

COMMUNITY SYMPOSIUM

Sponsorship Opportunities

Sponsorship Opportunities available.

Bronze—\$100

*Silver—\$250

**Gold—\$500

**Event—\$700

***Co-Sponsor—\$1000

* includes 1 meeting registration

** includes 1 meeting registration and 1 exhibitor spot

*** includes 2 meeting registrations and 1 exhibitor spot

Exhibitor Opportunities:

We have limited Exhibitor Opportunities, available on a first come first served basis:

\$175 for table top display—members only (includes 6' skirted table with 2 chairs and 1 meeting registration)

Contact PMHA by email (general@pmha.org) or phone

Sign up today! Your participation in this symposium will bring you the tools you need to be a successful businessperson in today's competitive Housing Market.

DATE: November 11, 2025

**PLACE: Penn Harris Hotel
1150 Camp Hill Bypass
Camp Hill, PA 17011
717-763-7117**

COST: Registration:
\$99 per member
\$198 non-member

ACCOMMODATIONS:

Contact the Penn Harris Hotel (717) 763-7117 for overnight accommodations. Make reservation by 10/20 and mention you are with PMHA and get a special rate of \$109.00.

No refunds for cancellations after November 1, 2025.
All refunds will be less a \$25 handling fee.



Pennsylvania Manufactured Housing Association

P.O. Box 248 • 315 Limekiln Road
New Cumberland, PA 17070



Pennsylvania Manufactured Housing Association



COMMUNITY Symposium

November 11, 2025

8:30am - 4:00pm

Penn Harris Hotel
Camp Hill

Sponsored by PMHA in partnership with the PA Propane Gas Foundation



SCHEDULE OF EVENTS

- 8:30 am** **Registration and Breakfast with the Exhibitors**
- 9:00 am** **Welcome/Opening Remarks**
- 9:15 am – 10:15 am** **Rent Control Review –**
Join us for an in-depth review of current rent control legislation advancing through the Pennsylvania Senate, including House Bill 1250 and Senate Bill 745. These bills propose amendments to the Manufactured Home Community Rights Act, introducing rent stabilization measures that would tie rent increases to the CPI and not allow additional increases for extraordinary expenses. During this session, we will analyze the key provisions of both bills, discuss their legislative status and potential trajectory, share our advocacy strategy and talking points and provide members with tools to engage policymakers and the public. This is a critical opportunity to align our efforts and ensure our collective voice is heard in Harrisburg. Member input and participation are strongly encouraged.
- Presented by: Mary Gaiski, EVP, PA Manufactured Housing Association, also invited PMHA lobby group – Milliron Goodman*
- 10:30 am – 11:30 am** **Rent Strategies Going Forward –**
The most common question community owners are asking this year is: “How can I bring my rents to market without creating conflict with residents or the attorney general?” This session will walk through the current legal restrictions on rent increases and provide real-world examples of how to implement increases in different scenarios, depending on lease terms and conditions. We will also explore the growing conversation around unbundling utilities—when it makes sense, how it ties into rent strategy, and whether it should be handled as part of the rent discussion or as a separate initiative. Attendees will leave with a clearer understanding of both the compliance side and the practical steps they can take to move forward strategically.
- Presented by: Steven Williams, Partner, Cohen Seglias Pallas Greenhall & Furman PC*
- 12:00 pm – 1:00 pm** **Lunch (provided) with the Exhibitors**
- 1:00 pm – 2:00 pm** **Navigating Sales in Manufactured Home Communities: Understanding MLS and Agent Partnerships –**
Selling homes in manufactured home communities comes with unique rules: licensed real estate agents cannot sell new manufactured homes under their real estate license, while licensed vehicle dealers—who can sell the homes—do not have access to the Multiple Listing Service (MLS). This session will break down how the MLS works, the roles of both dealers and real estate agents, and the most effective ways they can partner to market homes, attract qualified buyers, and speed up sales. Attendees will gain practical insights into bridging this gap and creating win-win strategies that benefit both sellers and communities.
- Presented by: Hank Lerner, Esq., Chief Legal Officer, PA Association of Realtors®*
- 2:15 pm – 3:15 pm** **Selling New Manufactured Homes in PA Communities – Know Your Responsibilities –**
This session provides a comprehensive overview of the legal requirements and best practices for selling new manufactured homes located within Pennsylvania's manufactured home communities. Understanding the regulatory landscape is critical to ensuring compliance and protecting your business.
- Presented by: Mary Gaiski, EVP, PA Manufactured Housing Association*

PMHA COMMUNITY SYMPOSIUM

Registration	\$99.00 per member	\$198. non-member
Exhibitor	\$175 (limited to members only)*	
Sponsorships	Co-Sponsor \$1000***	Event \$700**
	Gold \$500**	Silver \$250*
	Bronze \$100	

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** includes 1 meeting registration and 1 exhibitor spot

*** includes 2 meeting registrations and 1 exhibitor spot

Name of Participants:

Company Name

Address

City, State Zip

Phone

Email

Method of Payment:

- ☐ Check - payable to PMHA ☐ American Express
- ☐ Visa ☐ MasterCard

Sponsorship level _____ = _____

Exhibitor Spot _____ = _____

Meeting Registration Fees _____ = _____

TOTAL = _____

Credit Card #

Exp. date

Signature

Code on Back

Submit your registration to:
Pennsylvania Manufactured Housing Association

PO Box 248
315 Limekiln Road
New Cumberland, PA 17070

Phone: 717-774-3440

Fax: 717-774-5596

Email: general@pmha.org

