

Appendix A: Lists of Priorities, Strategies, and Benchmarks, by Table (Final Plenary Session)

Priorities

After discussing housing today, what do you feel are the top housing priorities locally?

Table 1

- Affordability
- Safe, accessible, and fair housing
- Housing close to jobs, schools, stores and other needs

Table 2

- Affordability & Availability
- Safe, accessible, and fair housing
- Environmental protection
- Increasing and maintaining home values

Table 3

- Affordability
- Safe, accessible, and fair housing– with dignity and choice
- Preserving community character
- Access to reliable transportation
- Prioritizing environmental and agricultural concerns

Table 4

- Affordability
- Housing close to jobs, schools, store and other needs
- Preserving community character

Table 5

- Affordability
- Safe, accessible and fair housing
- Environmental protection
- Farmland and Natural Lands Preservation
- Preserving historic and community character

Table 6

- Affordability
- Safe, accessible, and fair housing
- Housing close to jobs, schools, stores and other needs
- Neighborhood safety

Table 7

- Affordability
- Preserving natural lands and farms
- Increasing the variety of affordable housing options

Table 8

- Housing close to jobs, schools, stores and other needs
- Safe, accessible, and fair housing
- Affordability

Table 9

- Affordability
- Safe, accessible, and fair housing
- Preserving community character, including the preservation of land, the environment, and farmland
- Housing close to jobs, schools, store and other needs

Table 10

- Affordability
- Safe, accessible, and fair housing
- Housing close to jobs, schools, stores and other needs
- Preserving community character
- Environmental protection

Policies & Strategies

After discussing housing today, what top strategies or policies do you support for addressing the housing challenges that Lancaster County faces?

Table 1

- Increase government subsidies
- Developer incentives
- Cooperative housing or rent-to-own models

Table 2

- Encourage infill and redevelopment
- Allow larger mixed-use, multifamily developments (maximum height of 3 stories)

Table 3

- Educate the community on affordable housing
- Increase the number of dwelling units/ acre in Urban Growth Areas
- Streamline & modernize zoning and building permits
- Remove conflicting interests from zoning boards

Table 4

- Allow more mixed-use, multifamily developments
- Encourage municipalities to partner on regional goals (and host a deliberative forum for municipal supervisors)
- Encourage redevelopment and adaptive reuse
- Increase government subsidies, tax incentives or other incentives for private developers of affordable housing
- Increase philanthropic support for affordable housing

Table 5

- Educate the public on affordable housing
- Encourage redevelopment and adaptive reuse
- Upzoning
- Allow more mixed-use, multifamily developments
- Provide a balance between affordable and luxury housing
- Provide funding for affordable housing with tax incentives or fees
- Increase government subsidies for affordable housing

Table 6

- Rebrand “affordable housing” and encourage community buy-in
- Fast track developers who are advancing community needs
- Host deliberative forums for municipal leaders and regional cooperation
- Encourage civic engagement and cooperation in housing process
- Inclusionary zoning

Table 7

- Encourage adaptive reuse
- Encourage infill development
- Promote rent-to-own using tax incentives
- Standardize zoning code and streamline the process
- Combat NIMBY with community engagement
- Promote intergenerational housing strategies

Table 8

- Allow larger, mixed-use multifamily development
- Transit-Oriented Development
- Encourage upzoning, redevelopment and adaptive reuse
- Increase government subsidies (Section 8 vouchers) and tax and developer incentives
- Increase community education on housing
- Inclusionary zoning

Table 9

- Encourage redevelopment and adaptive reuse

- Encourage infill development
- Promote Transit-Oriented Development and expanding public transportation
- Allow mixed-use, multifamily development
- Tax incentives for building up not out
- Create a county-wide resource to connect residents to housing units and builders to affordable housing funding

Table 10

- Encourage redevelopment and adaptive reuse
- Create broad incentives for stakeholders with accountability (including businesses, renters, volunteers, etc.)
- Expand public transportation
- Regulate rent increases
- Require housing developers to work with workforce development organizations

Benchmarks

After discussing housing today, how do you believe Lancaster County should track if we are successful in our housing goals (by 2040)?

Table 1

- Reach a vacancy rate of 10%
- 30 – 40% cooperative housing
- Reduce housing cost-burdened renters from current 41% to 20%
- Reduce housing cost-burdened homeowners from current 25% to 12%

Table 2

- Increase average density to 7.5 units/acre in Urban Growth Areas
- Increase number of affordable units by 500/year (rental units or homeownership)
- Decrease number of families experiencing homelessness or housing cost-burden
- Increased testing and monitoring of water quality and streams
- Begin collecting local data on the impact of multifamily housing (such as on crime rates, property values, etc.)

Table 3

- Annual decrease in the number of housing cost-burdened households
- Greater alignment of household needs and available housing types
- Decrease in rates of evictions and foreclosures

Table 4

- 75% of the 21,000 affordable housing units that Lancaster County needs are built

- 100% of municipalities in the county have some affordable housing
- Increase vacancy rate from current 4% to 7%

Table 5

- Decrease the % of people who are housing-cost burdened
- Ratio of affordable units to market-rate housing should match county demographics
- Increase sidewalks and bike lanes
- Adequately fund preservation organizations (such as farmland preservation)

Table 6

- Reduce % of housing-cost burdened households by half
- Increase number of affordable housing units
- Decrease the number of Fair housing complaints
- Measure and improve crime statistics
- Reduce local car trips/mileage
- Track neighborhood demographics to see if they reflect population

Table 7

- Increase number of 1-2 bedroom rental units
- Reduce # of households that are most severely housing-cost burdened
- Increase vacancy rates

Table 8

- Increase vacancy rate from 4% to 7-9%
- 17.6% annual increase in larger, mixed-use multifamily or adaptive reuse units
- Increase average density to 6.5 dwelling units/acre in Urban Growth Areas

Table 9

- 20% increase in affordable housing options in new to market units
- 50% new housing units from converted structures (or existing footprint)
- Create a database of tax breaks and subsidies for builders
- Create or increase awareness of a housing caseworker or “caseworker for builders”

Table 10

- Conduct annual community-wide housing satisfaction survey
- Establish a baseline inventory of available properties in the county for redevelopment or adaptive reuse within 1-2 years
- Require at least 10% new housing projects to be adaptive reuse or redevelopment annually
- Increase # of dwelling units/acre by at least .5 annually until we are averaging 7.5 dwelling units/acre in our Urban Growth Areas