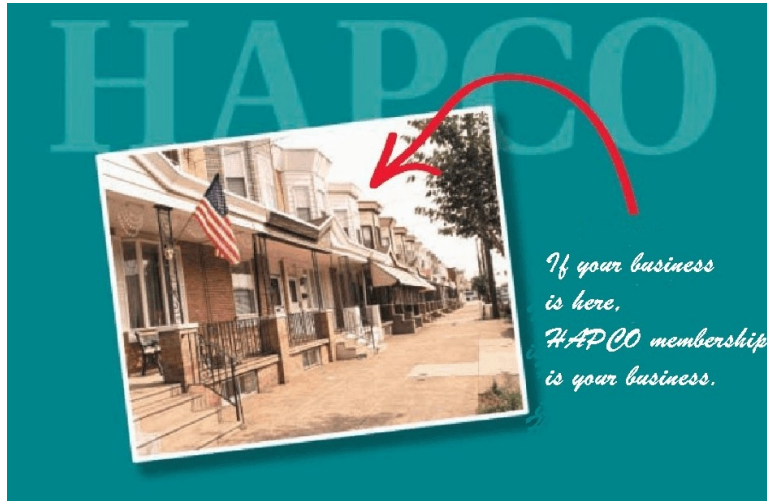


## Join HAPCO

The Homeowners Association of Philadelphia – HAPCO – is a non-profit trade organization serving the needs of the city for low and moderate income homes, apartments, and commercial occupancies. Its membership comprises the owners, investors, and managers who control over 60% of the private rental units in Philadelphia, mainly in the form of single-family, duplex, and triplex dwellings.



With over 50 years of experience, HAPCO has a well-deserved and hard-earned reputation as the voice of the property owner and an advocate of decent and affordable rental housing. If you own or manage rental property in Philadelphia, you should learn more about how HAPCO can help you realize a fair return from your investment, skills, and work – while improving the quality of life for the tenants you serve.

## HAPCO works

HAPCO works to promote a positive image of today's landlord. It does so out of a sense of concern for tenants and neighborhoods in Philadelphia in an age of escalating costs, vandalism, blight, and abandonment.

HAPCO works to participate in and influence the development of government housing policies and programs, encouraging the promulgation of rational standards of health and safety while opposing counterproductive or meaningless but repressive legislation and regulations.

HAPCO works to preserve and upgrade the rental housing inventory of the city.

HAPCO works for its members by speaking on their behalf and bringing their unified influence to bear on relevant issues.

## How HAPCO achieves its mission

HAPCO fights for...

- The survival and viability of privately owned rental housing
- Fair landlord/tenant legislation
- Equitable, uniform, centralized policies and direction from municipal agencies.

HAPCO fights against...

- Property abandonment
- Vandalism
- Unfair assessments and taxation
- Excessive and burdensome but unnecessary government regulation
- Unfair court practices including expensive and slow eviction processes
- Restrictive lending policies

HAPCO serves its members by means of...

- Discounted fees on credit bureau services
- Continuous scrutiny of pending legislation and lobbying as appropriate
- A cost-effective and efficient eviction service
- A professional staff of legal, public relations, and other consultants
- Print and on-line newsletters
- A membership code of ethics
- Rental management education and guidance programs including workshops and seminars
- An on-line e-mail-based forum where members can ask and answer questions, make recommendations, and share experience and opinions with colleagues
- Special rates on insurance and legal plans
- A political action committee (PAC) to support candidates considered favorable to equitable housing issues

HAPCO maintains political and legal contacts on behalf of members with...

- The city administration
  - Mayor's Office
  - Finance Department
  - Managing Director
  - Streets Department
  - Department of Licenses & Inspections
  - Police Department
  - Law Department
  - Office of Housing and Community Development
  - Water and Sewer Department
- City Council
- The Courts
- Housing authorities
- Boards of Zoning, Revision of taxes, and Education
- Commissions of Fair Housing, Allied Action, Planning, Human Relations
- Tenants' rights organizations
- Lending institutions including FHA and VA

**To join HAPCO, detach the form below and return it with one year's dues of \$75**

**HAPCO, 1120 Buttonwood St. Unit A Philadelphia, PA 19123**

Yes, I would like to join HAPCO.

I am enclosing my membership fee of **\$75** for one year (payable to HAPCO)

Name:

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Address:

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State & ZIP:

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Phone(s):

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Email:

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