

Housing & Economic Development Committee Meeting Minutes		
Date: 6/16/2016	Time: 7AM	Location: Elizabeth Township Municipal Office
Meeting called by	Dan Zimmerman	
Type of meeting	Quarterly Meeting	
Note taker	Billy Clauser	
Attendees	Sue Barry (Lititz Borough), Billy Clauser (Warwick Township), Dan Zimmerman (Warwick Township), Jane Windlebleck (Warwick Township Planning), Tim Schwear (Beers & Hoffman), Grant Hummer (ELA Group), Rick Jackson (ELA Group), Jim Wenger (Derck & Edson), Randy Weit (Lititz Historical Foundation), Rodney May (Elizabeth Township), Jerry McDonald (Lititz Historical Foundation), and Randy Hess (Hess Home Builders Inc.)	
Welcome		
<u>Items for discussion</u>		
1. Housing market discussion – Randy Hess		
2. Significant historic/endangered sites		
3. Lititz Regional Community Development Corporation (LRCDC)		
4. Venture Lititz update		
5. 6 th Street extension update		
Strategy Development		
<u>Items</u>		
<p>1. Zimmerman reported that there was a discussion on the 55+ housing developments and the Rock Lititz and Listrak employee demographics at the Coordinating Committee meeting in April. There is a need for rental housing in Lancaster County and the Lititz region, which is only going to increase with when the Rock Lititz and Listrak developments are completed. Hess stated that 4-5 years ago the housing business was not doing well. Currently, housing developments have been doing very well. They are not building enough housing for the population though. The data for the population and where millennials are living in not adding up, so many people are assuming that a lot of millennials are living with their parents, mostly due to student loan debt. Also, the data shows that a lot of millennials are not buying a house, and would rather rent so that they are not tied to a mortgage and can move easier if they want to change their job. Many people believe that millennials do not want a yard due to the maintenance, but the data show that they do want a yard (approximately 1/3 of an acre on average), but many are having children and buying a house later than the baby boomers did, due to student loan debt. Jackson stated that many of the millennials are not earning enough to pay for student loan debt and a mortgage. Also, the rental prices have continued to rise, while the wages have not been raised proportionally. There are a large amount of baby boomers in this region that are renting, and many of</p>		

<p>them also live in Florida. Hess reported that he has recently completed rental projects in Lebanon and Willow Street, which were both initially intended to be owner-occupied projects. There are many constraints for developers including: zoning, stormwater regulations, land acquisition, infrastructure (water/sewer), etc. Jackson stated that an idea has been discussed at LHOP includes preserving agricultural land, while funding water and sewer infrastructure in the urban growth boundary (UGB), but it may be too late to develop that program now. Hess stated that a municipality and its regulations will not have a large affect on the affordability of housing. Zimmerman stated that the Dan Cicala tract (behind Weis) and the Orchard Road tract were both approved for 55+ housing developments, but were never developed. Due to the oversaturation of 55+ housing in the region, both of these tracts may be good locations for partial or full rental projects.</p>
<p>2. Zimmerman stated that a historic inventory was completed for the region, but we should also look at prioritizing the historic sites and other significant sites that could be endangered. This committee should consider if we would like to hire a historic consultant, for next year’s plan update, to create a list properties that are significant and should be preserved, if possible.</p>
<p>3. Wenger reported that the Lititz Regional Community Development Corporation (LRCDC) is working on collecting data from some of the large businesses in the region. The LRCDC is also setting up meetings with the Heart of Lancaster Hospital, Newport Square, and Dan Cicala.</p>
<p>4. Barry reported that the 3rd Annual of Lititz event went very well and had a great turn out. Venture Lititz is working on determining how much profit they made from the event. Barry will ask Kelly Withum to send a summary to the committee.</p>
<p>5. Zimmerman reported that 6th Street extension committee is working with GMS Funding Solutions, who will assist with two grant applications for the project. One grant application will be to PennDOT and the other will be to the Commonwealth Financing Authority (CFA). The group anticipates submitting the PennDOT grant application in November/December 2016 and then submitting the CFA grant application in the Summer of 2017. The engineers are continuing to work on the designs for the project.</p>
<p>Performance Summary</p>
<p><u>Items to be completed prior to next meeting</u></p>
<p>None</p>
<p>Additional Business</p>
<p><u>Items</u></p>
<p>1. Zimmerman reported that the Coordinating Committee meeting in July will discuss the format for the joint strategic comprehensive plan update in 2017.</p>
<p>Reporting and Meeting Considerations</p>
<p><u>Items</u></p>
<p>Next meeting will be on September 15, 2016 at the Elizabeth Township Municipal Office.</p>