

# Time Matters

KEEPING YOU ON TOP OF YOUR INVESTMENT

SUMMER 2026

## Rent Control Legislation – HB1250

By Lisa Stewart / May 2026

Recently our staff at A. Hunter Property Management, Inc. attended the PMHA Conference, and one topic of **extreme importance** was the current status of rent control legislation in Pennsylvania—specifically targeting Manufactured Home Communities (not other real estate sectors).

I have asked PMHA to prepare a detailed synopsis for me to share with all of you, as **your involvement in this issue is critical**. In the meantime, I want to provide an overview of what was discussed.

PMHA's Legislative Committee, of which A. Hunter is a member, has been actively working to combat rent control efforts that resurfaced in Summer 2025. House Bill 1250 (HB1250) passed the House with bipartisan support—most notably, **47% of Republicans voted in favor**, despite the party's typical opposition to rent control.

The bill proposes:

- Rent increase caps of **2% to 4% based on CPI**
- Even if inflation exceeds 4%, increases would still be capped at 4%
- **No ability to pass through** increases for:
  - Utilities
  - Taxes
  - Capital improvements

This would have a **severe negative impact** on our industry and significantly reduce the value of your communities.

Currently, the Senate GOP opposes rent control, and the bill is effectively stalled in the Senate. While we believe we are likely safe for 2026, there are **no guarantees**.

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A Hunter Property Management  
PO Box 224, Annville, PA 17003



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While a great deal of care has been taken to provide accurate and current information, the ideas, suggestions, general principles and conclusions presented in this letter are subject to local, state, and federal laws and regulations, court cases and any revisions of same. The reader is thus urged to consult legal counsel regarding any points of law—this publication should not be used as a substitute for competent legal advice.

# Rent Control Legislation – HB1250

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Importantly, pushing the bill forward in hopes it fails is **not a viable strategy**, as it could pass in its current form. Instead, PMHA believes the best course of action is to **negotiate a more reasonable alternative now**, while there is still an opportunity to do so.

We are currently just **two seats away from a fully Democratic-controlled House, Senate, and Governor's office**, which would significantly increase the likelihood of rent control passing without compromise. If that happens, our ability to negotiate will be extremely limited.

In 2025, PMHA and its lobbyists proposed the following framework:

- CPI + 9% allowable increases
- Ability to pass through taxes, utilities, and capital expenditures
- Vacancy decontrol (new residents move in at market rent)

These terms were described as “logical” by policy-makers and are expected to serve as the basis for negotiations.

At the same time, there is a **large, highly organized tenant advocacy group** aggressively pushing for

rent control. According to our lobbyists, this is one of the most coordinated grassroots efforts they have seen. They are contacting legislators daily, and right now, **their voices are dominating the conversation.**

**We cannot afford to remain silent.**

**What You Need to Do:**

- Contact your state representatives and senators immediately.
- Write, call, or email—every contact matters.
- Invite legislators to tour your community and see firsthand what we provide.

We are the **affordable housing solution** in Pennsylvania. We provide housing without relying on government subsidies—we need to make sure our voice is heard.

I strongly encourage all of you to join PMHA if you are not already a member. Their advocacy is critical in this fight.

I will continue to keep you updated as this develops, but this is not something we can afford to react to after the fact. **We must act now.**

## PMHA Membership Benefit Highlight

**Networking • Education • Advocacy • Resources • Marketing • Savings**

**PA Perspective** is PMHA's bi-monthly newsletter that is chock-full of valuable information. Plus... advertising rates are very reasonable. It's a great resource tool and a fantastic advertising opportunity.

**PMHA Library** is full of current and historical information on the manufactured housing industry. All of these journals and articles are available to PMHA members at no cost.

**PMHA.org Website** is updated regularly and includes current classes, events, an online Membership Directory and a “Member's Only” area.

**Member Only Resource Materials** are available to our members and includes sample forms and information invaluable to community owners/managers, retailers, manufacturers, installers, etc.

**Services** that include: title work, criminal history reports, licensing, ELT (Electronic Lien and Title Program), Pick our brains (PMHA staff are available to assist you with industry related questions).

**Anytime you have a question, need a form or advice... call PMHA and we will be at your service.**



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# President Trump and Congress Embrace Manufactured Housing as Key Element to Addressing Housing Supply

By PMHA Pennsylvania Perspective, March/April 2026

According to MHI, the White House and Congress are putting manufactured housing front and center as part of their housing affordability strategy.

On March 12, 2026, by an 89-10 vote margin, the Senate passed a major housing package with several historic wins for manufactured housing. **The bill includes industry-changing provisions** MHI has long advanced and demonstrates the commitment federal policymakers have to expanding the availability of manufactured housing across the country.

In particular, the Senate bill:

- **Allows for homes to be built “with or without” a permanent chassis:** This provision updates decades-old statutory language that has constrained innovation and design flexibility for HUD Code homes.
- **Reinforces HUD as the primary regulator for manufactured housing construction standards:** This reaffirms HUD’s sole authority for the HUD Code and reduces the risk of conflicting federal mandates that can undermine affordability and innovation.
- **Exempts manufactured housing from the institutional investor ban:** The exclusion for manufactured housing from the institutional investor provision reflects the targeted concern we flagged in MHI’s recent outreach and the member engagement that followed.

The Senate’s bill comes a month after the House of Representatives passed its comprehensive housing package by a vote of 390-9. **The House package also removes the outdated requirement that every manufactured home be built on a permanent steel chassis and reaffirms HUD as the nation’s primary regulator for overseeing the design and construction of manufactured housing.** Unlike the Senate bill, the House version does not include an institutional investor ban or authorization for a program that has previously been discriminatory against the land-leased community model.

March 13, 2026, the President signed Executive Orders that included directives to clear regulatory, financing, and placement barriers for manufactured housing. **The Executive Orders are aimed at reducing regulatory barriers** that increase housing costs, delay construction, and limit access to credit for qualified homebuyers.

While the Executive Orders cover a broad range of housing policies intended to be beneficial to housing supply, **several provisions are specific to manufactured housing**, including:

- **Expanding Access to Manufactured Housing Financing:** The Director of the Federal Housing Finance Agency (FHFA) is directed to review and eliminate unduly burdensome rules that constrain housing affordability. This includes reexamining FHFA guidelines and regulations related to chattel lending for manufactured housing and encouraging policies that support low-balance home mortgages.

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- **Addressing DOE–HUD Regulatory Overlap:** The Secretary of Energy is directed to reform and where appropriate, eliminate costly or duplicative energy-efficiency, water-use, and alternative-energy requirements affecting housing, including manufactured housing. This includes a review and potential revision of the Energy Conservation Standards for Manufactured Housing.
- **Promoting Fair Zoning and Siting Policies:** HUD is directed to reexamine zoning and land-use restrictions that discriminate against manufactured or modular housing based on construction methods rather than objective building and safety standards, especially where comparable site-built housing is permitted.

MHI commends the U.S. Senate, U.S. House of Representatives, and White House for recognizing the essential role manufactured housing has in delivering attainable homeownership opportunities for American families. **This historic action to support manufactured housing will modernize outdated policies, strengthen the federal framework governing manufactured housing construction, and remove long standing barriers that have limited innovation, placement, and scale.**

We thank the President, Senate, and House leadership for elevating manufactured housing as a national priority and recognizing that manufactured housing is not a niche solution, but a vital part of the nation’s housing infrastructure with significant potential to expand housing supply when the right policies are in place.

As the **21st Century ROAD to Housing Act** advances through Congress and the agencies begin implementing the President’s Executive Orders, **MHI will continue our advocacy** with Congress and the Administration to deliver on their goals of expanding housing supply solutions through manufactured housing.

In addition to our advocacy efforts, **state-based members outreach helped secure the manufactured housing exemption in the Senate institutional investor ban.** More than 800 letters were sent to the Hill in support of ensuring that manufactured housing was not inadvertently swept up in that language.

**Now we need your help** to ensure the exemption remains in the final bill that is sent to the President for signature. **Please take two minutes to contact your Senators and Representative** and urge them to reinforce HUD as the primary regulator, allow for manufactured homes to be built with or without a permanent chassis, support land-lease communities, and ensure any institutional investor ban does not include manufactured housing. **Go to:** <https://www.manufacturedhousing.org/advocacy/mhi-action-center/>

## TRAINING

Register online at [www.pmha.org](http://www.pmha.org) or call 717-774-3440

### Manufactured Housing Card Agent Training Class (Virtual)

October 15, 2026 / 10:00am-4:30pm

Cost: Members \$85, Non-Members \$170

This training is for card agents doing title work for only manufactured homes.

Questions? Email: [general@pmha.org](mailto:general@pmha.org)

### HUD Manufactured Housing Continuing Education Installer Training

October 22, 2026 (CE ONLY)

Pine Ridge/Pine Manor Community Center  
100 Oriole Dr, Carlisle, PA 10013

Cost for Continuing Education is \$170

Questions? Email: [tracy@pmha.org](mailto:tracy@pmha.org)



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# Why Manufactured Home Community Owners Choose A. Hunter Property Management, Inc.

Owning and operating a manufactured home community can be rewarding — but it also comes with constant demands, tenant issues, legal responsibilities, and around-the-clock emergencies.

That's where **A. Hunter Property Management, Inc.** steps in.

With **over 32 years of experience in the manufactured housing industry**, we understand the unique challenges community owners face every day. Our team provides complete, professional management services designed to protect your investment, maximize occupancy, and keep your community operating smoothly and profitably.

At A. Hunter Property Management, Inc., we handle **everything — 24 hours a day, 7 days a week**. From rent collection and lease administration, to applications, resident screening, tenant communication, and rule enforcement, we take the stress and day-to-day burden off your shoulders. We also respond to emergency calls around the clock, ensuring issues are handled quickly and professionally before they become larger problems.

What truly sets us apart is our extensive knowledge of **Pennsylvania Act 261** and manufactured housing regulations. We know the laws, understand compliance requirements, and work to protect owners from unnecessary risk while maintaining fair and consistent community standards.

Our approach is simple: **we treat your community as if it were our own**. We believe strong management creates stronger communities, happier residents, and better long-term value for owners.

Whether you own a single community or multiple properties, A. Hunter Property Management brings the experience, professionalism, and dedication needed to help your investment thrive.



If you're looking for dependable, experienced management that works for you 24/7, it's time to partner with a company that knows manufactured housing inside and out.

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Let us take care of your community — so you can focus on the future.

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**Important**  
**Industry Information**  
**on Rent Control**  
**Legislation**

## SAY THIS ↔ NOT THAT

Manufactured Housing Community or Land Lease Community **vs.** Mobile Home Park or Trailer Park

Manufactured Home **vs.** Trailer or Mobile Home

1,200 sq. ft Home **vs.** Double Wide or Single Wide

Smith's Home Sales **vs.** Smith's Trailer Sales

Professional Installations **vs.** Block and Level

Right Sizing **vs.** Downsizing

Affordable - Family Home **vs.** Starter Home

Builder or Home Center **vs.** Dealer or Retailer

Home Consultant **vs.** Sales Person

Gable End **vs.** Hitch End

Resident **vs.** Tenants

Monthly Land Lease Expenses **vs.** Lot Rent

Service Request **vs.** Work Order

Avoid talking about "Model Year"