



POLICY PRIORITIES

2025

ABOUT US



Founded in 2020 through the unification of three National Apartment Association affiliates in Pennsylvania, the mission of the Pennsylvania Apartment Association is to empower our members through effective advocacy, education, and collaborative statewide partnerships. We strive to provide valuable resources to our members while fostering professionalism, integrity, and collaboration within the industry. Our goal is to support the growth and success of apartment communities, improve the quality of housing, and advocate for fair and balanced policies that benefit both residents and property owners. Together, we aim to create a thriving and sustainable apartment industry that contributes to the economic and social well-being of Pennsylvanians.

The Pennsylvania Apartment Association (PAA) holds three fundamental pillars that are of utmost importance to our membership.

Advocacy:

We are committed to advocating on behalf of our members throughout the Commonwealth of Pennsylvania. Our efforts focus on opposing onerous regulations and policies that could

negatively impact the industry. By engaging with policymakers and stakeholders, PAA has successfully prevented harmful legislation, resulting in millions of dollars in savings for our members. This proactive approach ensures that the interests of our members are protected and that they can operate in a favorable business environment.

Education:

A well-trained and educated workforce is essential for the success of the apartment industry. PAA places a high priority on providing comprehensive education and training programs for our members. These programs enhance the skills and knowledge of the workforce, offering numerous opportunities for professional development. By fostering an environment conducive to superior customer relations and operational excellence, we help our members deliver high-quality services and maintain a competitive edge in the industry.

Networking:

PAA members benefit from unparalleled networking opportunities. Our association is the premier resource for connecting professionals within the apartment industry. We organize various events, workshops, and forums that facilitate meaningful interactions among members. These events provide a platform for suppliers, property managers, and other stakeholders to meet, collaborate, and build valuable business relationships. For suppliers in Pennsylvania, PAA events are the optimal venue to meet potential clients and expand their business networks.

Through our focus on Advocacy, Education, and Networking, PAA continues to support and advance the interests of our members, ensuring a thriving and dynamic apartment industry in Pennsylvania.



ISSUES

Statement of Issues

The U.S. needs to build 4.3 million new apartment homes by 2035 to meet the demand for rental housing and address affordability challenges. This includes an existing shortage of 600,000 apartments stemming from under-building in the aftermath of the 2008 financial crisis. The Pennsylvania Apartment Association stands with our national organization in supporting measures that:

- **Reduce barriers to new apartment construction that are often imposed at the state and local levels of government.**
- **Reduce the use of exclusionary land use policies like zoning and density restrictions, onerous parking requirements and other regulations that exacerbate both housing supply and affordability challenges.**
- **Promoting pro-housing policies aimed at greater production and preservation of affordable housing, and reporting on the ways in which adopting these policies, will benefit the localities in promoting the development of affordable housing.**

Reducing barriers to development is a core strategy in addressing housing affordability challenges in our communities. Housing affordability is a complex issue that is best remedied by solutions that increase the supply and availability of rental housing at all price points. It is critical that our cities reduce regulatory and economic obstacles to the development of new housing.



Policy Points

❑ Opposing Rent Control

Rent control is a government-enforced limit on the rents that property owners may charge in private, market rate rental housing. This policy is known by various terms, rent stabilization, rent freeze, rent caps, and anti-price gouging. Decades of empirical research have demonstrated that these policies distort the housing market by discouraging the construction of new rental units and the upkeep of existing ones. With limited or no potential for profit, investors often redirect their capital to areas without rent control.

Rent control distorts the housing market by discouraging the development of rental housing and accelerating the decline of existing units. PAA argues that the policy ultimately harms the very community it aims to assist by reducing both accessibility and affordability.

❑ Ensure tax policy supports and promotes investment in multifamily housing across all types and price ranges.

It is crucial to ensure that tax policy supports and encourages investment in multifamily housing across all types and price points, as it helps address key challenges facing both the housing market and communities. Here are several important reasons why this is necessary:

● Increasing Housing Supply

- **Demand Outstripping Supply:** In many urban areas, there is a shortage of affordable and market-rate multifamily housing. By creating tax incentives or preserving existing tax benefits for multifamily investments, developers and investors are more likely to build new housing, expanding the supply and helping to address the demand.
- **Encouraging Development Across Price Points:** Tax policies that encourage investment across all price points (from affordable units to luxury apartments) can ensure a broader range of housing options, which helps reduce supply gaps across various income levels.

● Affordable Housing Availability

- **Lowering Construction Costs:** Policies that incentivize multifamily housing investment can lower construction costs by offsetting some of the financial risks. These incentives are often crucial for developers to include affordable units in their projects or to build entirely affordable multifamily properties.
- **Long-Term Affordability:** Specific tax credits, like the Low-Income Housing Tax Credit, play a critical role in creating and maintaining affordable housing. Encouraging investment through tax policy can sustain the production and maintenance of affordable housing over the long term.

● Economic Growth and Job Creation

- **Construction and Development Jobs:** Building multifamily housing creates jobs in construction, architecture, engineering, and other sectors. A thriving multifamily sector spurs job growth and stimulates local economies.
- **Ongoing Economic Activity:** Once the housing is built, it also supports local economies through property management, maintenance services, and increased demand for retail, transportation, and other amenities.

- **Reducing Housing Inequality**
 - **Diverse Housing Stock:** Policies that encourage multifamily investment across different price points can help ensure that people from a variety of income levels have access to housing. This can reduce housing inequality, prevent displacement, and provide more equitable access to housing opportunities.
 - **Social Mobility:** Access to stable, affordable housing is one of the most important factors in improving social mobility. By ensuring that tax policies incentivize investment in multifamily housing at different price points, people can have greater access to neighborhoods with better schools, employment opportunities, and other services.

- **Addressing Housing Shortages and Crisis**
 - **Urban and Rural Needs:** Different regions may face different housing challenges—urban areas may face high demand for multifamily housing, while rural or suburban areas may need more diverse types of housing options. A tax policy that supports multifamily housing investment can help address shortages across a wide variety of areas.
 - **Market Stability:** Incentives can also help buffer the housing market against volatility by maintaining a steady supply of housing, even during economic downturns, which can prevent sudden price spikes or housing shortages.

- **Ensuring Long-Term Investment in Housing**
 - **Stability and Predictability:** A tax policy that supports multifamily housing development creates a more predictable investment environment for developers and investors. This allows them to plan for long-term investment in both construction and ongoing maintenance.
 - **Preserving Existing Housing:** Tax incentives can also help preserve older, rent-controlled, or aging multifamily properties that might otherwise be converted to other uses. This ensures the ongoing availability of affordable housing, even as cities grow and evolve.

Tax policies that promote investment in multifamily housing are essential for building a more balanced, sustainable, and inclusive housing market. These policies support the development of housing at various price points, addressing the needs of a diverse population, driving economic growth, reducing inequality, and ensuring that communities have access to affordable, quality housing options.

□ Preserve the use of artificial intelligence and algorithm-based technologies within the housing industry.

Maintain the use of artificial intelligence and algorithm-driven technologies in the industry. When applied responsibly, these tools optimize and modernize traditional practices, improving operational efficiency—benefits that directly impact residents and rental communities. They allow on-site staff to prioritize relationship-building and meet the specific needs of applicants and residents.

□ Enacting High-Density Single-Family and Multifamily Zoning

Housing experts nationwide commonly recognize that housing supply is often constrained by municipalities adopting rigid planning codes and zoning ordinances that make it impractical for builders to develop higher-density housing types. These types could improve affordability, as low-density neighborhoods generally offer more expensive and less affordable housing than their high-density counterparts.

If certain zoning restrictions were alleviated, developers could capitalize on opportunities to redevelop struggling and blighted areas, such as old malls or office spaces, transforming them into residential communities. Municipalities must develop comprehensive strategies tailored to their circumstances. The [Pennsylvania HOME Program](#), for example, provides municipalities with grant and loan assistance to expand and preserve decent and affordable housing for low-income Pennsylvanians.

□ Expanding By-Right Multifamily Zoned Areas & Allowing Duplexes, Triplexes, or Fourplexes in Areas Zoned Primarily for Single-Family residential homes.

Zoning reform is critical to addressing the shortage of affordable housing. The Pennsylvania Apartment Association supports common-sense housing policies that allow a range of housing types and sizes in areas with existing transportation and infrastructure, promoting workforce housing in business districts close to job opportunities.

Bipartisan efforts, such as those by Senators DiSanto and Saval, are expected to grant the automatic right to use manufactured housing and accessory dwelling units in single-family zoning districts. For larger municipalities, medium-density housing will also be permitted by right. Legislation will ensure minimum lot sizes and parking requirements do not interfere with housing affordability.

Representative Siegal has also introduced legislation that will:

HB2045: The bill would revise the Municipalities Planning Code to require cities, boroughs, towns and townships with more than 5,000 in population to permit the use of duplex, triplex

and fourplex housing in areas currently zoned for single-family residences only.

HB1976: Many buildings that are zoned for office space are sitting empty or are being drastically underutilized. Most of the time, this is because this area of the municipality is zoned for office space or commercial use and businesses do not need as much office space due to teleworking. The bill would revise zoning laws to allow multi-family housing and mixed-use development in urban areas zoned for office, retail and parking with existing water and sewer systems.

Ensuring Historic Preservation Requirements and Other Land Use Policies Encourage Housing in Historic Buildings.

Revise historic preservation requirements alongside other land use policies by:

- **Streamlining Permitting Processes:** Simplify and expedite the permitting process for housing rehabilitation projects in historic districts.
- **Offering Incentives:** Provide tax credits and financial incentives for renovating historic buildings.
- **Creating Flexible Design Guidelines:** Develop adaptable design guidelines that balance historic integrity with modern needs.
- **Engaging Developers and Property Owners:** Foster collaboration to promote adaptive reuse of historic buildings into housing.

By implementing these strategies, we can align historic preservation with the demand for new housing, honoring heritage while meeting contemporary needs.

Creating Transit-Oriented Development Zones.

Incentivizing transit-oriented development could spur development. Rezoning areas around subway and commuter rail stations to permit 3-5 story apartment buildings can provide low-cost, high-demand housing options due to their easy commuting access to central business areas.

Allowing More Prefabricated Construction.

Encouraging the use of prefabricated construction methods can reduce building costs and time, making housing more affordable and accessible.

Using Property Tax Abatements to Enable Higher Density and Mixed-Income Communities.

Implementing property tax abatements can incentivize the development of higher-density and mixed-income communities, improving housing accessibility and affordability.

□ Donating Vacant Land for Affordable Housing Development.

Donating underutilized vacant land for affordable housing projects can help address housing shortages and encourage community revitalization.

By pursuing these policy points, the Pennsylvania Apartment Association aims to address housing affordability challenges and support the development of diverse and accessible housing options for all Pennsylvanians.

