



Housing Alliance
of Pennsylvania

Our Approach to Policy Advocacy



OUR IMPACT

(Policy)

OVER 18 YEARS,
OUR ADVOCACY HAS
LED TO THE PASSAGE
OF 27 STATE BILLS

We spent 40 of the 57 state legislative session days walking the halls of the State Capitol engaging with legislators on the housing policy issues that matter to local work.



Where are we?



- **We are in the second year of the 2023 / 24 legislative session. Any legislation not signed into law by the end of 2024 must start the process all over again with reintroduction in the new session.**
- **Budget Season is the months of May and June when legislators begin negotiating a state budget that is due by June 30th.**

Where are the respective parties on budget talks?



- Governor Shapiro proposed a \$3.2 billion spending increase.
- Senate Republicans respond by passing a \$3 billion tax cut.
- What could this mean?

Policy Priority: Increase funding for PHARE (the state housing trust fund)



- **Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund**
- **The House passed a bipartisan bill increasing PHARE to \$100 million last June which is now in Senate Urban Affairs and Housing**
- **Senate Urban Affairs and Housing reported companion legislation introduced by Senators Elder Vogel and Art Haywood.**
- **We likely need an omnibus tax code bill to get this enacted.**

Policy Priority: Homelessness Prevention Grants



- **HAP is planning advocacy around duplicating / continuing successful eviction / homelessness prevention models across the state.**
- **Highly successful programs have combined direct assistance with mediation, resource navigation, and legal aid.**
- **An eviction can be detrimental to a small landlord, ranging in cost anywhere from \$3,500 to \$10,000 per eviction**
- **Based on national averages, we estimate that \$20 million in eviction prevention will serve 5,284 households**
- **This would save an estimated \$48 million to the Commonwealth in other costs to emergency shelter, emergency room visits, in patient health care, foster care, and juvenile delinquency.**

Policy Priority: Whole Home Repairs Funding



- **We are asking for \$50 million in state funding for Whole Home Repairs**
- **This is relying on being placed in the General Appropriations bill that enacts the majority of the state budget.**
- **We have been working with administrators to ask for the funding and share stories of success in both projects completed and workforce development investments.**

Policy Priority: Order of Limited Access for Eviction Records



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- **No legal remedy is available to seal or limit access to past eviction records.**
- **Annually, about 115,000 Pennsylvanian's obtain eviction records and about 20,000 individuals are marked with a filing each year who are never evicted.**
- **Eviction filings are civil actions with de facto punitive consequences because they bar people from accessing a basic need.**
- **The legislature enacted Clean Slate opening employment and housing opportunities for former offenders, but we have not addressed records that bar housing access for those who have suffered financial hardship.**
- **House and Senate bills (HB 1769 and SB 1137) are introduced that would keep eviction records under limited access until a tenant loses their case in court. All eviction records would be sealed after 7 years similar to bankruptcy filings.**

Policy Priority: Land Use Reform



- Grants, tax abatements and credits for affordable housing is of little use unless we can build the housing where it is actually needed.
- Outdated land use policies are keeping affordable housing in areas of low economic opportunity and few homes created in areas of high economic opportunity.
- Legislation has been introduced in both Chambers to permit greater density / multifamily development by right.



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Current Zoning Bills

SB 1126 Would grant the automatic right to use manufactured housing and accessory dwelling units in single-family zoning districts. Medium-density housing will also be permitted by right. The legislation will ensure minimum lot sizes and parking space requirements don't interfere with housing affordability.

HB 2045 Would permit duplex, triplex, and quadplex developments where zoning is for single family homes.

HB 1976 would permit multifamily housing to be developed on land zoned commercial.