



Housing Choices, Strong Communities

Hourglass ~ August 7, 2026

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1 | Welcome and Introductions

Opening remarks and introductions.

2 | About C4SH

Celebrating over a decade of collaboration with 160+ members to build shared understanding.

3 | Strategic Shift

Transitioning from education and relationship-building to concrete implementation and action.

4 | Neighbors for Housing Campaign

Developing municipal tools, resident education programs, and increasing public awareness.

Today's Goal: Discuss lessons learned and gather local perspectives to drive future action.



Why We Started by Listening

- **Approach:** We asked questions before proposing solutions to ensure alignment.
- **Engagement:** Facilitated deep-dive discussions with township supervisors, borough officials, planning commissions, and community organizations.
- **Philosophy:** Recognizing that every municipality is unique, while identifying the common themes that unite them.
- **Purpose:** To synthesize these insights, share key findings, and identify actionable paths forward.

What We're Hearing Across Lancaster County



Housing is a Universal Challenge

Affects the entire spectrum of the population, including the local workforce, residents looking to downsize, and young adults entering the market.



Prioritizing Community Character

Residents are focused on finding the right balance between necessary regional growth and maintaining local values and identity.



Municipal Interest vs. Uncertainty

Local governments are open to change but express a need for concrete examples and evidence of success from peer communities.



The Need for Education

Initial conversations are often grounded in fear or common misconceptions, creating a clear mandate for proactive community education.

Why Municipalities Matter

The critical role of local government in housing development

Zoning & Land Use

Determine what can be built, where it can be built, and how land can be used throughout the community.

Permitting Process

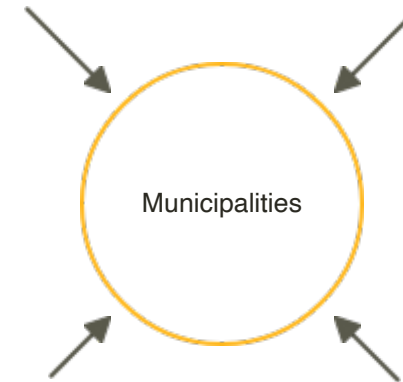
Establish clear, predictable approval processes that balance quality development and community priorities

Infrastructure Requirements

Plan for the roads, utilities, stormwater, and public services needed to support future housing and growth.

Housing Types

Decide which housing options, such as single-family homes, townhomes, duplexes, apartments, and accessory dwelling units.



Local governments influence housing through the policies, regulations, and planning decisions that shape future development.



What Municipalities Can Do

- **Expand Housing Choice:** Facilitate the development of ADUs, duplexes, missing middle housing, and cottage courts to diversify residential options.
- **Modernize Regulations:** Update outdated requirements regarding lot sizes, mandatory parking minimums, and aggressive setback regulations.
- **Make Good Projects Easier:** Prioritize predictability and clear, objective design standards over subjective or lengthy approval processes.
- **Plan for the Future:** Integrate comprehensive planning with infrastructure investment and commit to ongoing, responsive zoning updates.

The Conversations We Continue to Have

Key challenges and debates in urban housing and planning



Preserving Character vs. Modernization

Evaluating whether new housing projects compromise the unique identity of established communities.



Municipal Diversity

Debating if every municipality should be mandated to offer a diverse range of housing types.



Local Government Influence

Assessing the extent to which local policy can influence affordability within a globalized market.



Infrastructure Alignment

Developing strategies to balance essential infrastructure capacity with rapid growth.



Democratic Participation

Defining the appropriate role of existing residents in neighborhood development and planning.

A Shared Vision for Lancaster County

Lancaster County's future depends on whether people can continue to live here.

Communities are strongest when people at every stage of life can find a home that meets their needs.

By creating more housing choices in the places where people already live, work, and gather, we can preserve what makes Lancaster County special while ensuring future generations have the opportunity to stay and thrive.

Message Theme #1

Housing Choices for Every Stage of Life

Key Message: Strong communities offer housing choices that support people throughout different stages of life.

Supporting Messages

- Young adults, whether renting their first apartment or buying their first home, should have opportunities to stay in the communities they call home.
- Families need housing options that fit changing needs and budgets.
- Seniors should be able to downsize or age in place without leaving their community.
- Employers benefit when workers can find housing near jobs.
- Communities are stronger when people can remain connected to family, schools, jobs, health care, and the support networks they rely on.

Message Theme #2

Preserving What We Value

Key Message: Housing solutions and preservation goals work together.

Supporting Messages

- Farmland and open space are important community assets.
- Thoughtful growth directs new housing to places already served by roads, utilities, and other infrastructure, helping preserve farmland and open space.
- Reusing existing buildings and investing in established neighborhoods strengthens existing communities.
- Housing choices and community character are not mutually exclusive.
- Communities can make the most of the land already designated for growth while preserving what residents value most.

Message Theme #3

Strong Communities Need Housing

Key Message: Housing choices are essential to strong communities.

Supporting Messages

- Housing choices help employers attract and retain the workforce they need.
- Local businesses depend on workers being able to live nearby.
- Housing choices support economic vitality, community health, and long-term sustainability.
- Communities benefit when residents of different ages and incomes can live locally.
- Future generations should have opportunities to remain in Lancaster County.

Message Theme #4

Local Decisions Shape Our Future

Key Message: Local decisions influence who can live, work, and thrive in our communities.

Supporting Messages

- Many of the decisions that shape housing choices are made locally.
- Local elected officials and municipal leaders have tools to expand housing choices and address local housing needs.
- Small, incremental changes can create meaningful opportunities.
- Community education and engagement help shape better local decisions.
- Local solutions should reflect local priorities and conditions.



Thank you and please stay in touch!

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