



Office of the Governor
Office of Policy and Planning

Housing Action Plan

Orlando Almonte, Deputy Secretary of Policy and Planning
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March 2026



Agenda

- Why We Need A Plan
- Developing the Housing Action Plan
- Recommendations & Focus Areas
- FY2026-27 Budget Proposal
- Wrap Up



Why We Need A Plan

Housing Action Plan

WHY A HOUSING ACTION PLAN

Housing is critical infrastructure—essential to Pennsylvania’s economic competitiveness, workforce attraction and retention, public health, and community stability.

44th
in the nation

**for percentage of housing
stock constructed from
2019 to 2023**

Housing Action Plan

WHY A HOUSING ACTION PLAN

Pennsylvania needs to build **450,000 new housing units by 2035** to meet projected demand.

At current construction rates, the state is **projected to fall short by nearly 185,000 homes.**

PA must increase

**its housing
production by**

18,500

**units per year to meet projected
future housing demand***

* U.S. Census Bureau, Building Permits Survey

Housing Action Plan

WHY A HOUSING ACTION PLAN

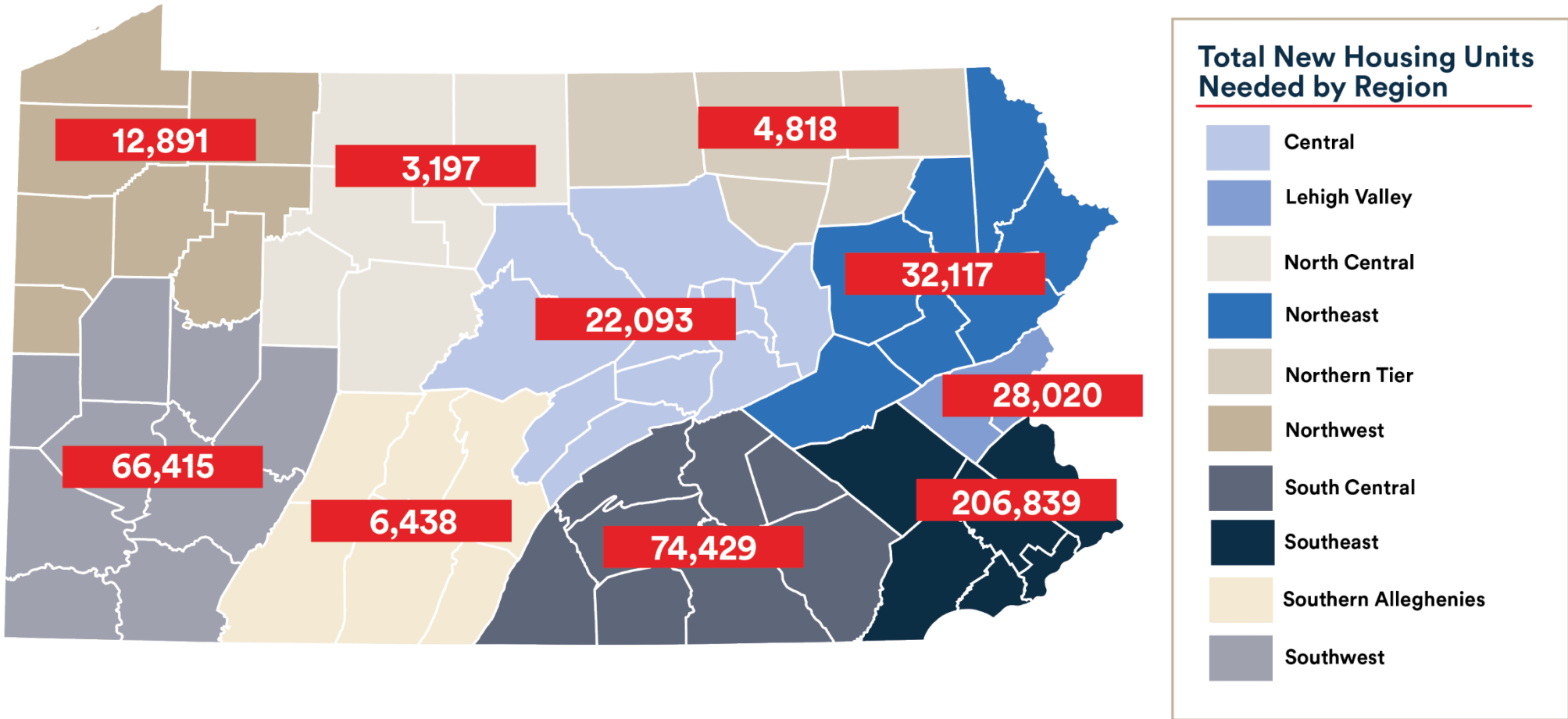
More than 1 million Pennsylvania households spend over 30 percent of their income on housing.

Over half of our housing stock is more than 50 years old, increasing costs for repairs and reinvestment.

In 2023,
more than 1 in 4
Pennsylvania households
were housing cost burdened.

1.4 million households were spending more than 30% of their income on housing costs, including rent or mortgage payments, utilities, and other related expenses.

Estimated New Residential Construction Demand by 2035



Developing the Housing Action Plan

Executive Order 2024-03

On Sept. 12, 2024, **Governor Josh Shapiro** signed an executive order to **create a Housing Action Plan** to:

- Address our **housing shortage**
- Combat **homelessness**, and
- Expand **housing options** affordable to working Pennsylvanians.



Housing Action Plan

DEVELOPING THE PLAN

15 Regional Roundtables

2,489 Survey Responses

Current State of the Pennsylvania Housing Market Report

Future Trends in the Pennsylvania Housing Market

Nationwide Review of State Housing Programs

Housing Action Plan

PRIMARY AREAS OF FOCUS

**Build and Preserve
Pennsylvania's
Housing Stock**

**Expand Housing Opportunity
for All Pennsylvanians**

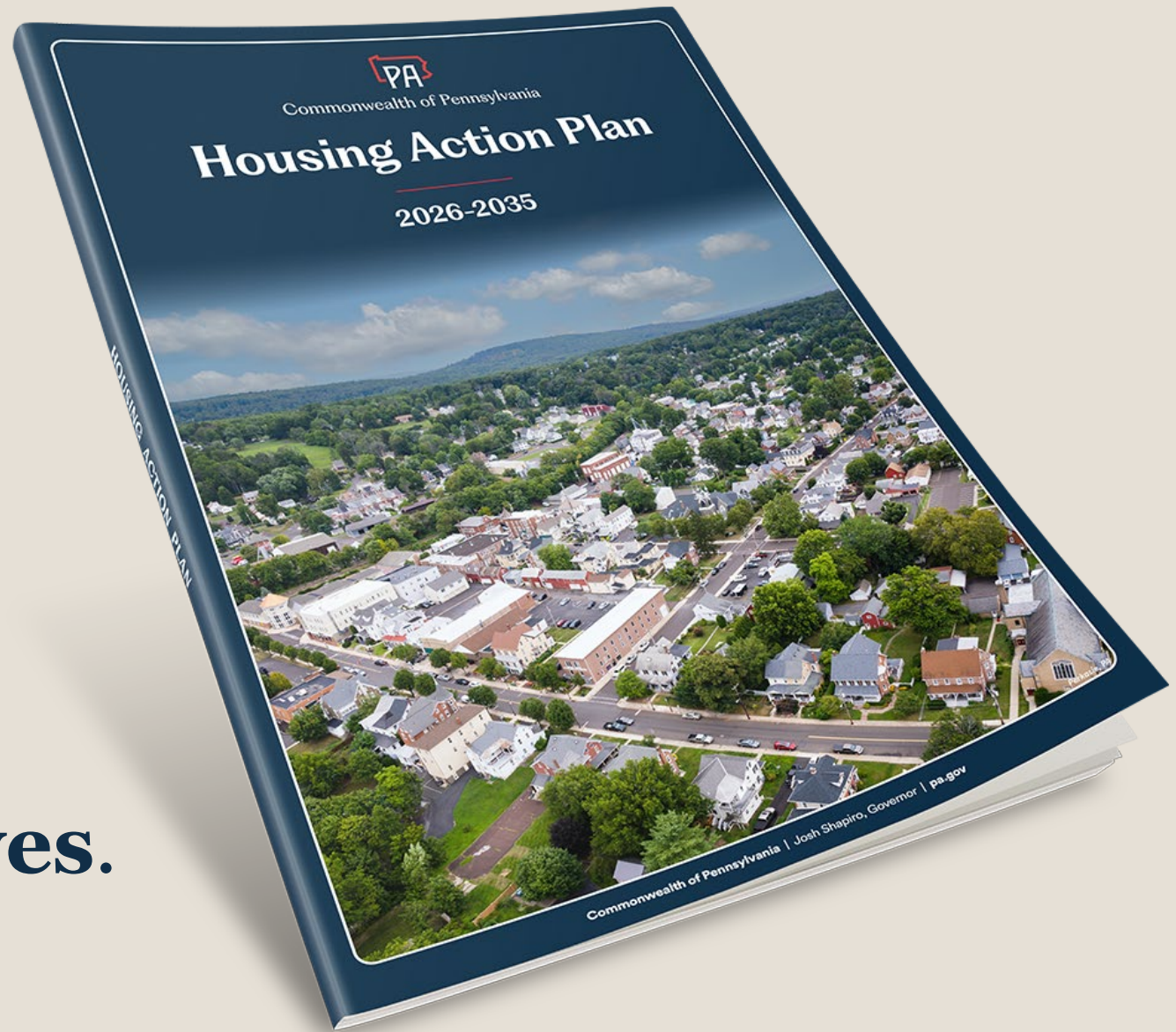
**Provide Pathways to
Housing Stabilization
and Sustainability**

**Modernize Pennsylvania's
Housing Development
Regulations**

**Achieve Operational
Excellence Across State
and Local Government**

An “All of the Above” Approach to Housing

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



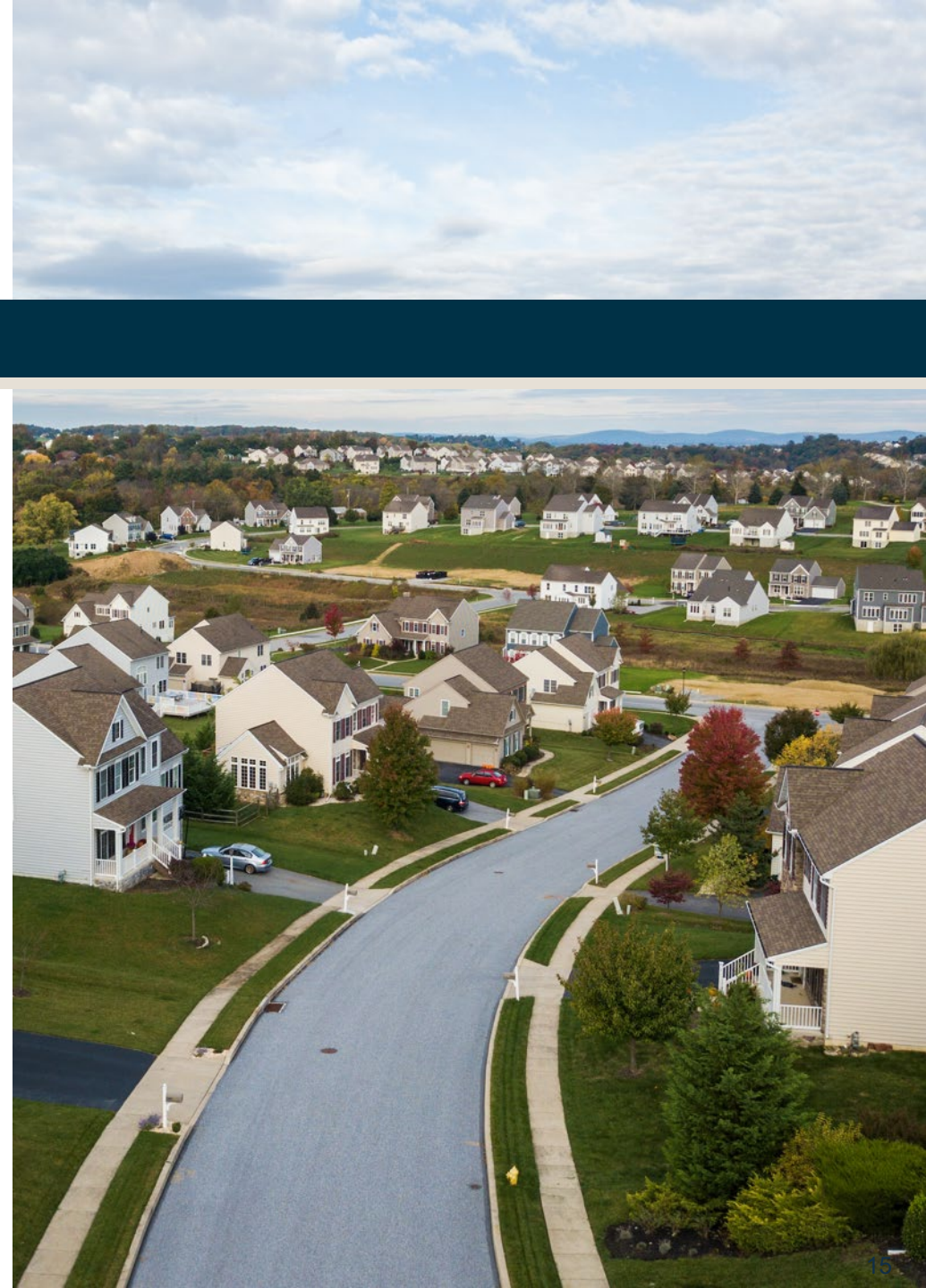
Recommendations and Focus Areas

**Build & Preserve
Pennsylvania's Housing Stock**

Build & Preserve Pennsylvania's Housing Stock

STRATEGIC INITIATIVES

- Invest in Residential Site Infrastructure and Mixed-Use Development
- Restore Pennsylvania's Aging Homes and Empower Homeowners and Landlords to Make Critical Housing Stock Repairs



Build & Preserve Pennsylvania's Housing Stock

STRATEGIC INITIATIVES

- Boost the Production of Housing where Market Dynamics Make It Difficult to Build
- Support Pennsylvania's Small and Emerging Residential Builders
- Monitor the Expiration of Affordable Units
- Train Pennsylvania's Next Generation of Builders

**Expand Housing Opportunity for
All Pennsylvanians**

Expand Housing Opportunity for All Pennsylvanians

STRATEGIC INITIATIVES

- Strengthen Legal Protections for Renters and Tenants
- Prevent and Remediate Tangled Titles
- Make It Easier for Pennsylvanians to Purchase their First Home



Expand Housing Opportunity for All Pennsylvanians

STRATEGIC INITIATIVES

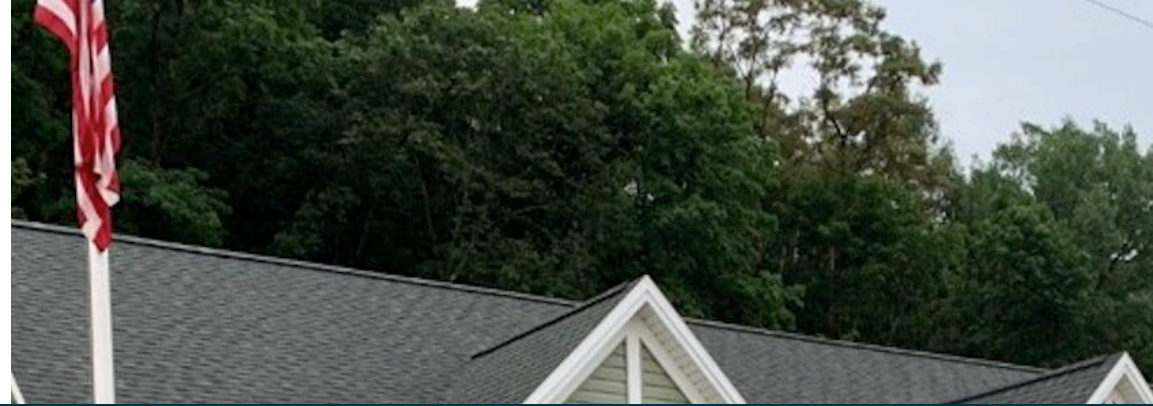
- Expand Housing Choices and Accessibility for Older Adults and People with Disabilities
- Create More Opportunities for Shared Housing
- Promote Employer-Assisted Housing Programs

**Provide Pathways to Housing
Stabilization & Sustainability**

Provide Pathways to Housing Stabilization & Sustainability

STRATEGIC INITIATIVES

- Align Homelessness Support Programs and Help Pennsylvanians Transition into Safe, Stable Housing
- Expand Statewide Eviction and Foreclosure Programs



Provide Pathways to Housing Stabilization & Sustainability

STRATEGIC INITIATIVES

- Protect, Support, & Stabilize Housing for Survivors of Domestic Abuse
- Protect Manufactured Housing Affordability from Private Equity
- Invest in Fair Housing Education and Enforcement
- Connect Unsheltered Medicaid Recipients to Stable Housing and Services through Investments in Health
- Reduce Household Energy Burden by Strengthening Consumer Protections

**Modernize Pennsylvania's
Housing Development
Regulations**

Modernize Pennsylvania's Housing Development Regulations



STRATEGIC INITIATIVES

- Assess Pennsylvania's Residential Construction and Development Requirements
- Modernize Local Planning and Regulatory Processes for Residential Construction



Modernize Pennsylvania's Housing Development Regulations

STRATEGIC INITIATIVES

- Strengthen Municipal Land Banks to Return Blighted Properties to Productive Use
- Keep Homeownership Within Reach and Curb Private Equity Purchases of Single-Family Homes

**Achieve Operational Excellence
Across State & Local Government**

Achieve Operational Excellence Across State & Local Government



STRATEGIC INITIATIVES

- Appoint a Deputy Secretary for Housing and Create a Leadership Framework Between DCED and DHS
- Reform and Revamp Pennsylvania's State and Local Housing Programs



Achieve Operational Excellence Across State & Local Government

STRATEGIC INITIATIVES

- Optimize Pennsylvania's Low Income Housing Tax Credits
- Create a Housing One-Stop-Shop
- Improve the Commonwealth's Data Collection for Housing Programs and Share Housing Data Across Executive Departments

**FY2026-27 Budget Proposal to
Support the Housing Action Plan**

Critical Infrastructure

BUDGET PROPOSAL FY 2026-27

\$1 billion in critical infrastructure, including housing development and preservation, through the **Pennsylvania Program for Critical Infrastructure Investment.**



Investments in Health

BUDGET PROPOSAL FY 2026-27

Connect people experiencing homelessness to stable housing and services that improve health and care management through a **\$1 million Investments in Health** pilot program (federalizes to \$2.5m) via DHS.



Policy Reforms

BUDGET PROPOSAL FY 2026-27

New policy initiatives and reforms to:

- Strengthen **renter protections** and **housing stability measures**.
- Address **tangled titles**.
- **Protect manufactured housing communities** from sudden cost increases.
- Streamline **statewide housing leadership, coordination, and data sharing**.

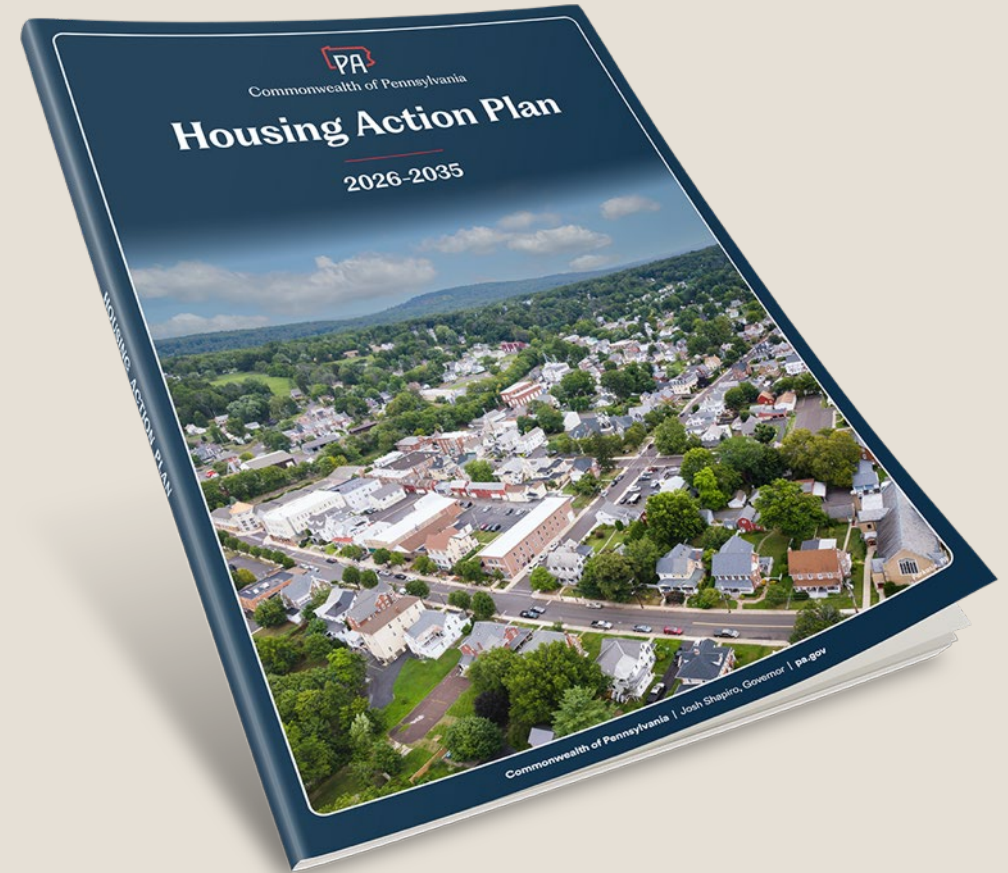


Wrap Up

Get the Full Plan

The **Housing Action Plan** is available for viewing or download on [DCED's website](#) on 2/12.

If you have questions, speaker requests, or looking for additional information, please email us at RA-DCEDHousingPlan@pa.gov.





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Office of Policy and Planning

Housing Action Plan

Akbar Hossain, Secretary of Policy
February 2026

