

SCHEDULE

Wednesday
June 22 8:30 am – 5:00 pm

Friday
June 24 8:30 am – 5:00 pm

Saturday
June 25 8:30 am – 5:00 pm

Registration starts at 8:00am, each day.

Free lunch is available.

VENUE

SACRED HEART HOSPITAL AUDITORIUM
421 Chew Street (2nd Floor)



PRE-REGISTRATION

Please call or email:
Planning Department, City of Allentown
610.437.7613
landlord.seminar@allentownpa.gov

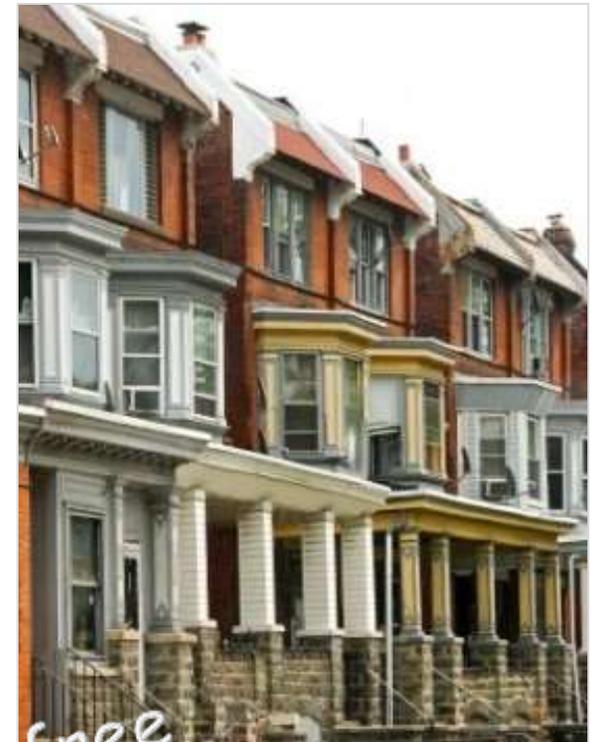
WHO WE ARE



UPSIDE ALLENTOWN is a volunteer-driven community revitalization strategy that is overseen by a partnership of area residents, neighborhood organizations, local non-profits, corporate entities and public agencies – to improve the quality of life of residents, grow the business environments and enhance the general livability of neighborhoods in Center City Allentown.



SMALL LANDLORD SEMINAR
(care of) City of Allentown
345 Hamilton Street
Allentown, PA 18101



free SMALL LANDLORD SEMINAR

Presented by John Campbell

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Friday, June 24, 8:30 am – 5 pm
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Sacred Heart Hospital Auditorium
421 Chew Street (2nd Floor)

a project of





DISCUSSION TOPICS

The free 8-hour seminar covers a variety of topics that are important to people who own or manage rental housing. They include:

- Benefits of screening rental applicants
- Tips to strengthen your rental agreements
- Proactive management
- Crime Awareness / Prevention
- Nuisance violations
- Role of the Police, City Inspectors
- Proper eviction proceedings
- The Federal Housing Choice Voucher Program, known as Section 8
- Fair Housing

CONSIDER THESE FACTS

When drug-related activities and destructive tenants operate out of rental property, neighborhoods suffer and landlords pay a huge price.

That price may include:

- Decline in property values – particularly when the activity begins affecting the reputation of a neighborhood
- Property damage arising from abuse, retaliation or neglect; property damage from police raids
- Fire resulting from manufacturing or growing operations
- Civil penalties, including temporary closure of the property – or even property seizure
- Loss of rent during the eviction and repair periods
- Fear and frustration when dealing with dangerous and threatening tenants
- Increased resentment and anger between neighbors and property managers
- Loss of valued tenants



BENEFITS OF ACTIVE MANAGEMENT

- A stable, more satisfied tenant base
- Increased demand for rental units because of reputation for active management
- Lower maintenance and repair costs
- Increased property values. Improved personal safety for tenants, landlords and managers
- Peace of mind by spending more time on routine management and less time on crisis control
- Appreciative tenants and neighbors
- Stable, revitalized neighborhood