

**JOINT STRATEGIC PLAN STEERING COMMITTEE MEETING
THURSDAY, JULY 19, 2012
7:00-9:00AM
Luther Acres**

ATTENDEES: Emma Hamme, Gwen Newell, Brittany Smith, Scott Hain, Brian Donmoyer, Jeff Tennis, Logan Myers, James Simmermon, Sheri Garman, Susan Tennant, Kelly Withum, Karen Harnly, Eileen Lieberman, Karen Weibel, Curt Evans, Sue Barry, Steve Lee, Bob Lamb, Curt Stasheim, David Steffen, John Peris, Dick Bergy, Wade Hartz, Bob Navitski, Jim Wenger, Darryl Miller, Rodney May, Tony Robalik, Chris Brown, Rick Jackson, Philip Burkholder, Patrick Moulds, April Hershey, Matt Clair, Carol Weaver, Todd Kauffman, Ken Kauffman, Grant Hummer, Mike Vignas

AGENDA

- 1. Introduction by host:** Curt Evans, Executive Director explained that Luther Acres has several centers located in and around Lancaster County. State funding will be decreasing over the next few years, which will continue to affect the changing terms of housing, care, and health care. Lancaster County has the largest concentration of care centers in Pennsylvania. Most of the facilities are faith based.
- 2. Other facilities in region eco Luther Acres:** Philip Burkholder from United Zion attests to similar housing shifts as Luther Acres. Like other care facilities, they are changing their operations to meet the changing needs of customers, such as bringing services to a resident's home as more folks delay moving from their residences. A challenge that care facilities face in the future is the 11% decrease in Medicare reimbursements, while the cost of care and supplies are still increasing
- 3. Census data – specific to housing:** Emma Hamme from Lancaster County Planning presented relevant housing demographic. Below is a summary her PowerPoint on demographics:
 - The largest concentration of ages 85+ are located in Lititz Borough
 - Elizabeth Township has the most concentration of the age group 44-54 (the baby boomers)
 - Warwick Township is comprised mostly of families, ages 35-44 and their children ages 5-19
 - Most households are family based, but non- family based households are increasing (Lititz seeing this the most), which demands more renters units needed.
 - Children are making up less of the households, but boomerangs are moving back
 - House ownership has declined substantially over the past 10 years
 - Lititz has the most diverse housing stock, with Elizabeth Township the least diverse
 - Warwick grew twice as much as Lancaster County in regards to housing stock
 - 1/3 of housing in Lititz was built before 1940

-This region has lower vacancy rates than Lancaster County, Pennsylvania and the nation

-Lititz has the lowest household income rates, Warwick the highest. Overall the region earns higher than Households within Lancaster County

-Not enough affordable housing exists in this region for those how make lower incomes in this area (30% of residents in this region are paying too much for housing)

4. **National trends in housing:** Pennsylvania is average in numbers of housing foreclosures when compared to the nation and overall are gradually decreasing. The demand for rentals is increasing, but cost of building rental units is too expensive for lots of renters to be able to afford it. Median home prices peaked mid decade, but began to decline shortly thereafter. Prices are now starting to show signs of stabilization and are projected to begin rising.

5. **“The local reality”:** Grant Hummer with ELA attested to declining residential permits over the last five years. However, commercial permits have been steady. Some new areas are looking to be developed within Warwick Township, including a new age restricted community, Traditions of America.

6. **Group discussion:** The committee was split into smaller groups to discuss the issues presented. Below is a review of items that were discussed as well as potential solutions

Regional Transportation

-Goes hand in hand with affordable housing

-Extending Red Rose Transit routes

-Developing a shuttle system for the region

-Studying commute to work trends

Increasing infrastructure costs

-Creating a sustainable plan for breaching the gap cost of new rental construction and cost of renovation with decreasing capacity to pay rent

- Seniors renovating first floors, allowing second floor for renters. Other home sharing possibilities

-Sewer and water capacity for new housing- is there enough?

-provide economical community based utilities off the grid to make living here more affordable

-Providing businesses and developers with incentives who want to bring existing facilities up to code

-The need for more walkability and accessibility for seniors

- Update current zoning codes and regulations to make future changes easier for building and loans

- Build fewer amenities for retirement communities, but instead providing transportation so that residents can use existing facilities in the community

- Increasing property taxes are forcing seniors out of their homes

Affordable Housing

- Using existing facilities for adaptive reuse
- The need to provide a continuum of housing, for all ages and incomes
- Providing housing or stipends to low income employees
- Eliminating affordable housing stereotypes (calling it value or workforce or value based as opposed to affordable housing)
- Bring older and younger generations together (both need affordable housing)
- Building in-law quarters (accessory building units)

Resident Issues

- Elizabeth Township lacks high density, or mixed use
- The region is looking to attract a younger population
- Younger generation is looking for maintenance free housing, affordability, close amenities, single/duplex housing
- Blending housing for all ages and all incomes
- Providing non-medical at home care for seniors

Economic Development

- Economic Development being a catalyst for a more diverse housing market
- Economic Development to stimulate home construction and raise available funds for housing

7. Future discussions – planting seeds

- * services and economic development implications
- * future needs of younger population and older population

ADJOURN

NEXT MEETING: Aug 16 (Lititz Borough)- Sustainability Issues