disturbance or exposure to dormant encapsulated asbestos or lead.
- ▶ **\*NO HEARING DATE\* since being introduced March 31, 2022.**





## Bill 230746: Displaced Workers

### POCKET VETOED

The bill created protections specifically for concierge and door attendants and does the following:

1. Expands coverage to concierge and door attendant services, but limits it to workers in buildings of at least 50,000 square feet or residential buildings with at least 50 units.
2. Service contract termination notices must be given at least 15 days in advance.
3. Lowers the eligibility threshold for the 90-day transition period to workers who have been on the site for at least 90 days before contract termination.
4. New owners are required to honor the same obligations if the employees were working there in the prior 90 days.
5. After the 90-day period, employers must offer indefinite employment to workers with satisfactory performance without exceptions for business needs.
6. Appoints a city agency, designated by the Mayor, to handle complaints and authorize investigations, potentially obtaining relief for complainants.
7. Establishes a new category of protections for "laid-off employees" in security, janitorial, building maintenance, concierge, and door attendant services who lose their jobs due to property closures, mandating notice and first offer of reemployment in the event of reopening, with obligations lasting for 5 years.
8. The bill also specifies procedures for notifying laid-off employees and hiring back qualified individuals, including a requirement for employers to justify hiring decisions when not choosing a laid-off employee.





## New High Rise License Increase

1. The fee structure would change from \$0.012 per square foot of floor area of non-residential space to a flat fee of \$1900.00, currently this square footage requirement is self-reported.
2. The timeframe that the license would be valid would change from 1 year to 2 years.





## Landlord Tenant Office Reforms (New Legislation)

- CM Brooks introduced legislation on January 25, 2024 to create a license to carry out an eviction in PHL for those who carry out evictions. Similar to requirements that parking lot attendees, bouncers, etc.

189 hours of training would be required, currently PHL sheriff's office currently has 800 hours worth of training and PUCCD requires 120. An annual requirement of an additional 29 hours of training would be required.

In order to get license, you need insurance, \$2 Million per incident. Require license while carrying out eviction.

\$500 fee to originally apply and smaller fee to renew.

Individuals involved in an incident would be barred from carrying out an eviction for a year.

Board of L&I Review will issue license.

Six months before it takes effect. (Amendment needs to be at minimal a year).

# UPCOMING PAA EVENTS

## 2024 FALL SESSION

- WEDNESDAY, JANUARY 24, 2024: 10:00 A.M. – 11:00 A.M.
- WEDNESDAY, FEBRUARY 14, 2024: 10:00 A.M.- 11:00 A.M. \*
- WEDNESDAY, MARCH 6, 2024: 10:00 A.M.- 11:00 A.M.\*\*
- March 7, 2024: Pittsburgh Business Exchange & (NEW EVENT) CITY HALL ROLL CALL, Pittsburgh, PA
- MARCH 12 AND MARCH 13<sup>TH</sup> NAA ADVOCATE: WASHINGTON, D.C.
- WEDNESDAY, APRIL 17, 2024: 10:00 A.M. – 11:00 A.M.\*
- MAY 6<sup>TH</sup> AND MAY 7<sup>TH</sup> PAA ADVOCACY DAY: HARRISBURG, PA
- WEDNESDAY, MAY 15, 2024: 10:00 A.M.- 11:00 A.M.\*
- WEDNESDAY, JUNE 5, 2024: 10:00 A.M. – 11:00 A.M.

\*Elected Officials have been invited for these meetings between 11:00-11:30 A.M.\*

# UPCOMING PAA EVENTS

- ▶ First, APARTTogether, [the PAA Trade Show and Education Conference](#) takes place on March 21<sup>st</sup>, 2024 and we currently have exhibitor booths and sponsorships available!
- ▶ [Click here](#) to see more details, and if you have any questions, please reach out to Beth Weachter at [bweachter@paahq.com](mailto:bweachter@paahq.com).
- ▶ We also have TWO Business Exchange events coming up, first on [March 7<sup>th</sup> at the Cambria Hotel in Pittsburgh](#). This event will have a networking breakfast and an opportunity to take professional headshots!
- ▶ The second [Business Exchange takes place on March 20<sup>th</sup>](#), a day before the Trade Show and will feature a Panel Discussion and is capped off with the PSC Happy Hour following the event! For more information and/or sponsorship opportunities regarding Pittsburgh's Business Exchange please email Rickie Zanone at [rzanone@paahq.com](mailto:rzanone@paahq.com), and for information regarding Business Exchange at Valley Forge Casino Resort, please email Cierra Lewis at [clewis@paahq.com](mailto:clewis@paahq.com)!
- ▶ Set your calendars for all upcoming PAA Events, by checking out the events calendar [HERE](#).
  - ▶ Please note dates are subject to change, new events may be added, and the PAA Code of Conduct policy must be signed prior to attendance at any PAA event.
  - ▶ We look forward to seeing you all at our events in 2024!