

More Pennsylvanians are Living in Renter-Occupied Housing Units: The recent 2010 US Census shows the number of Pennsylvanians living in renter-occupied housing units increased 13.6 percent between 2000 and 2010. In real numbers that's an increase of 394,082 people. The number of renter-occupied housing units increased by 11.4 percent, an increase of 156,516 units.

Maybe the dog ate it: Disheartening news for the prosecution about the government corruption case against former Speaker of the House, State Rep John Perzel. He is facing 82 criminal charges. His lawyers have moved for dismissal because prosecutors destroyed investigation notes purported to have shown inconsistencies in some witness statements. Defense attorneys claim it amounts to prosecutorial misconduct intended to conceal evidence favorable to Perzel. Prosecutors say that accusation is "shrill, self-serving supposition." The trial is supposed to start in September.

Legislative Meeting. Our Legislative Committee met this week to keep current with ongoing issues:

Pennsylvania:

- **Bed Bug Legislation:** We will submit language for a state bed bug bill which will closely follow the provisions in our bed bug lease addendum. Our chances of convincing a majority of the General Assembly to place any and all costs for eradication on residents, including the costs initial treatments, were discussed. The trend around the country is to require rental owners to pay the cost of initial treatments because most jurisdictions require multifamily owners to provide a reasonable program for the control of infestation by insects and other pests.
- **2012 Harrisburg Capitol Conference:** The Committee was asked to consider possible dates for next year's Conference. Scheduling demands and member preferences place most possible dates in March or April. Volunteers are needed to assist in the scheduling of appointments with Legislators. The more appointments, the greater our impact. Contact Christine at issue@aagp.com.

Philadelphia:

- **Domestic Violence Bill:** Similar measures have been passed in other states and could spread in Pennsylvania as well:
 - The Committee discussed our position and talking points. We support protecting victims of domestic violence and sexual abuse and we must consider the safety of all residents. We'll work to have some of the bill's language changed so that any certification of an incident of domestic violence or sexual assault comes from an objective, reliable source that included a mechanism for hearing both sides of the dispute. We'll also push to eliminate the provision that would allow complaints with Fair Housing Commission. The proper tribunal for issues regarding terminating leases is Municipal or Common Pleas Court. Additionally, rulings from the Fair Housing Commission take an inordinate amount of time.

- **The Philadelphia Lead Paint Disclosure** bill will most likely see continued discussions among stakeholders in the fall. The recent treatment of the issue in local newspapers was discussed. The issue is not the tension between money and safety, as some writers have suggested. The safety issue has been successfully addressed by the great many well established federal and local regulations. The real question is how they can justify the significant costs and threats to affordable rental housing in the City. Most rental owners follow all lead paint education, disclosure and renovation regulations. For the relatively few irresponsible ones- If current laws were properly enforced, no child in rental housing would be at risk.