

# Time Matters

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DECEMBER 2025

## Rent Control for Manufactured Home Communities in Pennsylvania: **Urgent Update**

By A. Property Management, Inc. / November 2025

### HB 1250 – What You Need to Know

In April 2025, the Pennsylvania House of Representatives introduced and passed **House Bill 1250**, a piece of legislation that, if enacted, would have a devastating impact on manufactured home community owners across the state. The bill has now moved to the **Senate Urban Affairs & Housing Committee**, where it currently remains.

While industry advocates, including the **Pennsylvania Manufactured Housing Association (PMHA)**, have worked tirelessly to prevent this bill from advancing further, we cannot assume it will remain dormant. At any time, it could be “unburied” and brought forward for a vote — creating a major crisis for our industry.

### What the Bill Proposes

As written, **HB 1250** places severe limits on rent increases for manufactured home communities. The proposal caps rent increases between **2% and 4% annually**, even when operating costs, taxes, and maintenance expenses rise far more quickly.

The bill also adds new layers of regulation, including:

- Expanded rights for resident associations and meetings within communities
- Stricter disclosure requirements for fees and charges
- Mandatory justification for any rent increase above the CPI limit

This legislation targets **only manufactured housing communities** — no other form of housing or rental industry is included. *(continued on next page)*



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*You're in  
good hands  
24/7 with  
A. Hunter*

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# Rent Control for Manufactured Home Communities in Pennsylvania: Urgent Update

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## Why This Matters

Our industry is the **only sector providing affordable housing without government assistance.**

Yet, lawmakers are responding to pressure from constituents who misunderstand how rent control ultimately affects them.

If enacted, HB 1250 would:

- **Reduce community values statewide.**

Community valuations are based on income and CAP rates. By capping income growth, rent control will immediately decrease property values.

- **Discourage future development.**

Investors will not pursue new communities under a model that limits returns.

- **Threaten community quality.**

Without sufficient rent revenue, owners will struggle to maintain and improve their properties, ultimately reducing the desirability of communities and the value of residents' homes.

In short, **rent control does not protect affordable housing** — it destroys it.

## What PMHA and A. Hunter Are Doing

The **PMHA's Political Action Committee (PAC)** has already spent more than **\$60,000** this year fighting to stop HB 1250 from becoming law. A. Hunter & Associates has joined these efforts by:

- Serving on PMHA's Legislative Committee
- Contacting state representatives and senators directly
- Participating in PMHA PAC meetings
- Providing education and updates to community owners

While A. Hunter does not own communities, we are deeply committed to protecting this industry and the affordable housing it provides.

## What You Can Do Right Now

This fight requires **grassroots action** from every community owner in Pennsylvania. Here's how you can help:

1. **Contact your state senators and representatives.**  
Call, write, or email them to express how this bill would negatively impact your ability to operate, maintain, and improve your communities.
2. **Invite legislators to tour your communities.**  
Show them the high standards of living and maintenance that responsible ownership makes possible.
3. **Support PMHA's efforts.**  
Contributions to the **PMHA PAC** directly fund lobbying and advocacy to stop HB 1250.
4. **Educate others.**  
Share accurate information with other owners and stakeholders. Many are unaware of how far this legislation has progressed or how damaging it could be.

## A Final Word

The potential consequences of HB 1250 represent **millions of dollars in lost value** to community owners across Pennsylvania. More importantly, it threatens the long-term viability of the most important source of affordable housing in the state.

**A. Hunter Property Management, Inc.**, stands firmly with PMHA and with you — our community owners — in fighting this bill. Together, through coordinated action, we can protect our industry and ensure that manufactured housing remains a strong, independent, and vital housing option for Pennsylvanians.

**Please act now — your voice and your support matter.**

# HB1250

## How does rent control (HB1250)

### Affect Rental Units in a Manufactured Home Community?

House Bill 1250 specifically targets **manufactured home lots** — it **does not apply to apartments or other types of rental units**.

If you are **renting homes** within your community, those units fall under the **Landlord-Tenant Law**, not **Act 261**, meaning **HB1250 does not impact homes you own and rent out**.

This distinction is important to consider. While most community owners do not rent homes directly, **renting homes could be an alternative way to generate income** without the constraints imposed by HB1250.

This topic was recently discussed at a **forum we participated in during November**.

Please note, this information is **not intended as legal advice** — it's provided for general consideration and should be **discussed with your legal counsel** before making any decisions.

## FULL-SERVICE Manufactured Home Solutions

At **A. Hunter**, we are proud to provide **full-service manufactured home services** to our clients.

Not only do we manage communities, but through **A. Hunter Homes**—our dealership and installation division—we now help owners bring **new homes directly into their communities**.

With our **dealership license** and **installer license**, we are fully equipped to handle every step of the process. Over the past three years, we've developed franchise agreements with several top manufacturers, and the results speak for themselves:

- Communities are being revitalized with brand-new homes.
- Owners are purchasing and selling homes without taking a loss.
- In many cases, homes are selling quickly—and sometimes at a small profit.
- Most importantly, **vacant lots are being filled and producing income again**.

Just last month, we placed **seven homes into communities**. Every one of them sold quickly, benefiting both owners and residents. The key is simple: **the right home in the right location**.

With our deep experience managing communities across Pennsylvania, we know what works—and we're ready to put that knowledge to work for you.

**Let us help you with your new home purchases**. We have the expertise, the licenses, and the manufacturer partnerships to make the process smooth and profitable.

We can't wait to help you build stronger, more vibrant communities!

# We Bring Homes To YOUR communities!



*A. Hunter*  
**HOMES**  
INC.

**Lisa Stewart Miller**  
Broker

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A. Hunter Homes Inc/  
A. Hunter Property Management  
Lisa Stewart Miller  
PA Licensed Dealership  
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- Countless Options & Layouts!
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From Start To Finish!



# A. HUNTER HOMES

## Proudly Bringing Beautiful Homes to Your Community

At A. Hunter Homes Inc., we take pride in helping communities grow and thrive through high-quality, modern housing. While the industry has evolved over the years, one thing has remained constant—our unwavering commitment to professionalism.

With over 30 years of experience, our team is known for its expertise, reliability, and personal service. We skillfully adapt to industry changes and continually refine our approach to best serve our partners and residents.

Specializing in manufactured housing, we bring a wealth of knowledge from our extensive background in property management. Our goal is to continue expanding our reach by delivering beautiful, high-quality homes that enhance your community and attract quality residents.

From start to finish, **we're with you every step of the way**—from home selection and permitting to installation and final touches. We partner with reputable builders who offer modern designs, trusted brands, and top-quality appliances.

Choose from a variety of layouts and sizes to bring custom, value-boosting homes into your community.

New homes not only enhance the appearance and appeal of your community, but also increase its overall value, attracting more qualified buyers and residents.

**Let A. Hunter Homes Inc. help you build the future of your community — one beautiful home at a time.**

**Call us today: 717-274-2104**

# 2026 HAPPY NEW YEAR

*As we welcome the New Year, A. Hunter would like to extend our warmest greetings and best wishes. We hope this year brings you good health and prosperity.*



## The Association of Clocks with New Year's Celebrations

### Historical Context

The connection between clocks and New Year's celebrations became prominent in the late 19th century. Before this time, timekeeping was localized, and the exact moment of midnight varied from place to place. The introduction of standardized time zones by railroad companies in 1883 allowed for synchronized public clocks, making it possible to celebrate the New Year at a specific, agreed-upon time.

### The Role of Midnight

Midnight symbolizes the transition from one year to the next. This moment is marked by various traditions, including fireworks, toasts, and celebrations. The idea of celebrating at midnight became more popular as public clocks became more accurate and widely available.

# ABOUT US

For more than three decades, **A. Hunter Property Management, Inc. / Homes LLC** has been a trusted leader in the management of manufactured home communities across Pennsylvania. We are proud to offer **complete, turnkey solutions** designed to help community owners succeed—from professional property management to home sales, installation, and title services. As a **Licensed Dealership, HUD-Approved Installer, Real Estate Brokerage, and Certified Card Agent** with the DMV, our experienced team has the expertise to handle every aspect of community operations. Through our strong partnerships with top home manufacturers, we help owners **fill vacant lots with affordable, modern homes**, enhancing curb appeal, increasing value, and improving resident satisfaction. At A. Hunter, we believe in the future of the manufactured housing industry—and we are committed to helping our clients and their communities thrive.

## OUR SERVICES

### A Hunter Property Management

We provide **full-service management for manufactured home communities**, allowing you to focus on enjoying your family and your life while we handle the day-to-day operations.

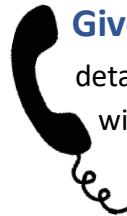
#### Our services include:

- **Rent Collections** – Timely and systematic collection of rents.
- **Delinquency Management** – Pursue late payments and minimize losses.
- **Resident Screening** – Careful applicant vetting to ensure quality tenants.
- **Maintenance Oversight** – Manage and monitor all projects, from routine upkeep to major repairs.
- **24/7 Tenant Communications** – We handle all resident concerns, day or night.
- **Financial Management** – Pay your bills and provide detailed monthly financial reports.
- **Property Inspections** – Regular checks to ensure rule compliance and protect your investment.
- **Legal Compliance** – Operate fully within Act 261 and other applicable regulations.
- **Emergency Response** – Take weekend and evening emergencies off your plate.

- **Lease Preparation** – Draft and execute lease agreements for your residents.
- **Government Relations** – Work directly with townships and local officials on your behalf.
- **Custom Management Solutions** – Whatever tasks you are currently handling, we'll take care of them for you.

#### The Benefits to You:

- Access to our **entire team of professionals**, all educated and experienced in the manufactured housing industry.
- **Lower costs** than hiring even one full-time employee to manage your community.
- Peace of mind knowing that your investment is being managed with professionalism, care, and expertise.



**Give us a call today**—let our team handle the details so you can enjoy the rewards of ownership without the stress of day-to-day management.

**phone: 717-274-2104**

**[www.ahunter.com](http://www.ahunter.com)**



*A. Hunter Homes!*



# LOOKING FOR YOUR DREAM HOME?

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- Beautiful , Customizable Homes.
- Modern, Strong, Built to Last!

**Your Manufactured Housing Dealer & Professionals!**

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- Permitting - Ordering
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**Important**  
**Industry Information**  
**for Manufactured Home**  
**Community Owners**

## Infill Your Manufactured Home Community with New Homes

A great way to increase the value and appeal of your community is by adding new, modern homes!

There are two ways to make it happen:

1. Obtain a PA Dealership License and buy directly from the manufacturer, or
2. Partner with a trusted dealer—and that's where A. Hunter comes in.

**Why Partner with A. Hunter Instead of Getting a Dealer License?** Obtaining a Pennsylvania Dealership License is a long and arduous process. It can take up to a year and is one of the most difficult licenses to secure in the country. The process also requires:

- A 5,000-square-foot brick-and-mortar office location
- Insurance and bonding
- PA Sales and Use Tax registration
- Significant upfront and ongoing costs
- Extensive paperwork and compliance requirements

Why go through all that when you can partner with us?

### The A. Hunter Advantage

A. Hunter is affiliated with numerous reputable manufacturers offering beautiful, affordable homes designed to upgrade your community and attract new residents.

### When you buy through A. Hunter, you'll benefit from:

- Lower prices than most street-side dealers
- A proven track record of successfully placing homes in communities
- The ability to resell homes for a profit
- Support in achieving 100% occupancy and maximizing your income

**Let A. Hunter help you improve your community's image, value, and profitability—without the red tape!**  
**For more information call us at 717-274-2104 or email at [info@ahunter.com](mailto:info@ahunter.com)**