



In the Chambers of the Councilwoman

María Quiñones-Sánchez meets with HAPCO

By Darrell M. Zaslou, Esq.

HAPCO Board Members recently had the privilege of an invitation into the chambers of the Honorable María Quiñones-Sánchez. Displaying an impressive grasp of the facts and figures surrounding critical tax and property issues, the Councilwoman offered compelling insights regarding the issues affecting HAPCO members, her district, and the city. In discussing Land Banks, the proposed Property Maintenance Code, and AVI, the Councilwoman delved with intensity into the specifics of the issues, and her thoughts about potential solutions.

Councilwoman Sánchez, who represents Philadelphia's absurdly gerrymandered seventh district and "presides over ten EL stops," is personally familiar with the issues affecting city real estate. Her understanding of the subject matter arises both from personal experience as a rental property owner, and as a result of her extensive and effective management of the real estate crisis in her district, caused in part by an indicted property owner who left hundreds of properties in physical ruin with convoluted title and conflicting leases and liens. In her extensive dealings with commu-

continued on page 15

Quiñones-Sánchez *continued from page 3*

nity organizers and community development corporations, Councilman Sanchez shared with the HAPCO delegation her plans and proposals for rebuilding Philadelphia. In straightforward discussion, the Councilwoman stands firm for proper property upkeep, owner responsibility, and eradication of blight. At the same time, her business acumen left no doubt of her understanding of the significant hurdles faced by property owners in trying to deal with the economy, comply with burdensome laws and regulations, and provide decent housing.

As chairwoman of the important Council Committee on Licenses and Inspections, Ms. Quiñones-Sánchez interfaces regularly with HAPCO, and is in a unique position to champion legislation which she believes will improve owner accountability and guard against further deterioration of the existing housing stock. Simultaneously, however, her grasp of the realities of the real estate market, and continuous involvement in improving the neighborhoods of her district, obviously factor into her well-considered positions on the issues.