



**JOIN  
US!**

**December 3-5, 2025**  
Hershey Lodge | Hershey, PA

Presented by



Housing Alliance  
of Pennsylvania

[HousingAlliancePA.org](http://HousingAlliancePA.org)



# SCHEDULE AT-A-GLANCE

## CONFERENCE HIGHLIGHTS

This year's conference reflects our ongoing commitment to make a home within reach for all Pennsylvanians. Conference sessions will cover a wide array of topics, each playing a pivotal role in reshaping our housing landscape such as, affordable housing development, eviction prevention, homelessness services, homeownership, utilities, community revitalization, blight prevention and remediation, and more. We hope that these sessions will be both informative and also ignite rich conversations about innovative strategies, new perspectives and collaborative solutions, forging a more just and inclusive housing landscape for all.

### Wednesday, December 3, 2025

**Noon – 2:00 p.m.**

Affinity Luncheons and Programs

**2:30 – 3:45 p.m.**

Workshop Block A

**4:15 – 5:30 p.m.**

Workshop Block B

**5:30 – 6:30 p.m.**

Welcome Reception in the Exhibit Hall

**6:30 – 8:00 p.m.**

Opening Dinner: Welcome & Awards

### Thursday, December 4, 2025

**8:00 – 9:30 a.m.**

Breakfast Program

**10:00 – 11:15 a.m.**

Workshop Block C

**11:30 a.m. – 1:30 p.m.**

Lunch Program

**1:45 – 3:00 p.m.**

Workshop Session Block D

**3:30 – 4:45 p.m.**

Workshop Session Block E

**4:45 – 6:00 p.m.**

Networking Reception with Exhibitors



### Friday, December 5, 2025

**8:00 – 11:00 a.m.**

Breakfast Plenary and Closing Program

**“Breakout session topics were pragmatic, and there was space and time available to network and make connections.”**





# AFFINITY SUMMITS

We are excited to continue to offer an opportunity in three content areas to dig a little bit deeper.

## AFFORDABLE HOUSING

### Developer’s Developments: Building Affordable Housing Amid Uncertainty

Even with some big gains for LIHTC this year, there are still hurdles for developing affordable housing. Diminished and/or uncertain funding of gap financing sources and other uncertainties have left some developments in limbo. Please join our panel to discuss how the latest changes in Washington, DC are supporting and hindering affordable housing construction.

**“The workshops are always excellent. I have been attending this conference for eight years and have never attended a session that was subpar.”**

## SOLVING HOMELESSNESS

### Changing Hearts and Minds: Messaging Strategies for Solving the Homelessness Crisis

By meeting people where they are and speaking to the values that matter most to them, we can turn each message into a step toward lasting, real-world change. Mark Horvath of Invisible People will share how to craft persuasive, values-based messages that connect with diverse audiences, shift public opinion, and influence policy decisions on how to address the homelessness crisis.

## FIGHTING BLIGHT

### Bipartisan Solutions to Blight: A Conversation with the Statewide Task Force

Pennsylvania’s legislators are working across party lines through the bicameral, bipartisan Statewide Blight Task Force to tackle one of the Commonwealth’s most persistent challenges – blighted properties. Led by Senator Dave Argall, the Task Force unites lawmakers, agency leaders, and public and private stakeholders to craft and champion legislation that helps municipalities fight blight and strengthen communities. In this interactive session, Task Force members will highlight recent legislative successes, share their priorities for 2026, and engage in a Q&A moderated by Brian Lawrence, Executive Director of the Westmoreland County Redevelopment Authority and Land Bank. Bring your questions, ideas, and on-the-ground experiences to help shape the conversation on advancing effective tools to combat blight across Pennsylvania.



# SESSION HIGHLIGHTS

The Homes Within Reach conference delivers a wide variety of high-quality workshops where you will learn from practitioners and industry leaders and can bring the appropriate ideas, solutions, and innovations home to your community.

## AFFORDABLE HOUSING

Housing is foundational to our ability to achieve our goals in life but too many families struggle to afford a safe and decent home of their own. Learn how community development organizations, developers, local government agencies, and investors are adapting to the housing market, financial market, and supply and materials changes as they create more affordable housing.

Select workshops in the **AFFORDABLE HOUSING** track include:

- Managing, Developing and Preserving Affordable Housing During Uncertainty
- Tackling Energy Poverty through Whole-Home Approaches to Energy Efficiency and Weatherization
- The Power of Place: Designing Supportive and Resilient Communities
- Community Land Trusts: The History and Future of Permanently Affordable Housing

## BLIGHT

Tackling blight requires sustained and coordinated efforts from local governments, nonprofits, and residents. See how communities across PA are revitalizing their neighborhoods today amidst challenges both new and old.

Select workshops in the **BLIGHT** track include:

- Jumpstart: Fighting Blight, Furthering Entrepreneurship
- A United Fight Against Blight: The Alle-Kiski Regional Solution
- Responsible Conservatorship – Using Act 135 for the Public Good
- The State of Land Banking: A National and Cross-State Perspective

## SOLVING HOMELESSNESS

With rents rising to unprecedented levels, efforts to stabilize people in their current housing and helping those experiencing homelessness find their next home has become harder than ever before. Hear from communities across the state as they work to adapt tried and true interventions to meet the current challenges as well as innovate new solutions to advance equitable interventions to solve homelessness.

Select workshops in the **SOLVING HOMELESSNESS** track include:

- Navigating the Path: Providing Resources and Hope for Homeless Youth
- Breaking Up with the VI-SPDAT: Creating a More Equitable Vulnerability Assessment
- From Crisis Response to Systems Change: Evolutions in Eviction Prevention
- Go to the People: Street Outreach Strategies for Unsheltered Communities

## DIVERSITY, EQUITY, INCLUSION, AND BELONGING

Dismantling systemic barriers in housing will be fundamental to ensure a home within reach to all Pennsylvanians. Learn about solutions to achieve equity in housing, and what organizations can do to meaningfully center diversity, equity, inclusion, and belonging in their own work.

Select workshops in the **DIVERSITY, EQUITY, INCLUSION, AND BELONGING** track include:

- Racial Wealth Gap Simulation
- What's Happening Now? Fair Housing Protections, Rights & Responsibilities, and Resources
- Understanding and Addressing Bias in Property Tax Assessments
- Creating Successful Majority/Minority Partnerships to Build Affordable Housing





**Please Join us!**  
**December 3-5, 2025**  
 Hershey Lodge | Hershey, PA



**Join Us in Building the Future of Housing  
 for Families Across the State.**

**REGISTRATION IS OPEN FROM LATE SEPTEMBER  
 UNTIL FRIDAY, NOVEMBER 21, 2025 AT 5 P.M.**

**Register at [HousingAlliancePA.org](https://HousingAlliancePA.org)**

**Early Birds Save**

**Early Bird Registration Ends – November 7, 2025**

Take advantage of early bird registration  
 for maximum savings.

	<b>MEMBER</b>	<b>NON-MEMBER</b>
<b>Full Conference</b>	\$435	\$485
<b>Day 1</b>	\$235	\$285
<b>Day 2</b>	\$335	\$385
<b>Day 3</b>	\$135	\$185

**General Registration**

**November 8 through November 21, 2025**

Online registration will close on  
 Friday, November 21, 2025 at 5 p.m.

	<b>MEMBER</b>	<b>NON-MEMBER</b>
<b>Full Conference</b>	\$485	\$535
<b>Day 1</b>	\$285	\$335
<b>Day 2</b>	\$385	\$435
<b>Day 3</b>	\$185	\$235

**Event details are subject to change. All changes and cancellations,  
 if necessary, will be posted to the conference website prior to the event.**

**Visit [HousingAlliancePA.org](https://HousingAlliancePA.org) for more information.**

**MEMBER DISCOUNTS**

Registration rates are discounted for Housing Alliance of Pennsylvania members.  
 To join and take advantage of the member discounted rates, please visit our  
[membership page](#) or email [nicole@housingalliancepa.org](mailto:nicole@housingalliancepa.org).

**“ ... one of the biggest benefits that I get from attending the conference is that I feel that it reinvigorates my enthusiasm for my job each year. It can feel very defeating when you are trying to address a problem that sometimes feels much too large to tackle, but I find that I always leave the conference with a renewed sense of optimism that we really can make an impact ...”**

# SPONSORSHIP OPPORTUNITIES STILL AVAILABLE!



If your organization is interested in being a sponsor or exhibitor for Homes Within Reach, opportunities are still available! The deadline to receive full sponsor benefits is October 3. Sponsors will be accepted until October 31.



## HOTEL RESERVATIONS

Online reservations may be reserved by using this link.

**BOOK YOUR ROOM NOW**

<https://www.hersheyloodge.com/qr/HKQFN4HOJ8/>

Guests may also make a reservation by calling the Hershey Lodge Reservation office at 855-729-3108, and asking for the room block for the Housing Alliance of PA / Homes Within Reach Conference, December 2-5, 2025. The reservation office is open daily from 8 a.m. – 8:30 p.m. The Group Room rate is \$155 per room per night plus 11% taxes.

**“The sessions were amazing. They covered a broad array of topics and I wish I could have attended more than I did.”**



## ADA ACCESSIBILITY

The Housing Alliance of Pennsylvania welcomes all attendees and complies fully with the Americans with Disabilities Act (ADA). Please notify us in writing to [info@housingalliancepa.org](mailto:info@housingalliancepa.org) at least 14 calendar days prior to the event, if you need a sign language interpreter or other accommodation related to audio, visual, or mobility needs.

## CONSENT TO USE IMAGES AND SHARE INFORMATION

Please note that photographs and video are taken during the conference. These images may be used in Housing Alliance marketing materials, the Housing Alliance website, and other products relating to the Housing Alliance of Pennsylvania. By attending the conference, you consent to the possibility of your image being used in Housing Alliance-related materials.

By registering for Homes Within Reach, you agree that we may provide your registration information to our sponsors, partners, and affiliates who helped make this conference possible and that they may contact you with offers that may be of interest to you. If you do not want us to share your information, you may opt out during registration or by submitting a written request to [info@housingalliancepa.org](mailto:info@housingalliancepa.org).



# SPECIAL THANKS TO OUR SPONSORS AND EXHIBITORS



## VISIONARY



## SCHOLARSHIP



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Get social with us!  
#HomesWithinReach



This invitation includes interactive links to the conference website for more information and to connect with us on social platforms

[HousingAlliancePA.org](http://HousingAlliancePA.org)

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	HACE	Leading Age PA	UGI

## CONTRIBUTOR

Berks Housing Opportunities (BHO)	The Foundation for Delaware County	Montgomery County Housing Authority	Rebuilding Together Philadelphia
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## RELAXATION & HYDRATION STATION SPONSORS

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