

MEMORANDUM

TO: Members of the House of Representatives

FROM: Representative Chelsa Wagner

DATE: December 8, 2010

SUBJECT: Request for Co-Sponsorship

In the near future, I plan to re-introduce legislation that would amend the Landlord Tenant Act of 1951 to ensure that seniors and the disabled are able to keep all of the funds they are entitled to under the Property Tax/Rent Rebate Program.

As you may know, some landlords who provide housing to seniors and the disabled require (through rental agreements or leases) that those who receive rent rebate checks through the commonwealth's Property Tax/Rent Rebate Program share a portion of the rebate with the landlord. This, in effect, enables personal care homes to charge low-income residents higher rental rates, and in my view is an incredibly predatory practice. Perhaps even more egregious is the fact that the Department of Public Welfare seems to condone this practice by providing for it in the contract template it supplies for use by personal care homes.

(See: http://www.dpw.state.pa.us/ucmprd/groups/webcontent/documents/form/s_001781.pdf).

The intent of the Rent Rebate program is to assist low-income seniors and the disabled; however, the program's effectiveness is stymied by predatory landlords. If you would like to join me in co-sponsoring this important legislation, please contact Johnathan Detrick in my office at JDetrick@pahouse.net. Thank you!