

Housing Choice

Housing Types



Single-Family Detached

Single unit, not attached to any other unit.



Duplex / Side-by-Side (Single-Family Semi-Detached)

Single unit, attached on one side to another unit.



Duplex / Over-Under (Single-Family Semi-Detached)

Single unit above another unit (technically a two-unit).



Mobile / Manufactured Home

Homes built in a factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD).



Accessory Dwelling Unit (ADU) Stand-Alone Unit

A secondary unit on a lot with a primary residential dwelling (could be any structural type). ADUs could also be attached to the primary unit, interior upper level, interior lower level, garage conversion, or above a garage.



Townhouse (Single-Family Attached)

Single unit, attached on two sides to two other units (or one unit, in the case of end units).



Multi-Family

Includes both rental multi-family and owner-occupied units in a multi-family structure (condos).



Multi-Use

A new development containing both residential and commercial or other uses.



Building Conversion / Redevelopment

Existing building(s) converted to multi-use, including residential and commercial or other use.



Senior Living

Retirement community or CCRC (Continuing Care Retirement Community) – a place where residence and care are offered for the elderly, not just an over-55 community.



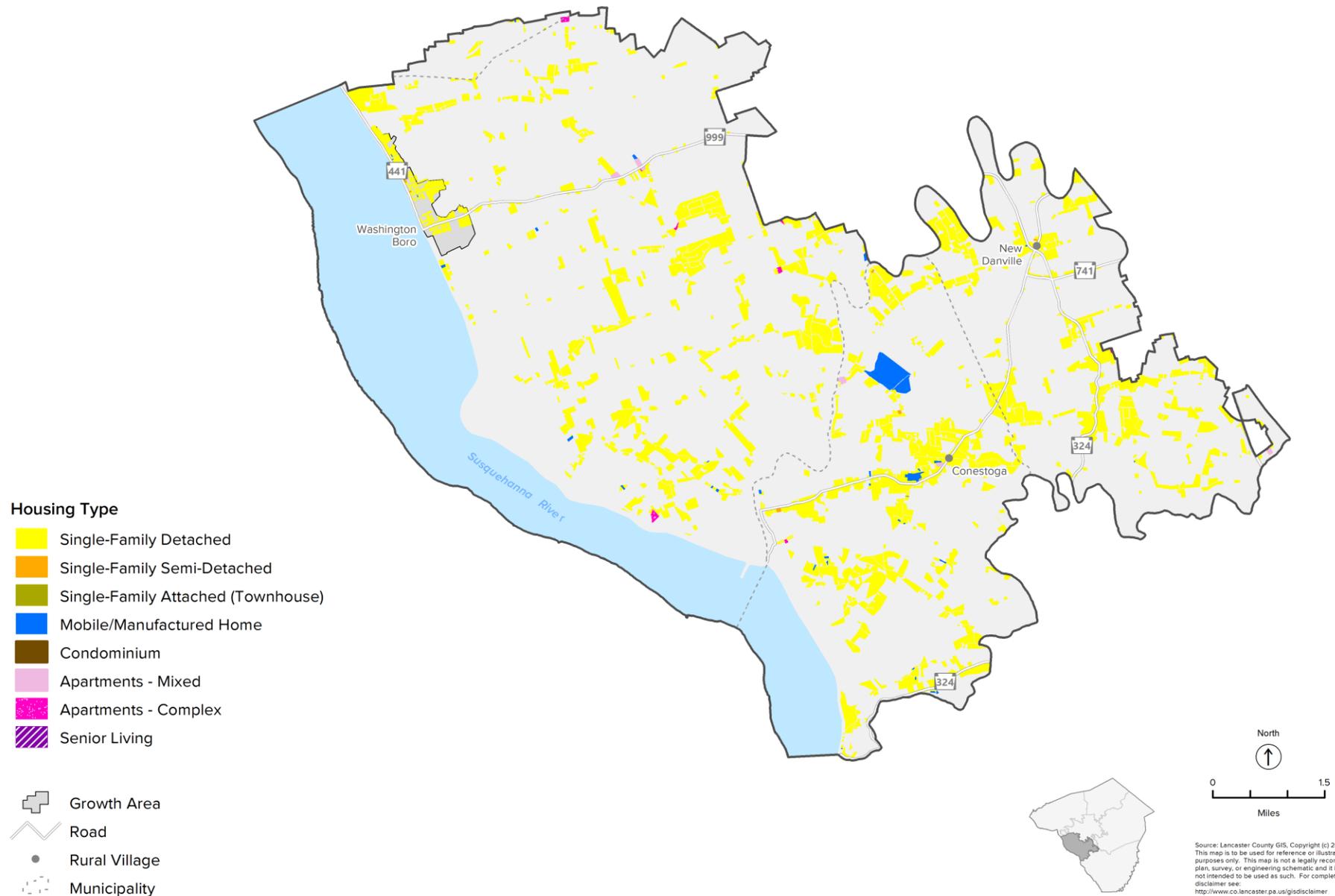
Age Restricted

Over-55/active adult/age-restricted developments that are not CCRCs and do not offer any type of assisted living or nursing care.

Map 1: Existing Housing Types

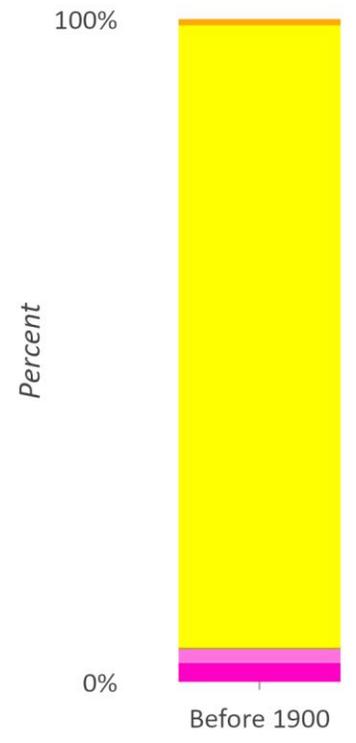
West Planning Area

October 2021

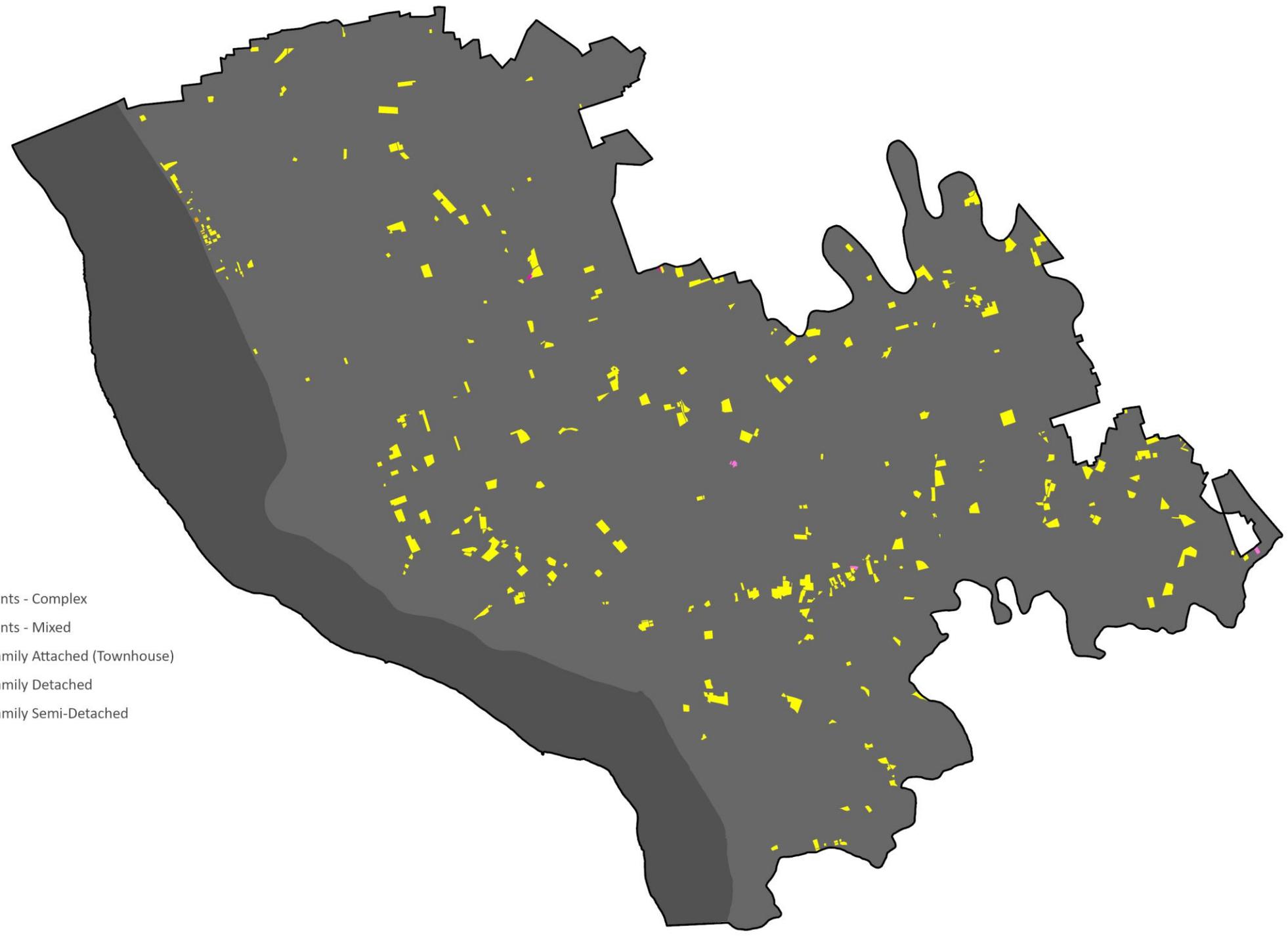


Before 1900

- 1900-1920
- 1920-1940
- 1940-1960
- 1960-1980
- 1980-2000
- 2000 and after
- Current



- Apartments - Complex
- Apartments - Mixed
- Single-Family Attached (Townhouse)
- Single-Family Detached
- Single-Family Semi-Detached

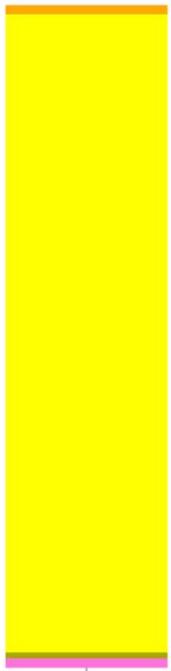


Before 1900
1900-1920
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2000 and after
Current

100%

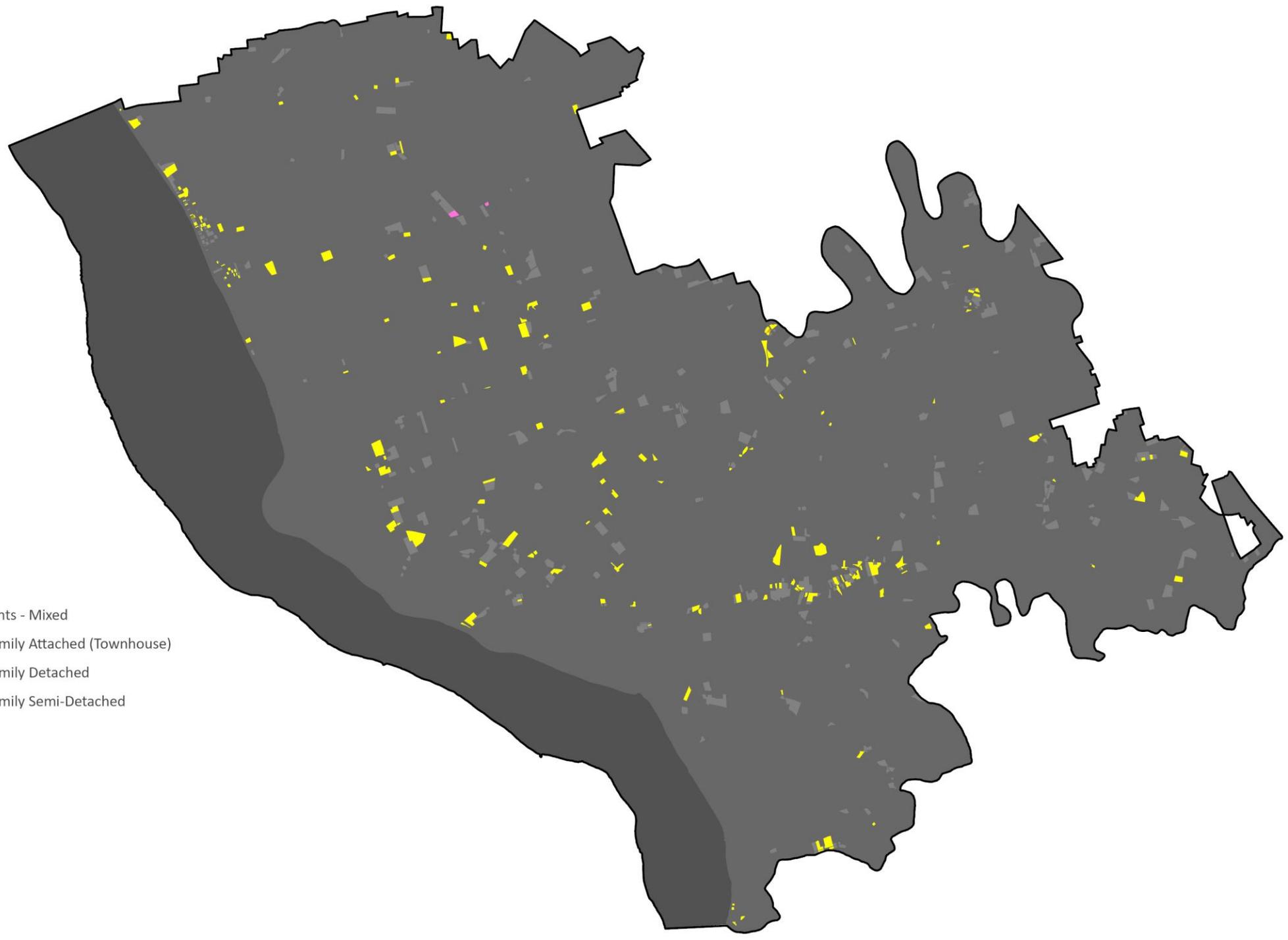
Percent

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1900-1920

- Apartment - Mixed
- Single-Family Attached (Townhouse)
- Single-Family Detached
- Single-Family Semi-Detached

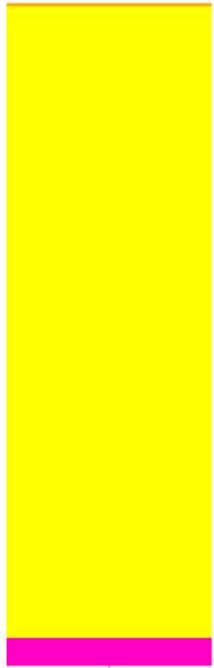


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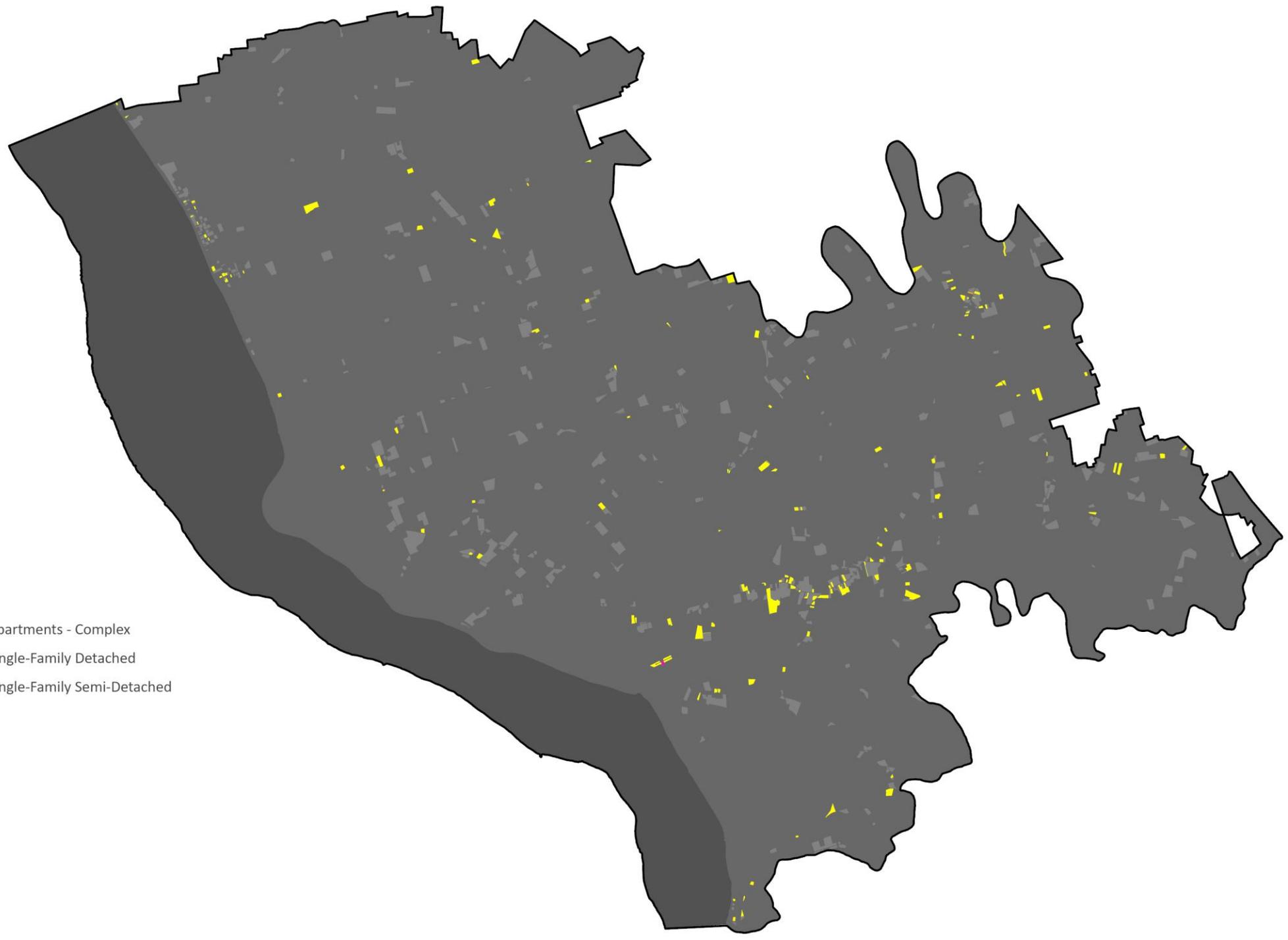
Percent

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1920-1940

- Apartments - Complex
- Single-Family Detached
- Single-Family Semi-Detached

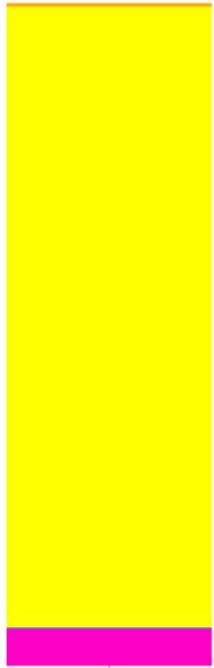


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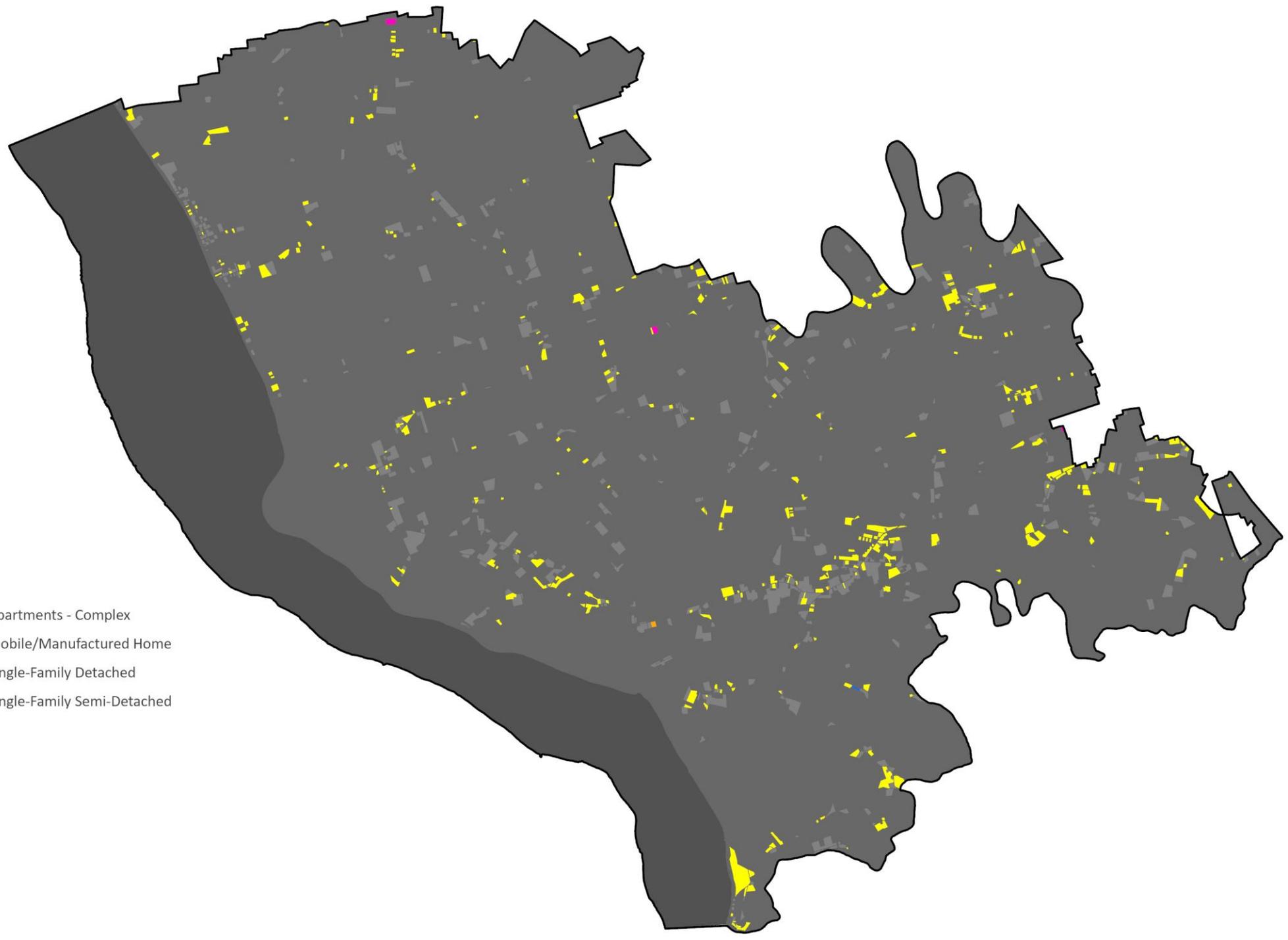
Percent

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1940-1960

- Apartments - Complex
- Mobile/Manufactured Home
- Single-Family Detached
- Single-Family Semi-Detached

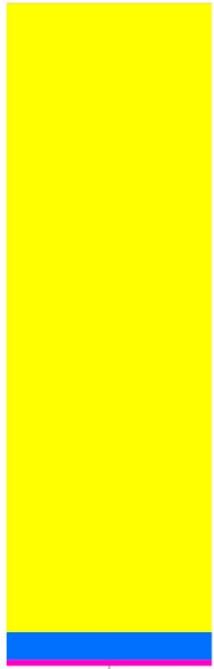


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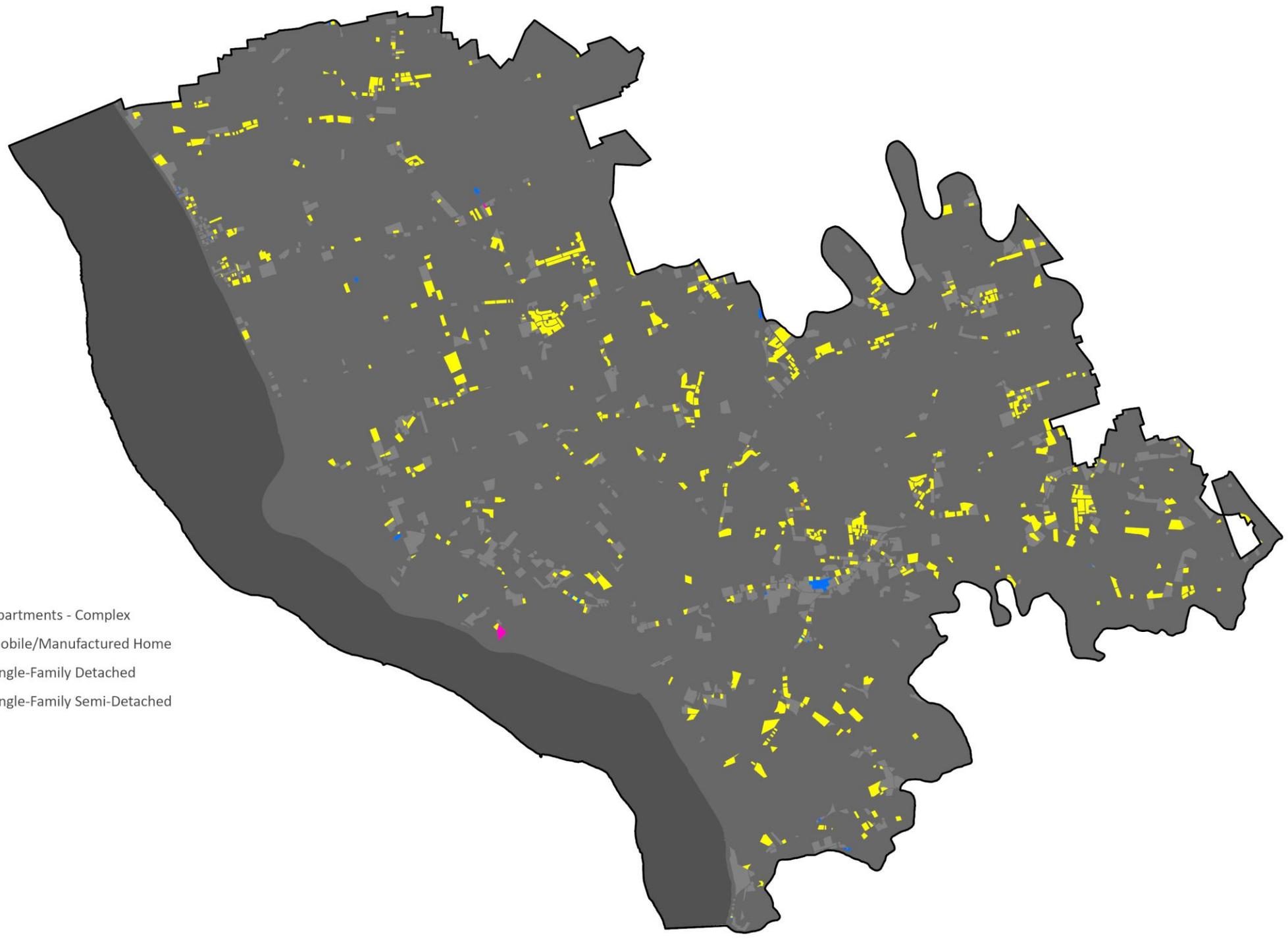
Percent

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1960-1980

- Apartments - Complex
- Mobile/Manufactured Home
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- Single-Family Semi-Detached

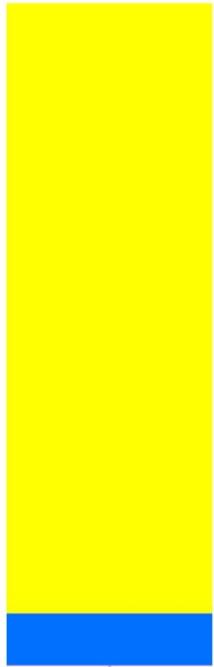


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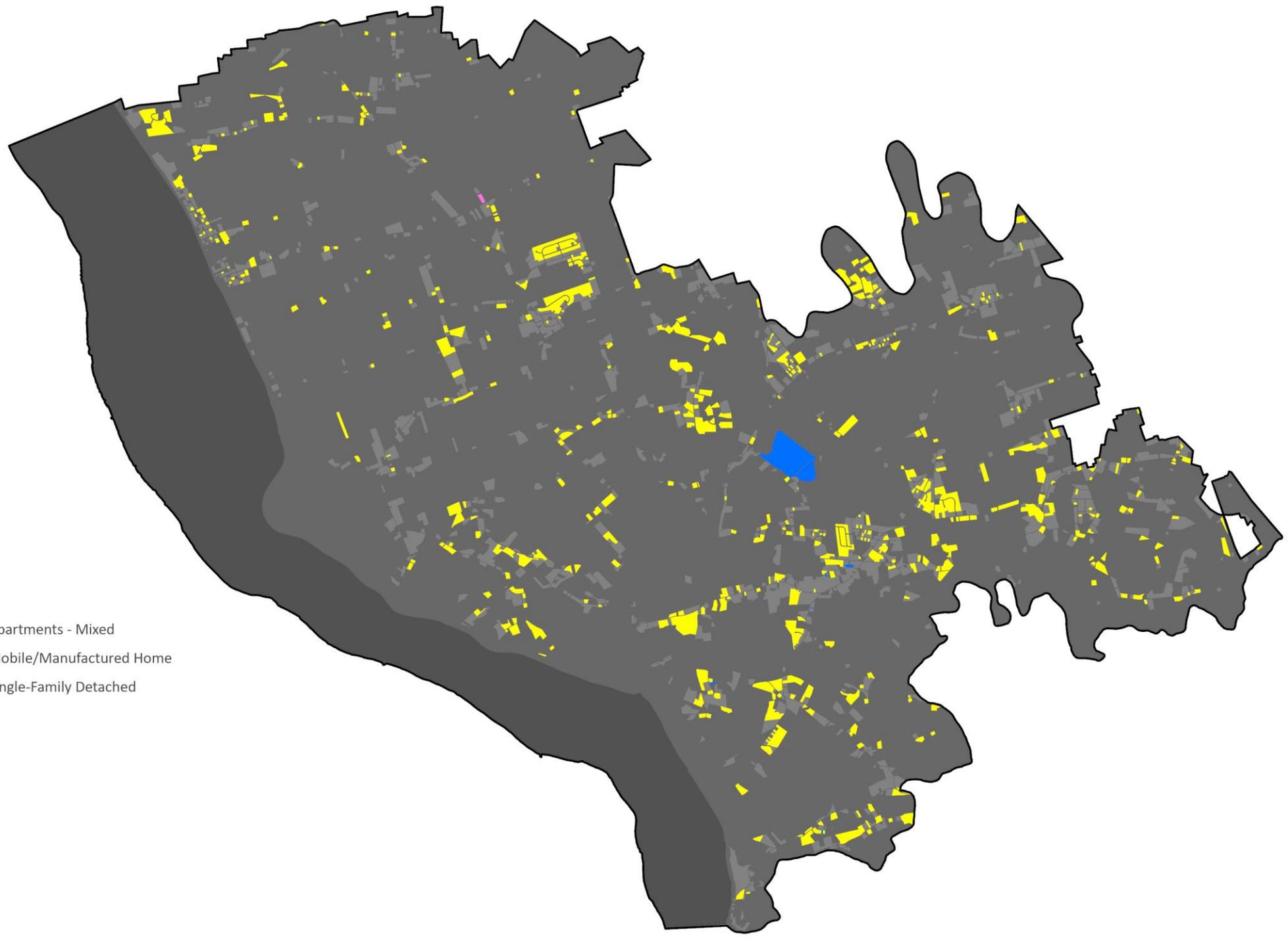
Percent

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1980-2000

- Apartment - Mixed
- Mobile/Manufactured Home
- Single-Family Detached

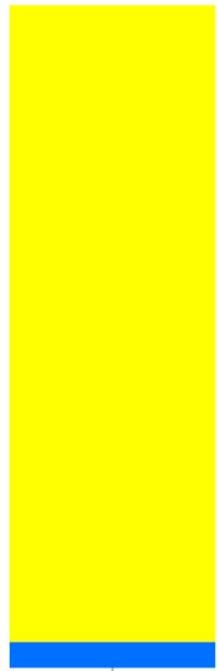


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2000 and after
Current

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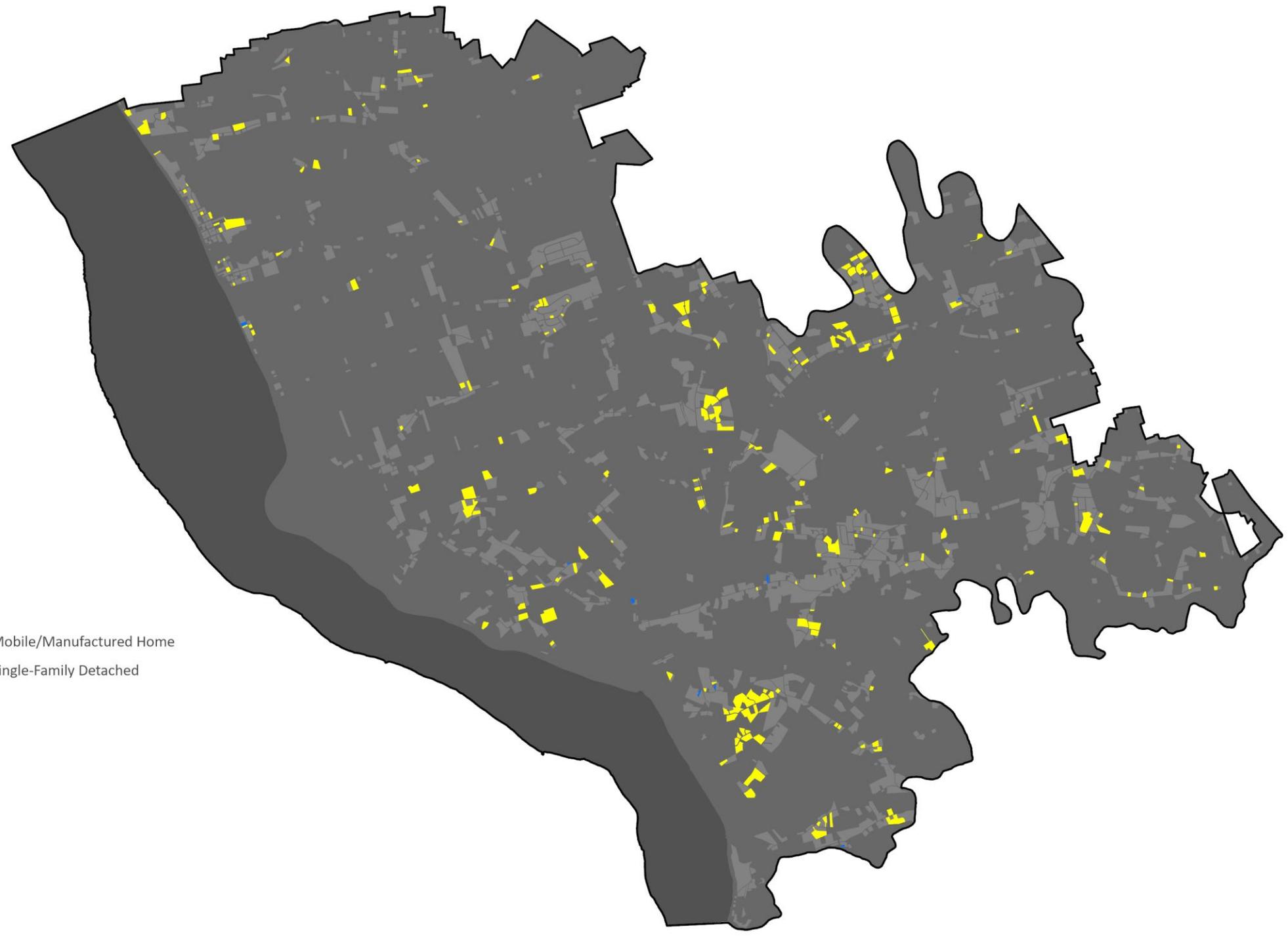
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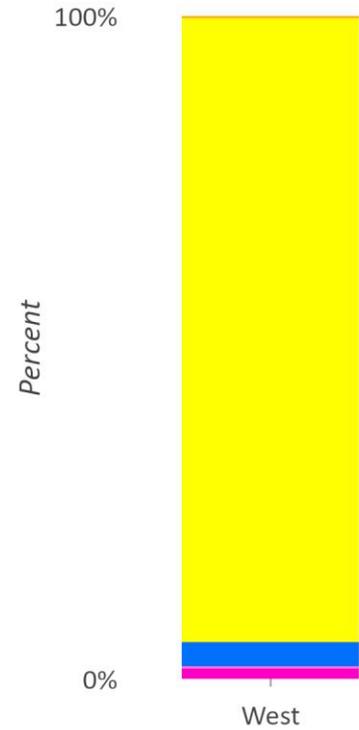
2000 and after

■ Mobile/Manufactured Home
■ Single-Family Detached

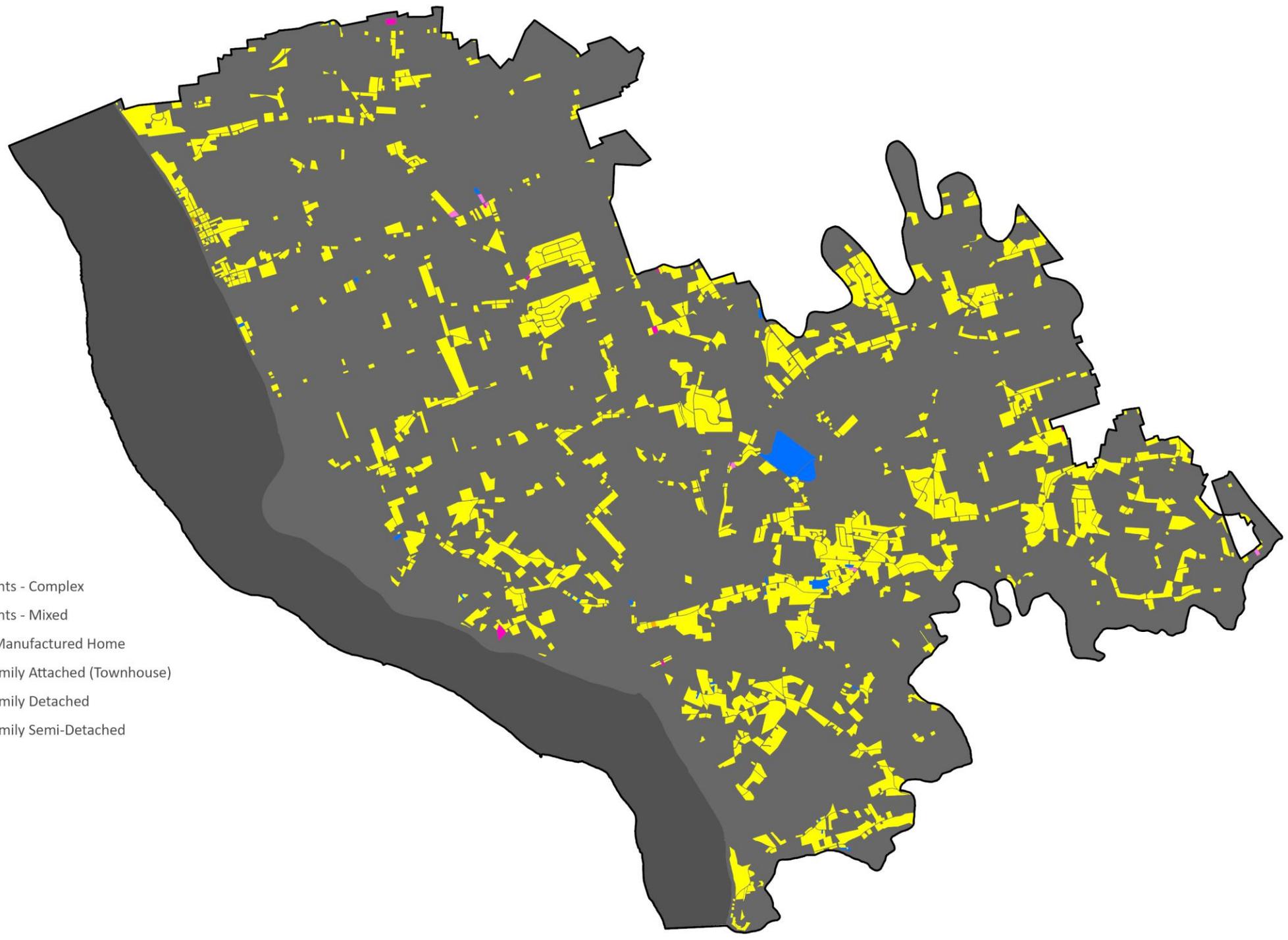


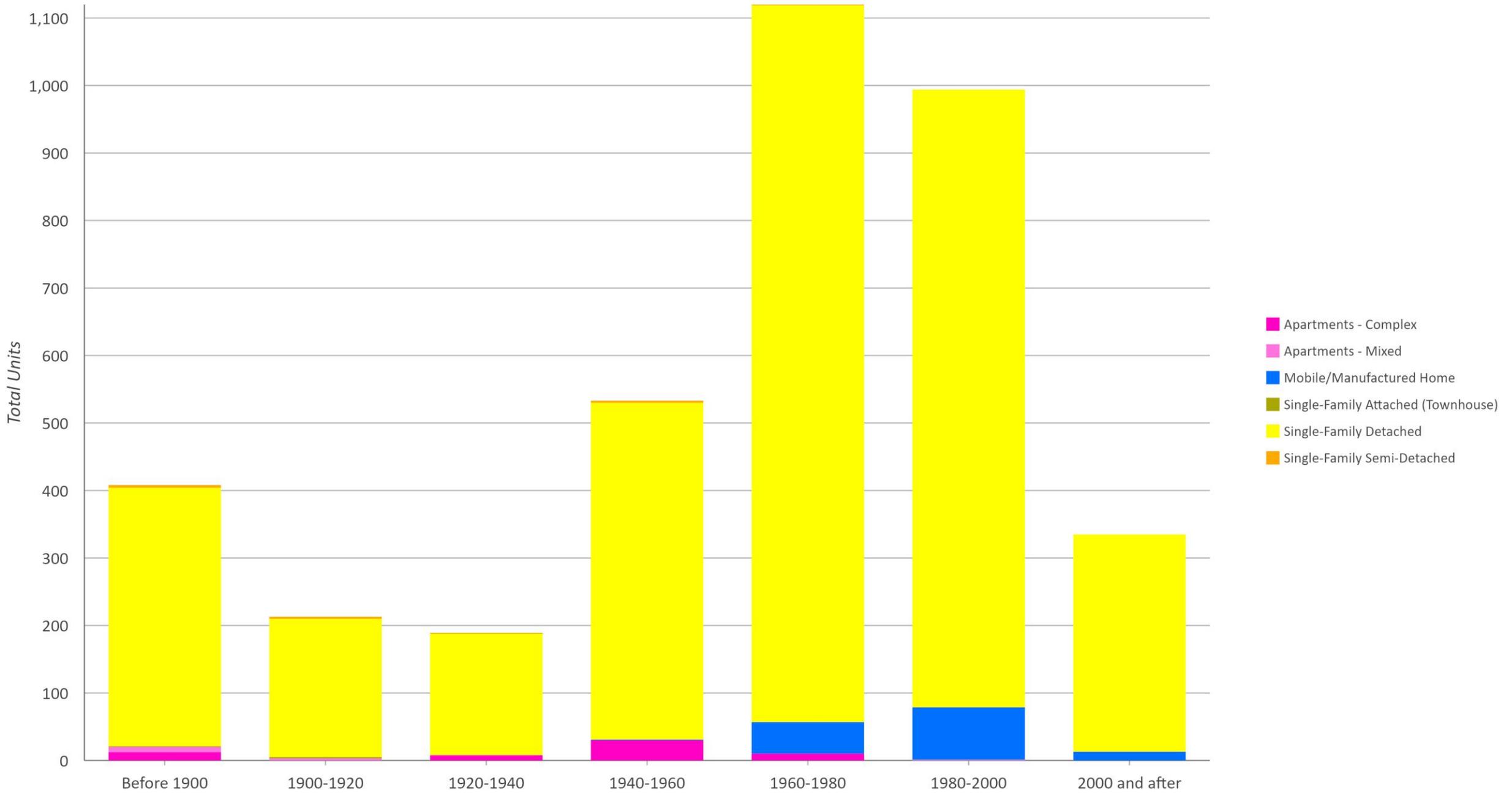
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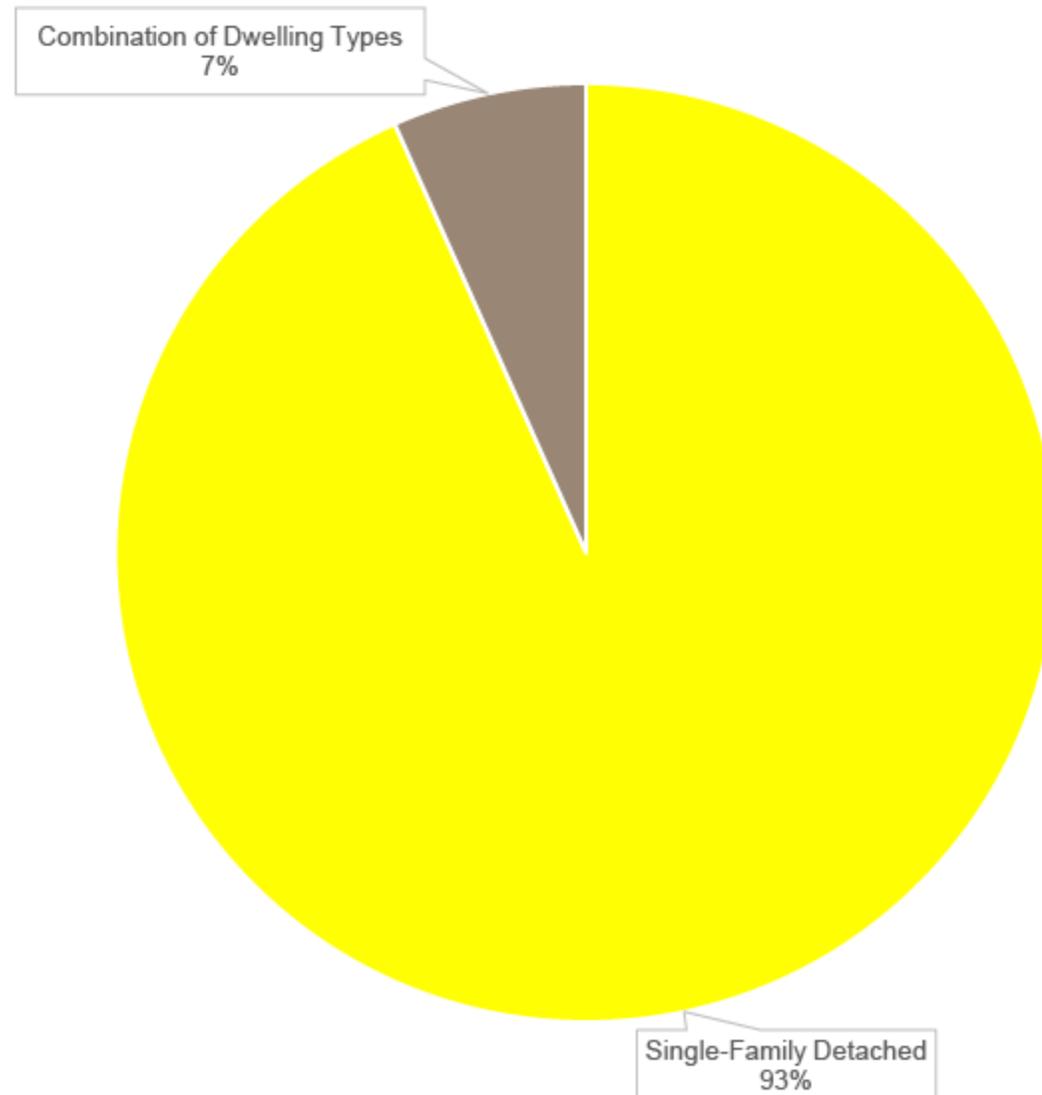


- Apartment - Complex
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- Mobile/Manufactured Home
- Single-Family Attached (Townhouse)
- Single-Family Detached
- Single-Family Semi-Detached





Dwelling Unit Types Proposed in the West Planning Area, 2011-2021



Source: Lancaster County Planning Department
Plan Tracking

Map 2: Housing Sale Prices

West Planning Area

October 2021

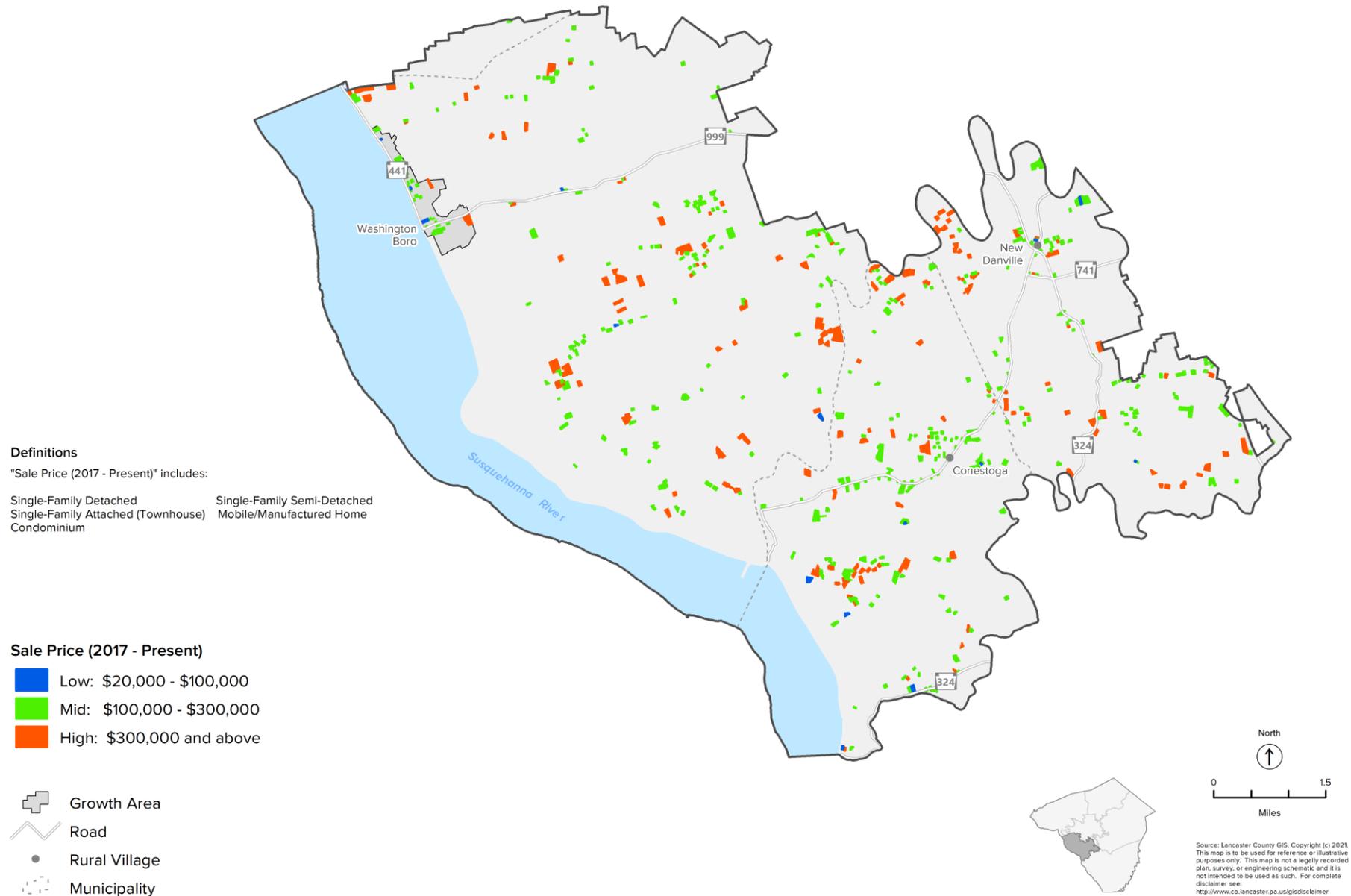


Table 1: Consumer Income and Expenditures

Geography	Median Owner-Occupied Housing Value	Median Household Income	Median Effective Buying Income*	Annual Expenditures**			Average Household Size	Median Age	Housing Expenditures (%)	
				Housing	Transportation	Healthcare			Median Household Income	Median Effective Buying Income*
US	\$245,219	\$66,010	\$55,303	\$23,972	\$11,415	\$6,009	2.57	39	36%	43%
Pennsylvania	\$196,499	\$64,654	\$54,277	\$24,882	\$10,056	\$6,160	2.43	41	38%	46%
Lancaster County	\$231,631	\$69,608	\$58,534	\$24,682	\$10,165	\$6,185	2.6	39	35%	42%
East Planning Area	\$276,848	\$70,738	\$59,447	\$25,477	\$10,640	\$6,561	2.91	35	36%	43%
Metro Planning Area	\$213,313	\$64,408	\$54,349	\$24,341	\$9,504	\$5,760	2.47	39	38%	45%
Northeast Planning Area	\$227,750	\$73,766	\$61,558	\$25,222	\$10,856	\$6,601	2.63	39	34%	41%
Northwest Planning Area	\$221,914	\$73,418	\$61,653	\$24,307	\$10,184	\$6,247	2.5	41	33%	39%
South Planning Area	\$256,360	\$72,170	\$61,251	\$24,591	\$11,068	\$6,566	2.98	34	34%	40%
West Planning Area	\$244,009	\$77,043	\$63,621	\$25,128	\$11,253	\$6,932	2.59	43	33%	39%

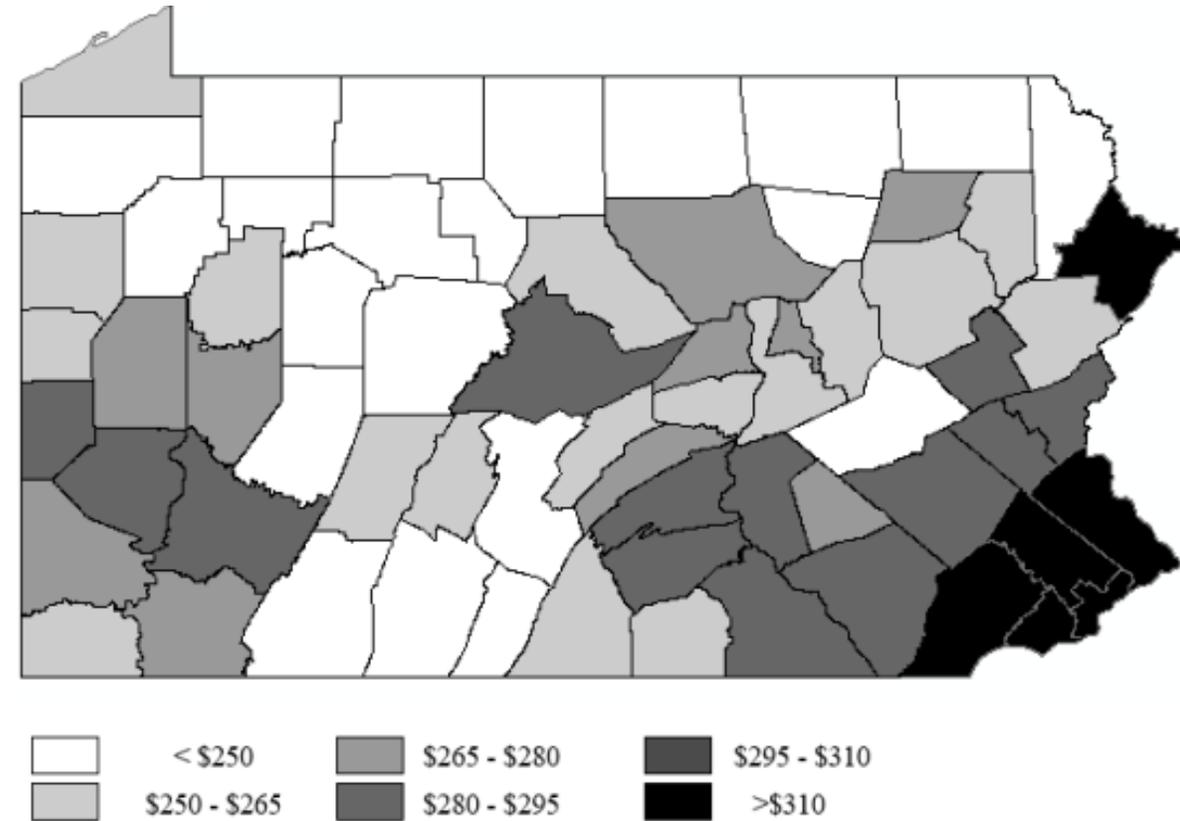
* Amount of money a taxpayer has on income from wages, interest, and other income minus what is taken out for taxes and other deductions

** Annual Expenditures are calculated by Consumer Units, which include families, single persons living alone or sharing a household with others but who are financially independent, or two or more persons living together who share major expenses (U.S. Bureau of Labor Statistics)

Source: Claritas 2020, EnvironicsAnalytics

Childcare Costs

- Average childcare costs in Lancaster County in 2020 ranged from \$295-\$310 per week – that’s \$15,340-\$16,120 annually!
- Childcare is considered affordable if it costs no more than 7% of a family’s income



Source: Institute of State and Regional Affairs, Penn State Harrisburg

What does a full-time worker need to make to afford a modest 2-bedroom home in the region at fair market rent?

Zip Code	West Planning Area Municipalities	Hourly Wage
17516	Conestoga, Manor, Pequea Townships	\$18.08
17551	Conestoga and Manor Townships	\$23.85
17565	Conestoga Township	\$22.31
17582	Manor Township	\$19.23
17584	Pequea Township	\$22.69

Source: National Low Income Housing Coalition

What do workers in Lancaster County earn?

Occupation	Median Hourly Wage (2020)
Fast Food Workers	\$10.06
Childcare Workers	\$11.58
Retail Salespersons	\$11.68
Janitors and Cleaners	\$11.83
Home Health and Personal Care Aides	\$12.12
Farmworkers	\$13.23
Hairdressers	\$14.91
Medical Assistants	\$15.20
Construction Laborers	\$19.23
Firefighters	\$29.06
Teachers (preschool, kindergarten, elementary, middle, and secondary school)	\$13.73-\$33.69

Source: PA Department of Labor and Industry

All of These Are Myths!

Multi-family units and affordable housing:

- Have more cars and create more traffic
- Have more school-age children and lead to overcrowding in schools
- Lead to an increase in crime
- Depress the value of neighboring real estate

The residents in these units:

- Do not work
- Do not pay taxes

The Facts

Multi-family units and affordable housing:

- Tend to have fewer cars and generate fewer vehicle trips
- Tend to have fewer occupants and school-age kids
- Become catalysts for additional neighborhood investments
- Do not have a higher impact on crime than market rate developments of comparable densities

- The residents in these units are typically employed and many are essential workers
- Owners pay the same property taxes as other housing types

Can you tell the difference between subsidized, affordable, and market rate housing?

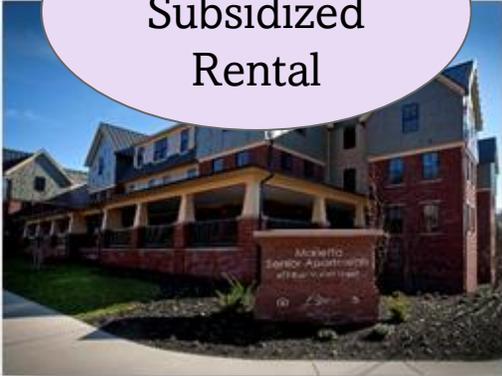


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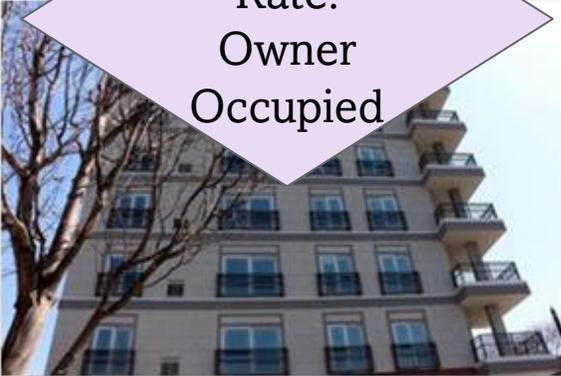
Source: Emma Hamme, City of Lancaster Bureau of Planning



Affordable:
Subsidized
Rental



Affordable:
Subsidized
Rental



Market
Rate:
Owner
Occupied



Market
Rate:
Rental



Market
Rate:
Rental

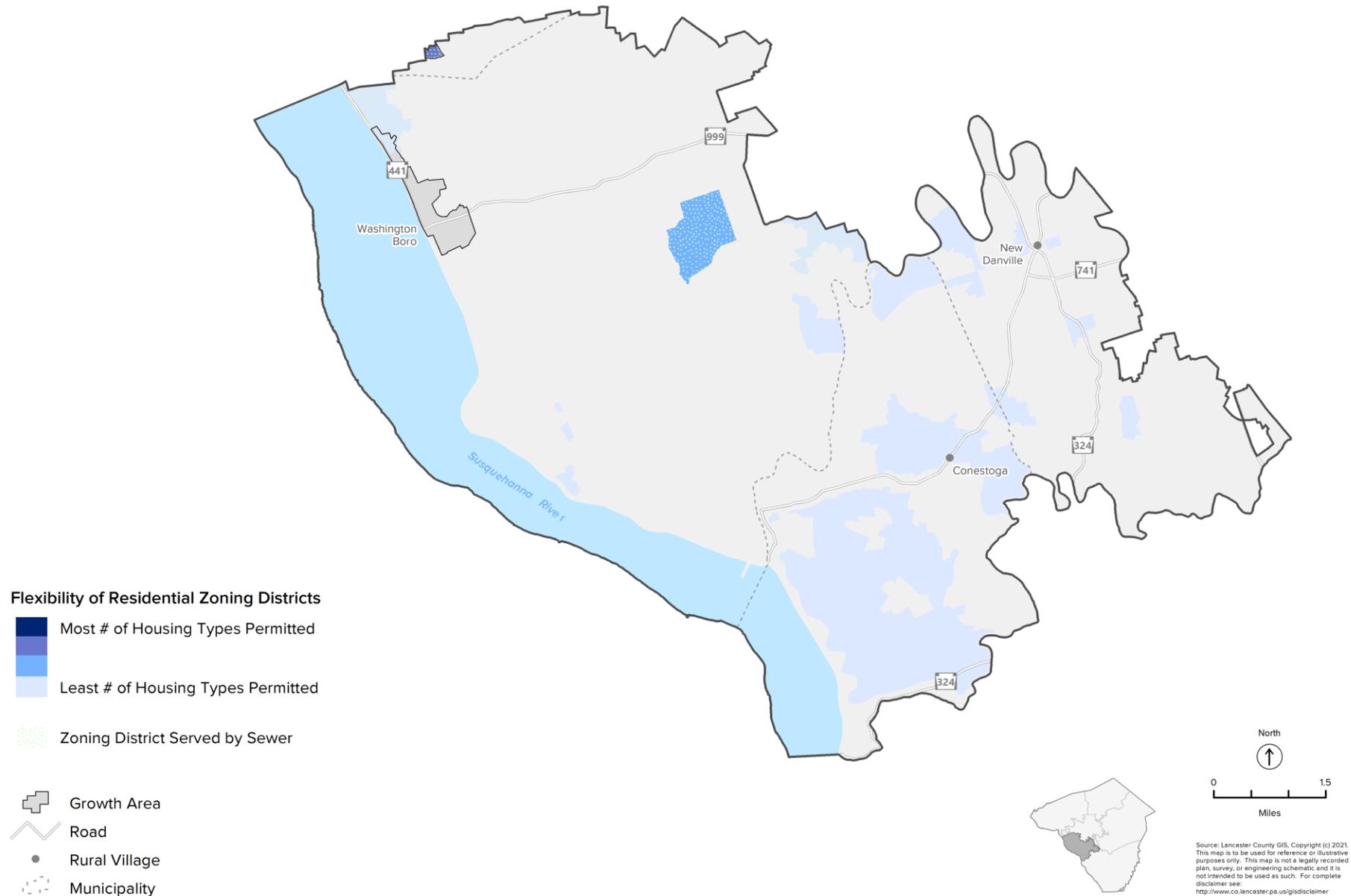


Affordable:
Owner
Occupied

Map 3A: Flexibility in Residential Zoning

West Planning Area

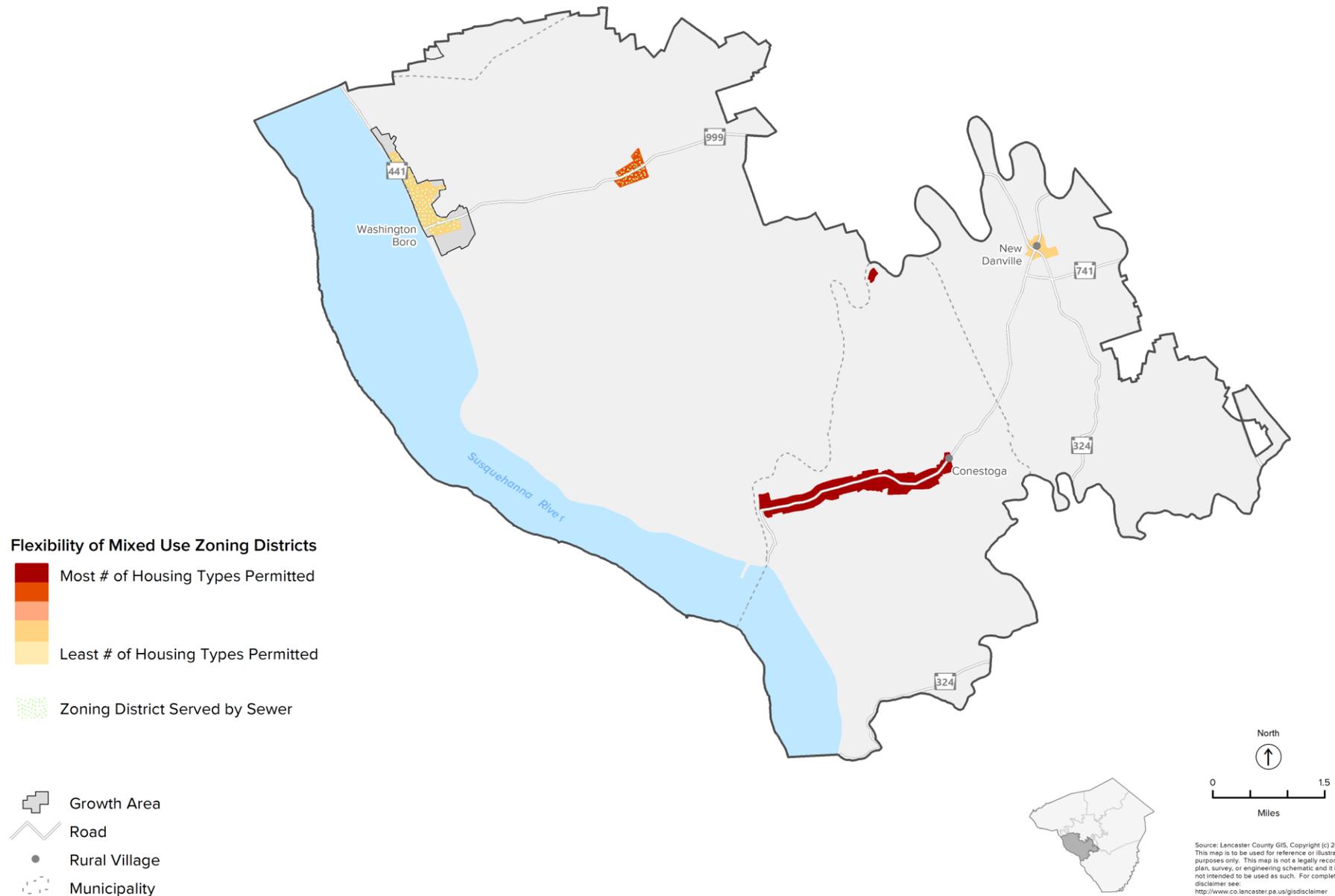
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Map 3B: Flexibility in Mixed Use Zoning

West Planning Area

October 2021



Make your ordinances more flexible

- Minimize discretionary review – permit residential land uses by right!
- Amend regulations that discourage housing choice: off-street parking minimums, maximum building heights, minimum lot sizes, setback requirements, and impact fees
- Make it easier to do infill and redevelopment

Questions for Discussion

- What do you notice? What stands out?
- How might you use this analysis to inform local and regional decision making?
- What can you do to follow up with this analysis?
- Has there been any regional interest in increasing the variety of housing options?
- Do you see any infill and reinvestment opportunities to locate new housing?