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Lt. Gov. Austin Davis Highlights Policies to Make Housing More Affordable at “Putting More Money Back in Your Pockets” Tour Stop in Adams County

Shapiro-Davis Administration’s Housing Action Plan Will Protect Pennsylvanians Living in Manufactured Housing Communities

GETTYSBURG, PA – At the latest stop on his “Putting More Money Back in Your Pockets” tour, **Lt. Gov. Austin Davis** joined **state Rep. Dan Moul** – who owns manufactured housing communities – for a roundtable conversation today in Adams County on protecting Pennsylvanians who live in these communities and keeping them affordable.

Davis has previously visited [Montgomery](#), [Luzerne](#), [Fayette](#), [Carbon](#) and [Allegheny](#) counties to host events focused on affordability and the Shapiro-Davis Administration’s ongoing efforts to cut taxes, lower costs and grow the economy.

“As I’ve traveled across the Commonwealth, over and over again I’ve heard that people want us to take off our red jerseys and blue jerseys and put on the Pennsylvania jersey,” said **Lt. Gov. Davis**. “On an issue like housing affordability, there’s a broad consensus, among Republicans and Democrats, that we need to do something. I’m encouraged that Representative Moul is willing to stand up and say that capping rent increases for Pennsylvanians who live in manufactured home communities – which is part of our Administration’s [Housing Action Plan](#) – is the right thing to do. I hope we can continue to find common ground on this important issue.”

“As the owner of a manufactured home community, I have resisted generous purchase offers from investors with aggressive profit motives,” said **state Rep. Dan Moul**. “Residents in manufactured home communities such as mine may be living there because it is what they can afford. Many are senior citizens living on fixed incomes. I worked across the aisle to pass House Bill 1250, which would protect these vulnerable residents from financial exploitation that threatens to force them out of their homes. I would like to thank Lieutenant Governor Austin Davis for coming to Adams County and calling attention to these important issues.”

Manufactured housing remains a significant source of affordable homeownership in Pennsylvania. However, many residents are facing rising costs as new investors purchase manufactured housing communities and increase lot rents or repurpose the land for another use. Most manufactured homeowners rent the land beneath their

homes and increasing lot rents can put families in a difficult position, with few options other than paying higher fees or relocating. Outdated regulations also continue to affect manufactured homeowners: modern manufactured homes are essentially permanent once installed, but they are still legally classified as “mobile homes,” creating misconceptions and imposing antiquated legal requirements.

In February, Governor Shapiro unveiled the Administration’s [Housing Action Plan](#) to address critical needs across the Commonwealth, by building and preserving more homes, protecting renters, supporting manufactured homeowners, strengthening housing coordination and modernizing local planning and permitting.

In his 2026 budget address, [Governor Shapiro called on the Pennsylvania General Assembly to pass legislation limiting annual lot rent increases for manufactured housing communities.](#)

Legislation to do so, [House Bill 1250](#), passed the state House with bipartisan support in June 2025, but it awaits consideration in the state Senate.

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