

growing
homes
together

Pennsylvania

Like many other parts of the country, Pennsylvania's growth has resulted in significant housing affordability challenges. Combatting housing affordability issues in the state will require holistic solutions that address the needs of all Pennsylvania residents.



Pennsylvania is home to over 13 million people.



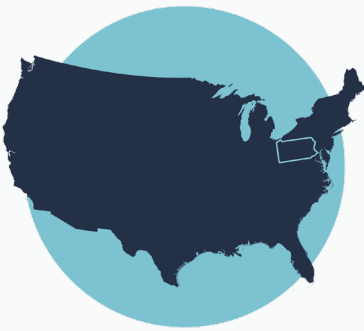
More than 954,000 Pennsylvanians call an apartment home, with demand on the rise.



71% of extremely low-income renters spend more than half of their income on housing.



Between now and 2030, Pennsylvania will need to build 3,000 new apartment homes each year to keep up with demand.



Legal Landscape

The state of Pennsylvania follows the Dillon rule and has neither rent control nor preemption. The Dillon rule "creates a framework where local governments can only legislate what the state government has decreed... If local governments wish to exercise authority outside what has been delegated, they may approach the state and make their case." And while Pennsylvania does not have specific language implementing or prohibiting rent control, their constitutional structure could allow municipalities the opportunity to implement rent control if they should make the case for it. Therefore, it is imperative that preemption be introduced and passed to protect citizens from the ramifications of rent control.

ESTABLISH PREEMPTION

Rent control is an outdated concept. It benefits the very few – and not necessarily those in greatest need – at the expense of the larger society.

REJECT PRICE CONTROLS

It is important for lawmakers to pursue alternatives such as voucher-based rental assistance for those in greatest need to better address housing affordability.