

2026

Industry Networking Conference Schedule

Tuesday, April 14

7:00 am – Exhibitor Set up begins

8:00 am – Registration Opens

10:00 am – Opening Remarks

Presenter: Sean Dalton, PMHA Membership Committee Chairman

10:30 am – Keynote Address

Housing Crossroads: Home Buying Trends, the Missing Middle, Forecast, and Our Role in 2026

As we move deeper into 2026, the housing market in Pennsylvania, like much of the nation, sits at a critical crossroads. Affordability pressures, shifting buyer expectations, local zoning constraints, and rising construction costs continue to limit access to attainable homeownership, particularly for the middle-income households that make up the backbone of many Pennsylvania communities. This growing shortage of housing options, often referred to as the “missing middle,” is becoming more pronounced across urban, suburban, and rural markets throughout the Commonwealth.

This presentation will examine the most important home-buying trends shaping Pennsylvania’s housing market, why traditional site-built construction continues to under-serve middle-income buyers, and how manufactured housing is increasingly stepping in to help close the gap, not just conceptually, but through real projects, communities, and developments already underway. We’ll also look ahead with a forward-looking manufactured housing shipment forecast for both the nation and Pennsylvania, offering insight into what the remainder of 2026 may hold for buyers, builders, community operators, and policy-makers as factory-built housing plays an expanding role in meeting the Commonwealth’s housing needs.

Presenter: Chris Nicely, President, ManufacturedHomes.com

11:45 am – State of the Association/Annual Business Meeting

Presenter: John Fanelli, Riverview Homes, PMHA President

12:00 pm – Lunch/Networking with Exhibitors

1:00 pm – Experience Gettysburg - In celebration of America’s 250th anniversary, experience Gettysburg—where history helped shape a nation. Conference registration includes a unique opportunity to step back in time with a guided tour of the iconic Gettysburg Battlefield or a scenic journey aboard the Gettysburg Railway through the rolling countryside of Adams County.

Option #1 – Travel the historic fields of Gettysburg in the comfort of an air-conditioned tour bus and watch history come alive through the eyes of a licensed guide. Enjoy a truly unique perspective into the three-day Battle of Gettysburg. Your battlefield tour is conducted by a guide licensed by the Gettysburg National Military Park and will feature at least two stops on this 6,000 acre historic battlefield.

2:00 p.m. – Departure from the Ballroom entrance of the Wyndham

4:15 p.m. – Return to Ballroom entrance of the Wyndham

Option #2 – Board the Gettysburg Railway for an exciting cultural experience that highlights the historic significance of the rail line. Passengers can enjoy a first-class train ride near the battlefield, with views of the Eternal Light Peace Memorial and the picturesque countryside. Along the way, you’ll learn about various historical points of interest and the modern-day use of the railroad, all from the comfort of fully renovated 1950s-era passenger railcars.

1:15 p.m. – Departure from the Ballroom entrance of the Wyndham

4:00 p.m. – Return to Ballroom entrance of the Wyndham

5:30 pm – Cocktails with Exhibitors

6:00 pm – Dinner

7:00 pm – Cornhole Tournament

Wednesday, April 15

8:00 am – Networking with Exhibitors

8:30 am – Breakfast/Networking with Exhibitors

9:30 am – Salon E Breakout Session

Pennsylvania’s Abandoned Home Law - This session provides a clear overview of Pennsylvania’s Abandoned Home Law, and the steps manufactured home community owners must follow when dealing with abandoned homes. Attendees will learn the required process, timelines, and key compliance considerations, along with practical tips to help navigate the law efficiently and correctly.

Presenter: James McNally, Partner, Cohen Seglias Pallas Greenhall & Furman PC

9:30 am – Salon F Breakout Session

Customer Experience: YOUR Competitive Advantage in Pennsylvania -In today's market, customer experience (CX) is no longer optional, it's a differentiator. Pennsylvania homebuyers are informed, vocal, and heavily influenced by reviews and word-of-mouth. How buyers and residents are treated matter just as much as the home itself. For manufactured housing professionals across the Commonwealth, strong CX means managing the full customer journey, from first contact to move-in and beyond, while communicating clearly through timelines, approvals, and inevitable delays. When sales and operations teams are aligned, trust is built and expectations are met. Done right, CX protects reputation, drives referrals, improves retention, and helps elevate the perception of manufactured housing throughout Pennsylvania. In a competitive and highly visible market, experience isn't just part of the business - it is the business.

Presenter: Chris Nicely, President, ManufacturedHomes.com

10:30 am – Bloody Mary/Mimosas Break

11:00 am – Salon E Breakout Session

From Complaints to Conversations: Managing Resident and Owner Concerns with Confidence and Care in Manufactured Housing Communities - Resident complaints are an expected part of managing manufactured housing and mobile home communities, where long-term residency, close-knit neighborhoods, and home ownership create unique dynamics. In Pennsylvania, community managers often serve as the bridge between residents and owners, navigating sensitive concerns related to maintenance responsibilities, infrastructure limitations, community rules, and capital decisions. This session equips manufactured housing professionals with practical tools to manage resident concerns calmly and confidently while also communicating effectively with owners and ownership groups. Attendees will learn techniques to de-escalate tense situations, communicate with empathy, set realistic expectations, and guide conversations toward solutions that balance resident needs with ownership priorities. The session focuses on strengthening trust, improving transparency, and maintaining positive relationships on both sides while protecting professionalism and community stability.

Presenter: Ishea Shepherd – Vice President, AMC Delancey

11:00 am – Salon F Breakout Session

Working with Local Officials - This session will review the permitting process and required documentation for new, used, and relocated manufactured homes, including guidance on older homes in need of repair and the information local officials may require.

*Presenter: Mike Moglia, Chief
Housing & Buildings Standards Division
PA Department of Community & Economic Development*

12noon – Lunch

1:00 – **Rent Control Update** - Rent control remains a part of the policy conversation in Pennsylvania. This session will provide an up-to-date overview of the rent control debate in the Pennsylvania legislature, including recent proposals, key policy arguments, and the current political landscape in Harrisburg. In addition to gaining insight into the legislation and how stakeholders are responding, the discussion will also introduce our newly engaged public relations team, who will outline a strategic communications approach aimed at reshaping the narrative around housing providers and the broader housing supply challenge. Attendees will hear about key messaging priorities, outreach strategies, and how stakeholders can help communicate the importance of sustainable housing policy solutions. Join us for a timely update on one of the most closely watched housing policy discussions in the state.

*Presenters: Jared Surnamer, PMHA Legislative Chairman
Kerry Lange, Senior Associate, Milliron Goodman
Brittany Crampsie, Principal, Brit Crampsie Communications
Mary Gaiski, EVP, PA Manufactured Housing Association*