



# Pennsylvania Housing Action Plan

Building More Homes to Strengthen Communities & Expand Opportunity

Pennsylvania's first-ever Housing Action Plan establishes a clear, statewide roadmap to increase housing supply, lower costs, and stabilize housing outcomes for residents across all regions and income levels.

## The Five Goals of the Housing Action Plan

The Housing Action Plan is a **unified statewide vision**, grounded in evidence and experience, with **five goals and 28 actionable initiatives**.



**Build and preserve Pennsylvania's housing stock** by investing in residential site infrastructure, mixed-use development, office-to-residential conversions, home repairs, land banks, and workforce training for aspiring builders.



**Expand housing opportunity for all Pennsylvanians**, including first-time homebuyers, older adults, people with disabilities, and historically underserved communities.



**Provide pathways to housing stabilization and sustainability** by preventing evictions and foreclosures, addressing homelessness, protecting survivors of domestic violence, and enforcing fair housing laws.



**Modernize Pennsylvania's housing development regulations** to reduce costs and shorten timelines to make Pennsylvania the most affordable state for building and preserving housing in the region.



**Achieve operational excellence across state and local government** by aligning programs across agencies, establishing clear housing leadership, improving data sharing, and creating a housing one-stop shop to make resources easier to access.

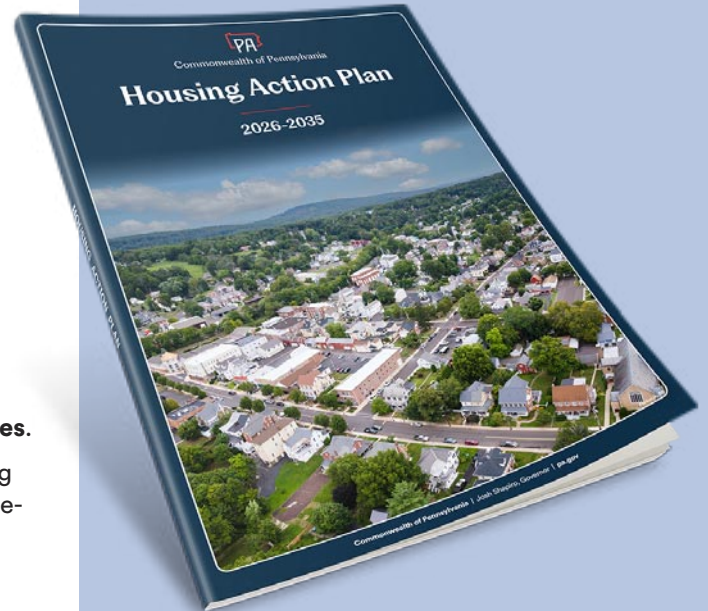
The plan intentionally combines **regulatory reform, targeted investment, and system alignment**—recognizing that funding alone will not solve Pennsylvania's housing challenges.

## Learn More

To read the full Housing Action Plan, scan the QR code.



If you have questions, speaker requests, or want more information email [RA-DCEDHousingPlan@pa.gov](mailto:RA-DCEDHousingPlan@pa.gov).



## Why We Need A Plan

Pennsylvania is facing a growing gap between housing supply and demand.

- **Pennsylvania needs 450,000 new housing units by 2035.** At current construction rates, we will **fall short by nearly 185,000 homes.**
- **More than 1 million households spend over 30%** of their income on housing.
- **More than half of Pennsylvania's housing stock is over 50 years old**, increasing the need for repairs, reinvestment, and preservation.
- **Housing instability and homelessness are rising** across urban, suburban, and rural areas.

**Housing is not a standalone issue**—it directly affects economic growth, workforce availability, public health, and community stability.

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## Governor Shapiro's 2026-27 Budget Proposal

Governor Josh Shapiro's 2026-27 budget proposal builds on the Housing Action Plan and makes targeted investments to move it from strategy to action, including:

- Investing **\$1 billion in critical infrastructure**, including housing, through the **Pennsylvania Program for Critical Infrastructure Investment**
- Expanding connections to stable housing and supports for Pennsylvanians experiencing homelessness through a **\$1 million Investments in Health** pilot
- Strengthening renter protections and housing stability measures
- Addressing tangled titles to preserve homeownership and generational wealth
- Protecting manufactured housing communities from sudden cost increases
- Strengthening statewide housing leadership, coordination, and data sharing
- **Modernizing local planning, zoning, and permitting** to reduce barriers to residential development



Together, the **Housing Action Plan** and the **Governor's budget proposal** present a comprehensive approach to expanding housing supply, lowering costs, and strengthening communities across the Commonwealth.