I 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.

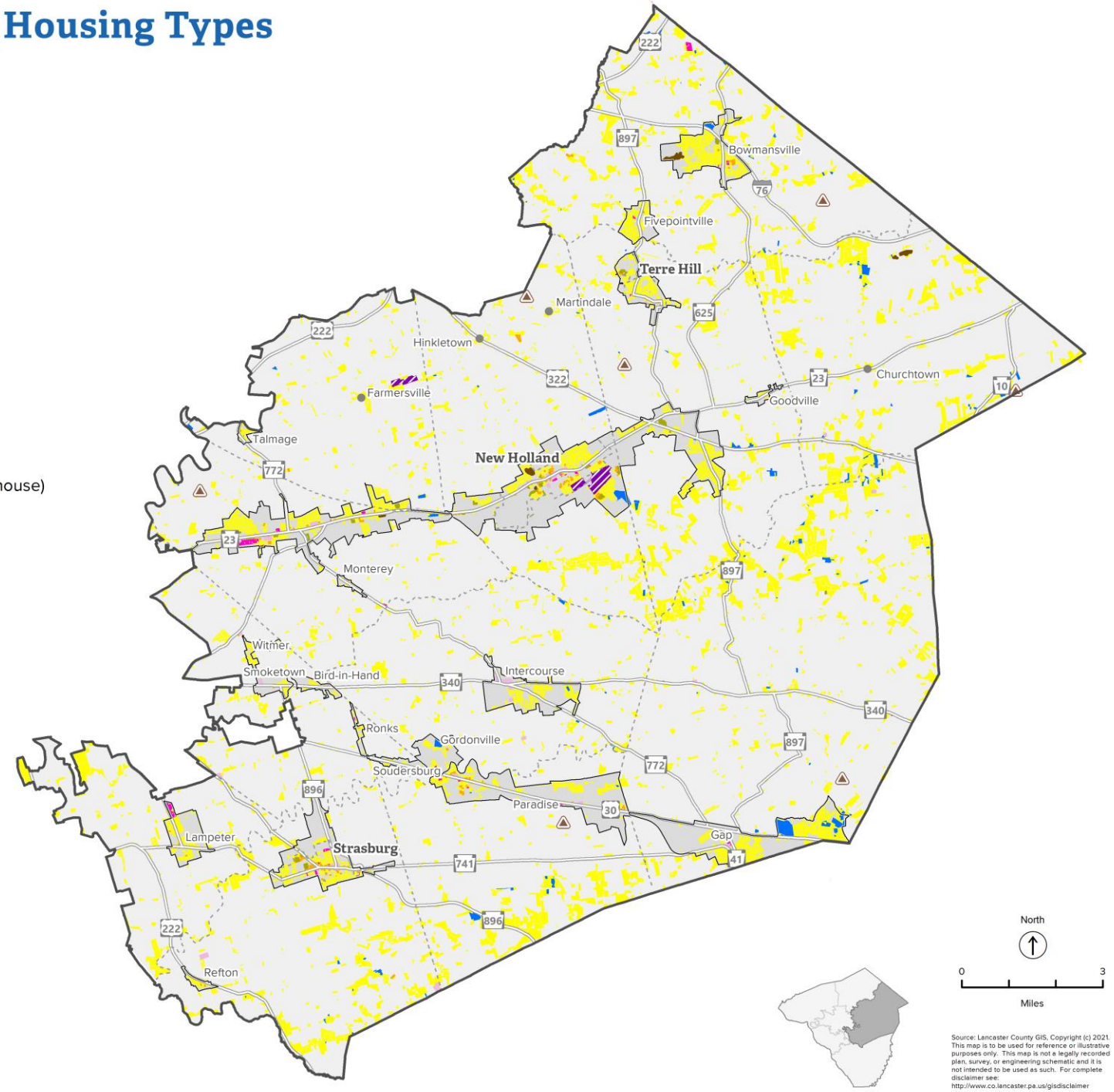
Age Restricted

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

East Planning Area

October 2021



Housing Type

- Single-Family Detached
- Single-Family Semi-Detached
- Single-Family Attached (Townhouse)
- Mobile/Manufactured Home
- Condominium
- Apartments - Mixed
- Apartments - Complex
- Senior Living

- Growth Area
- Road
- Rural Village
- Quarry
- Municipality

North

0 3

Miles

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Before 1900

1900-1920

1920-1940

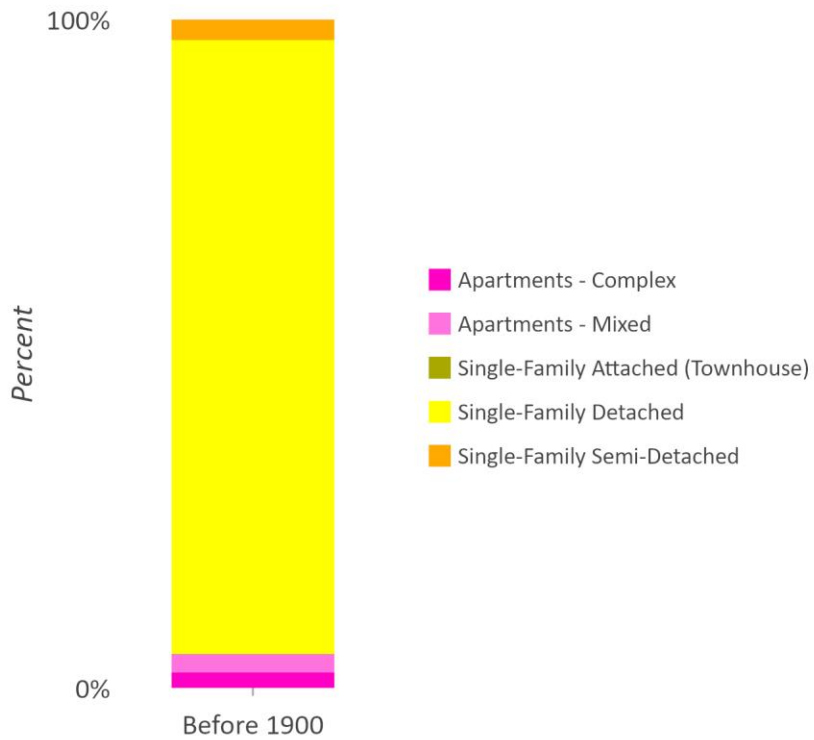
1940-1960

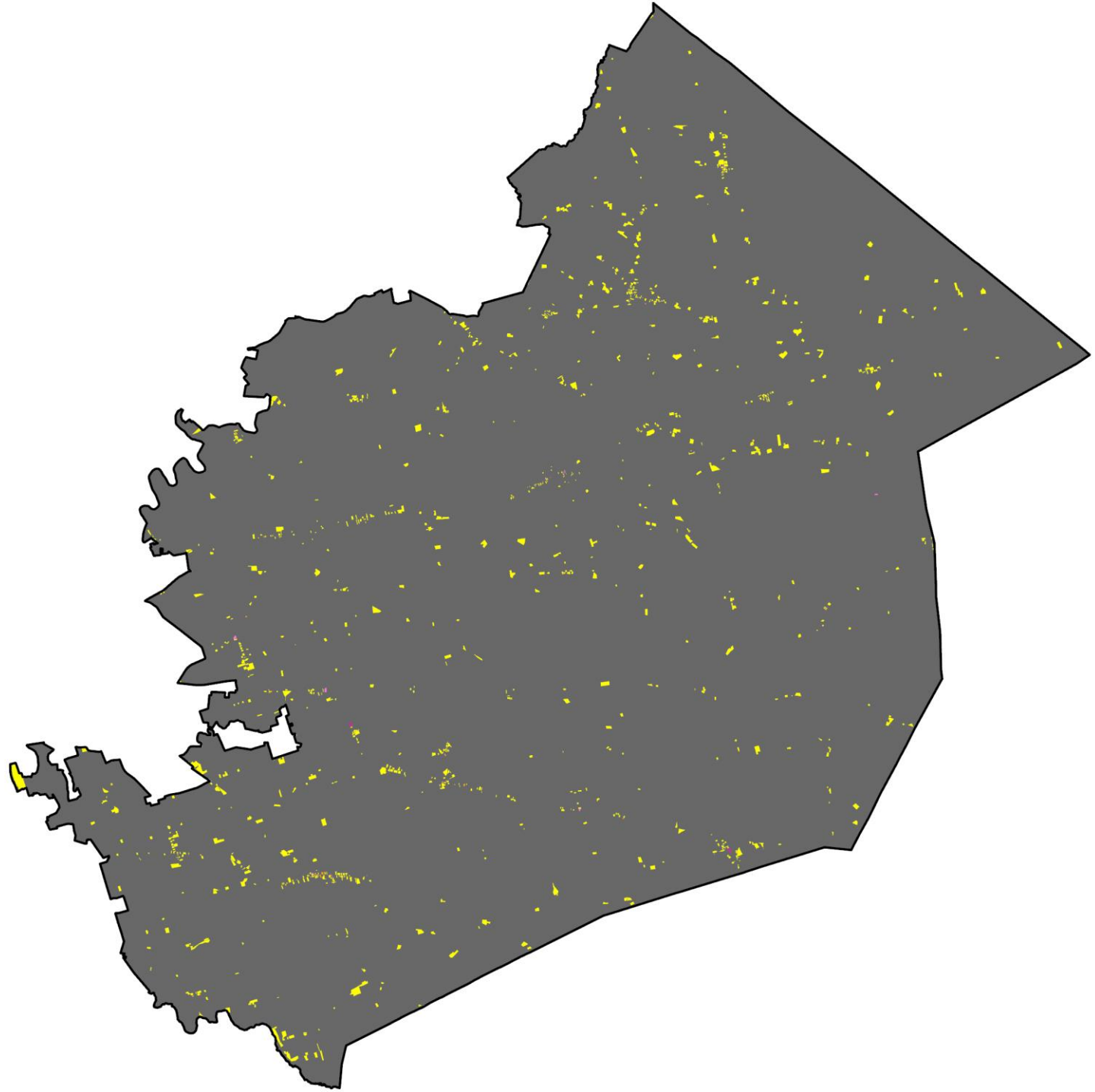
1960-1980

1980-2000

2000 and after

Current





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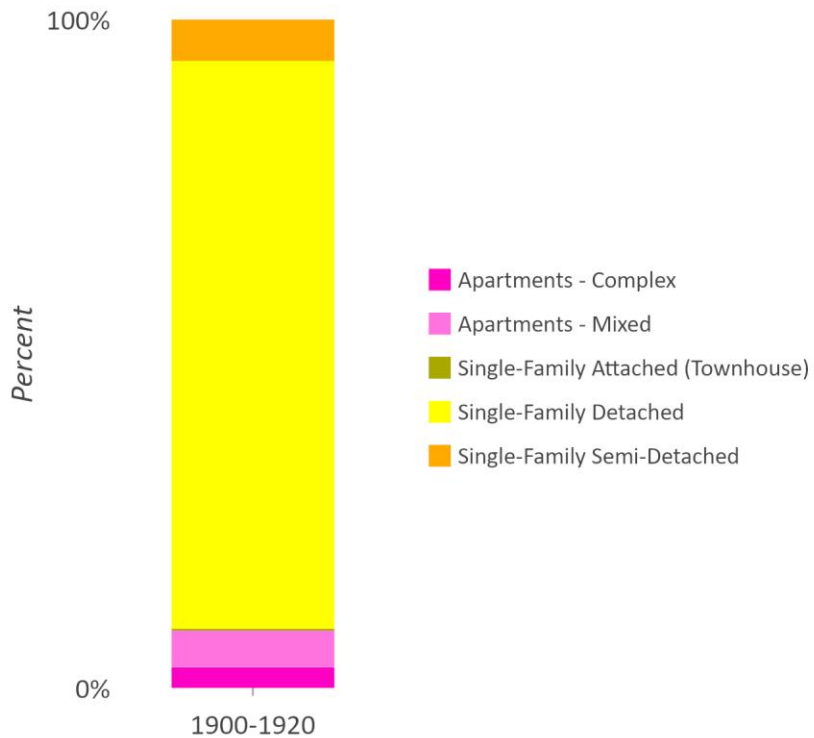
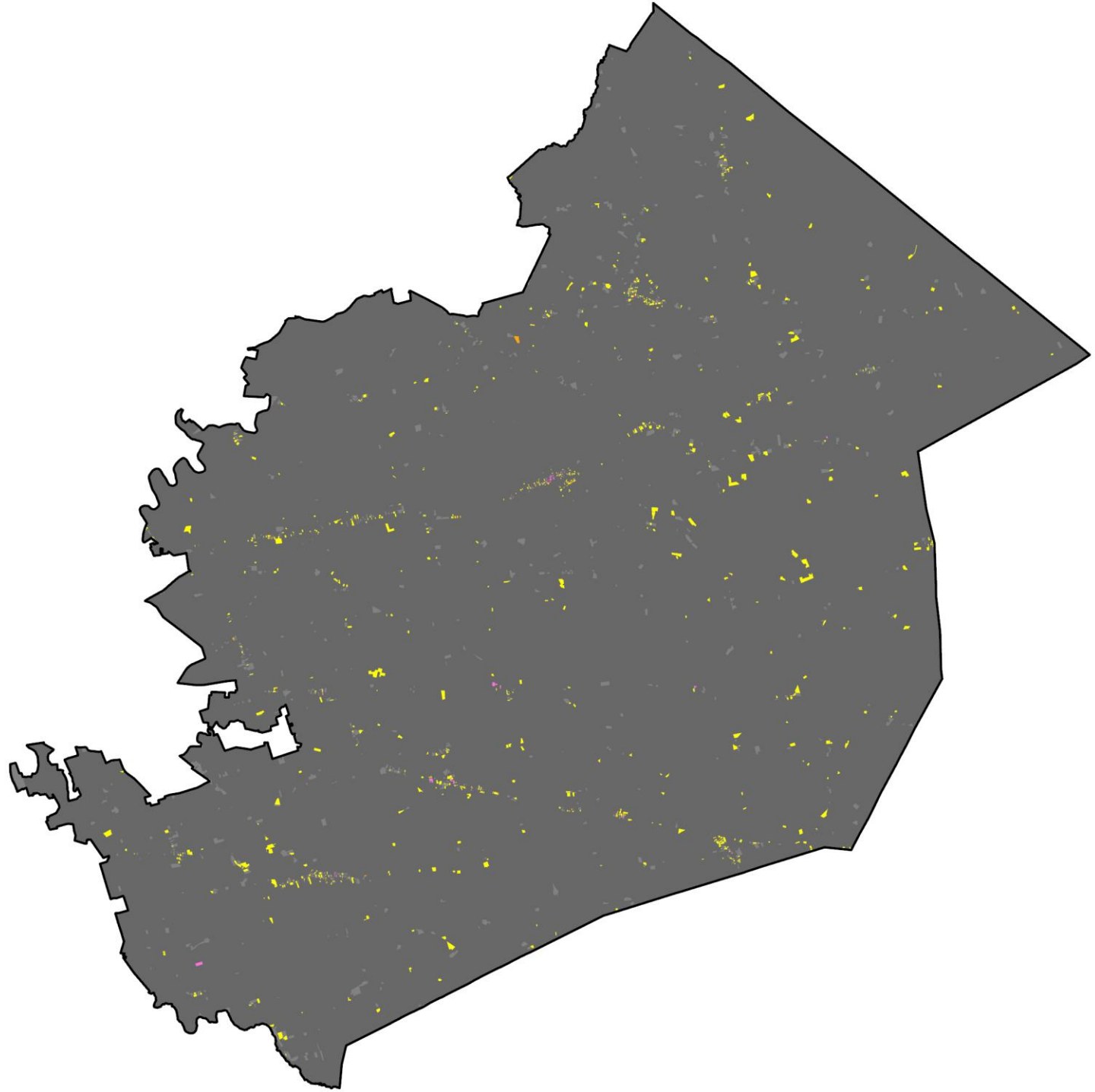
2000 and after

Current





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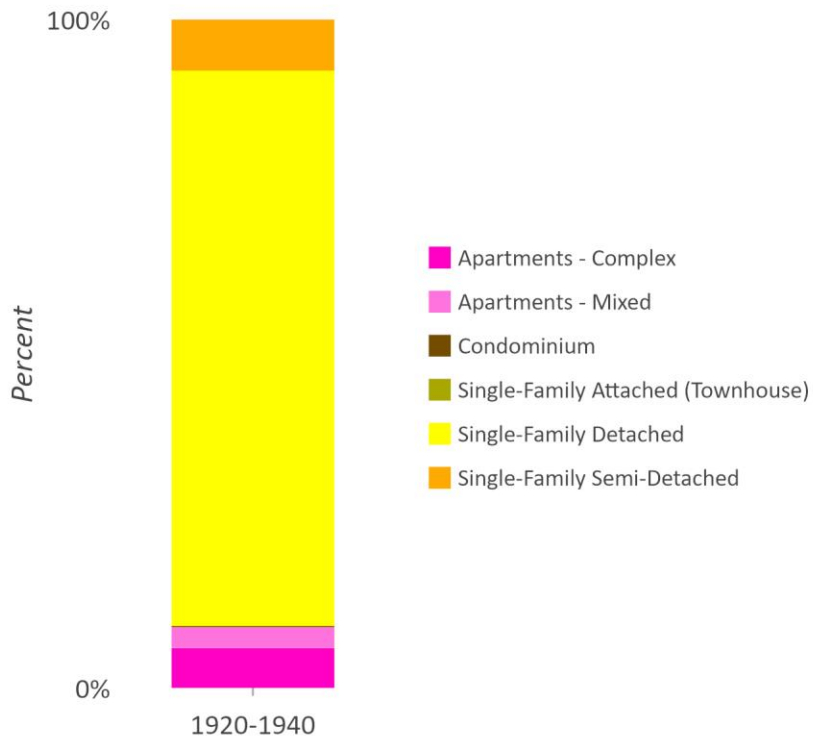

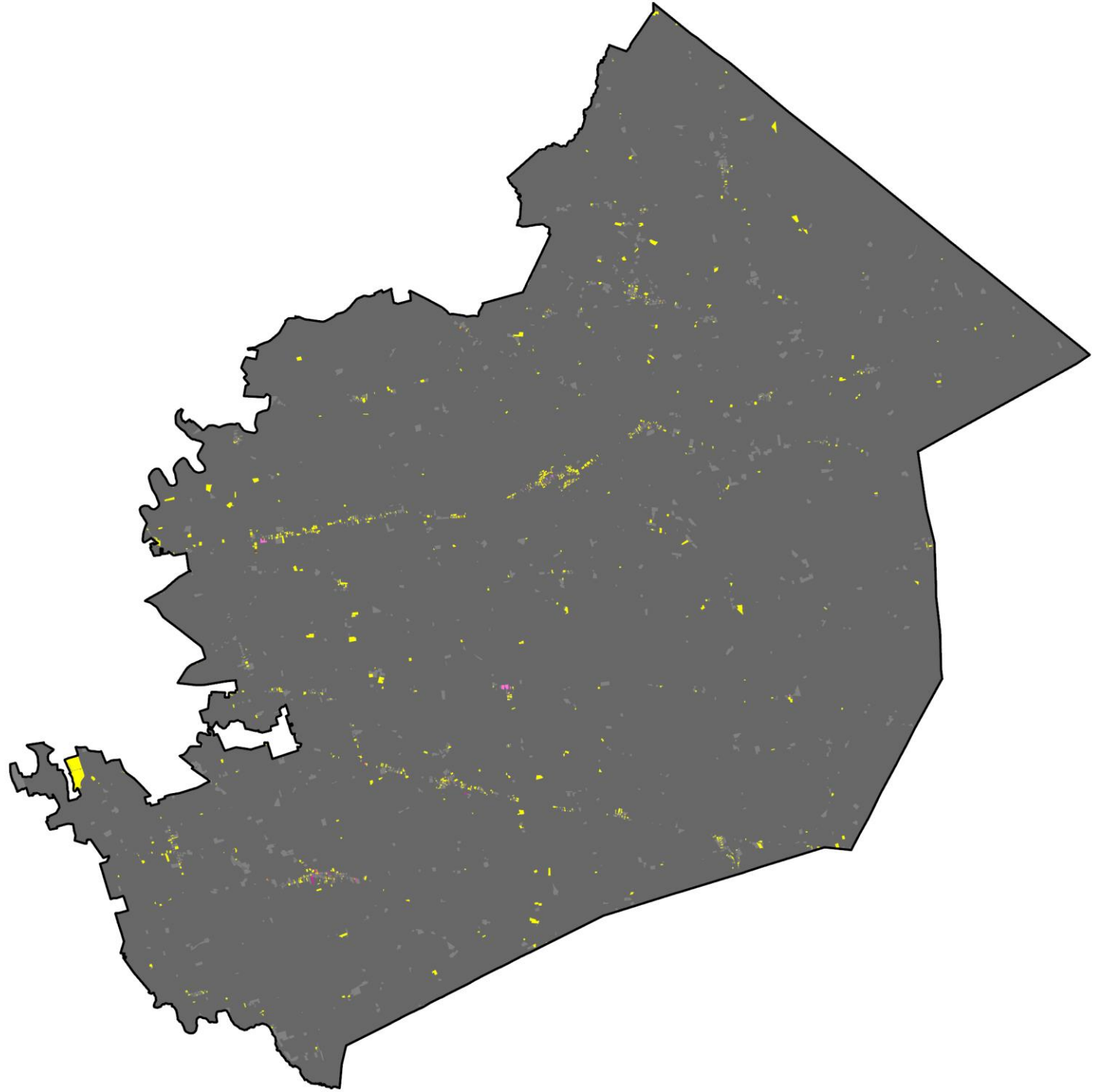

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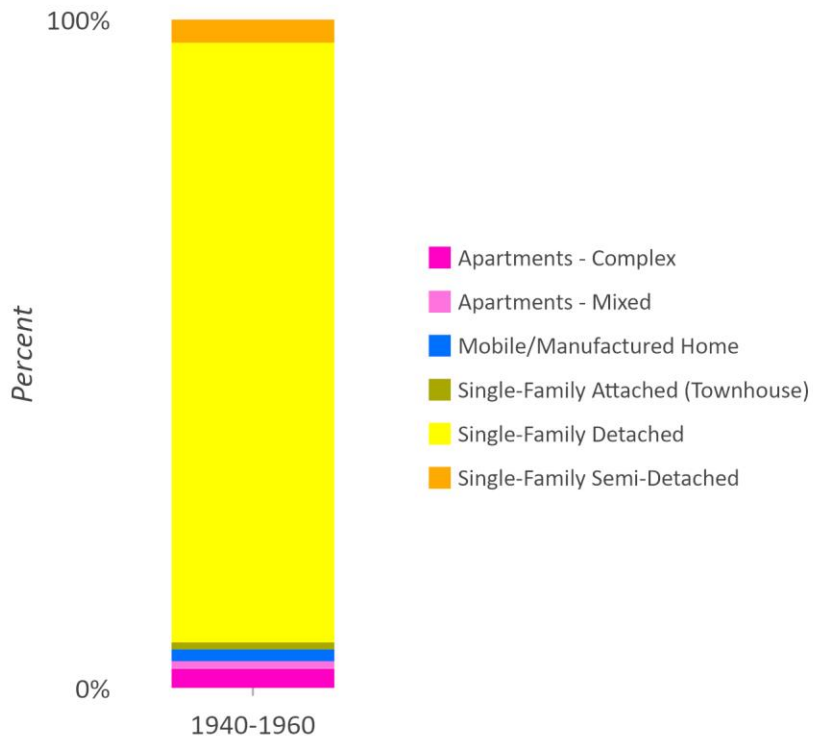
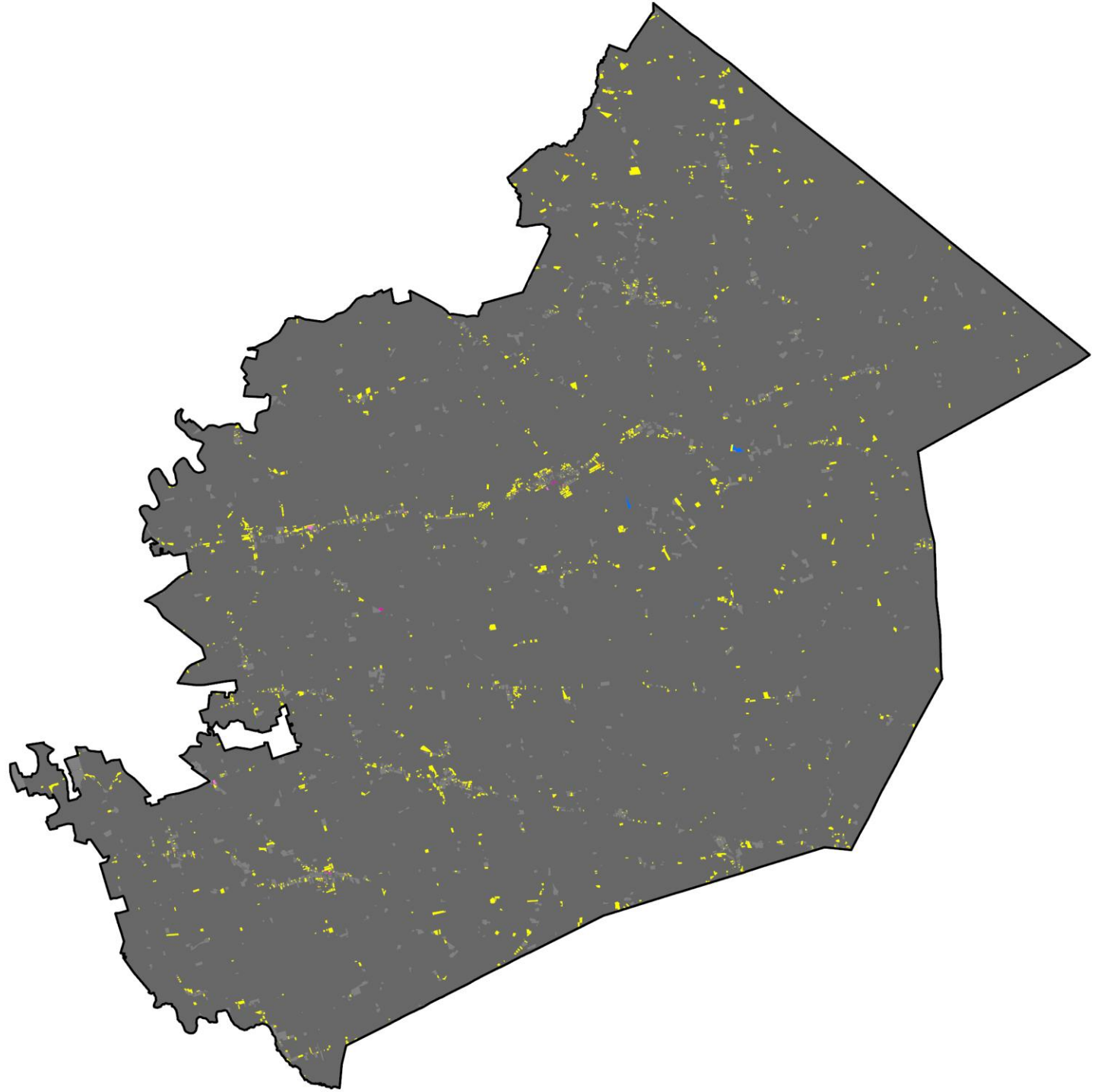
2000 and after
Current





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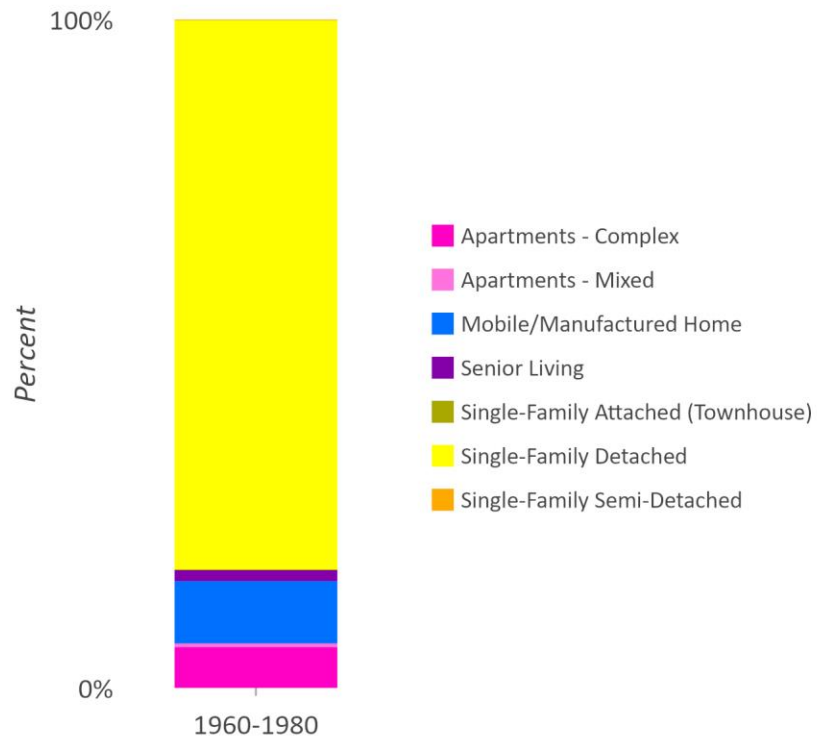
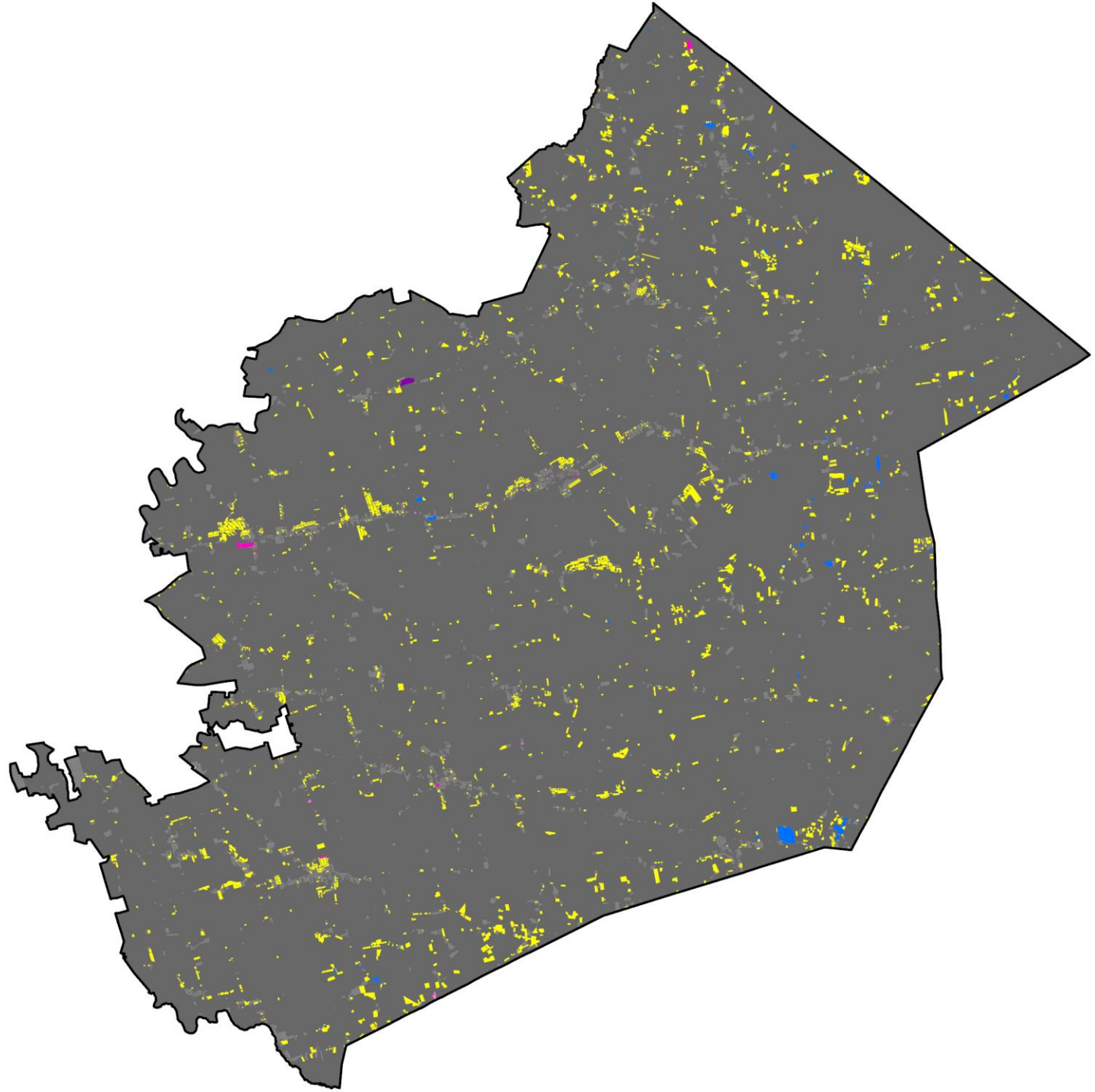


- Apartments - Complex
- Apartments - Mixed
- Mobile/Manufactured Home
- Senior Living
- Single-Family Attached (Townhouse)
- Single-Family Detached
- Single-Family Semi-Detached



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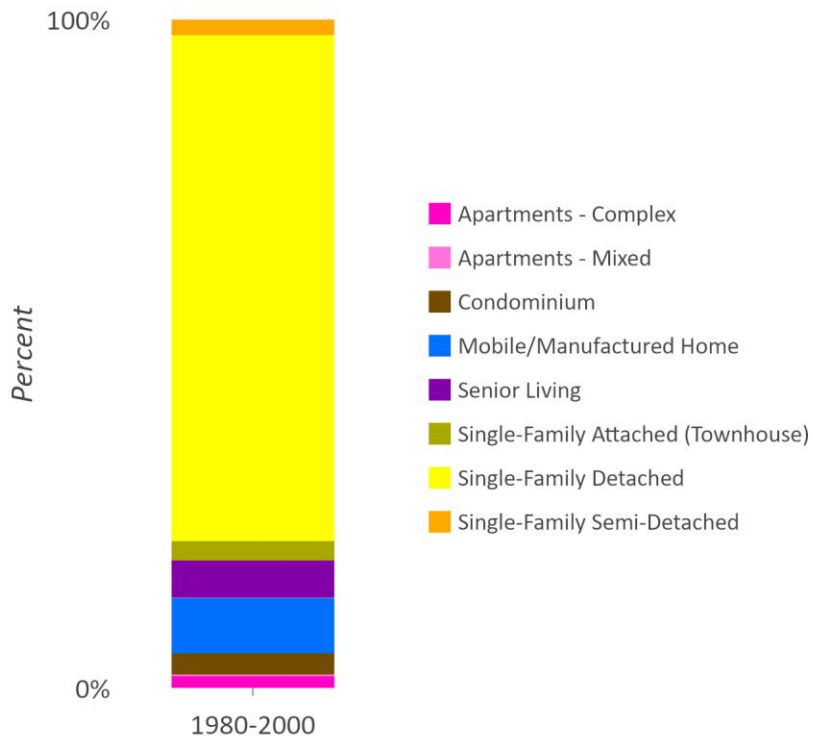

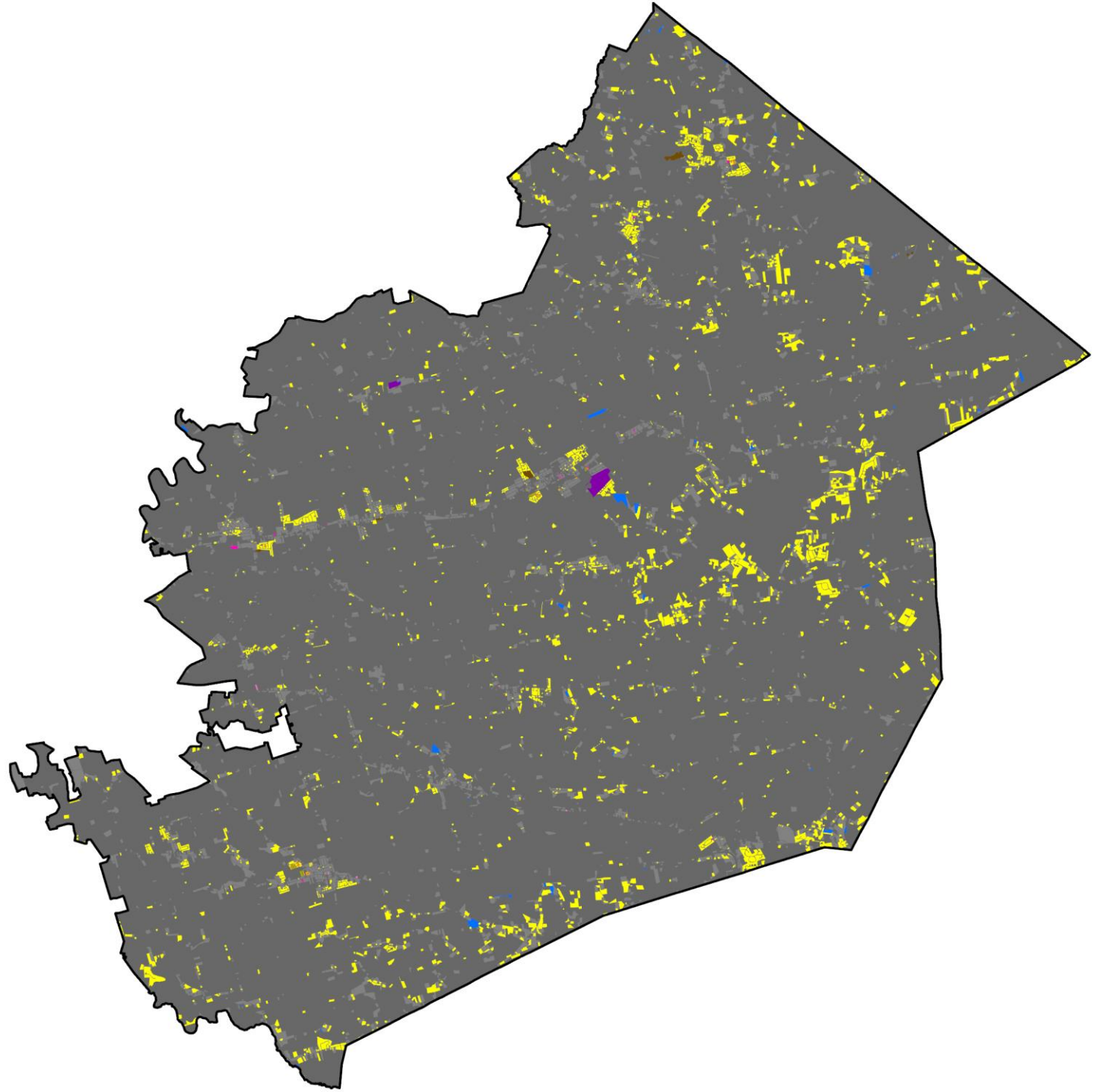

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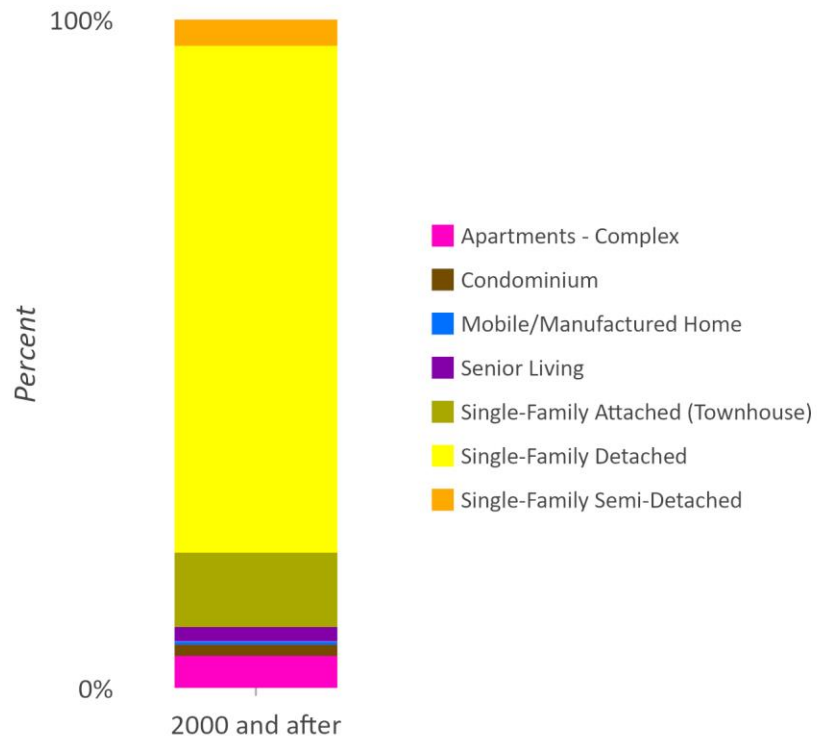

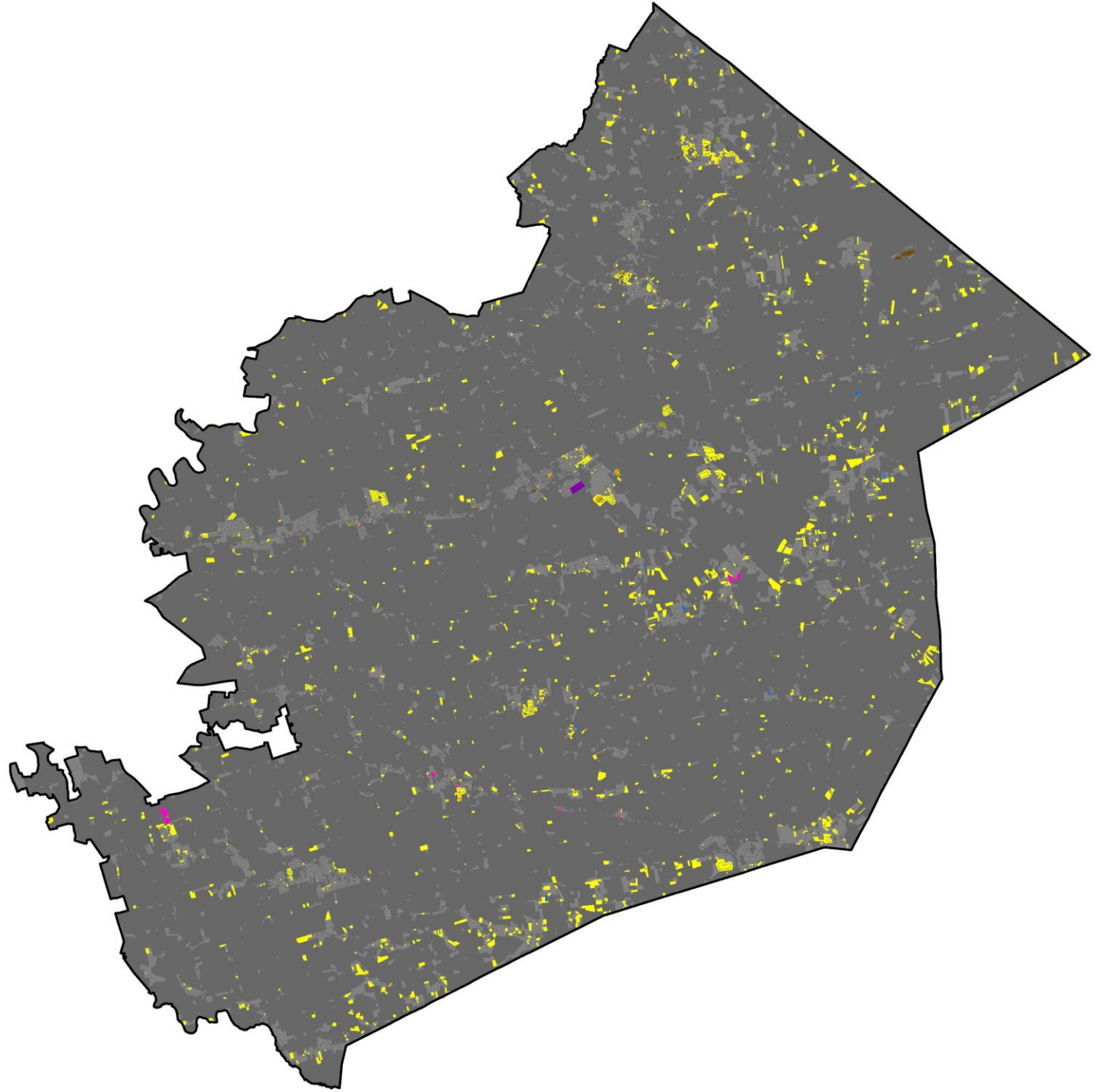

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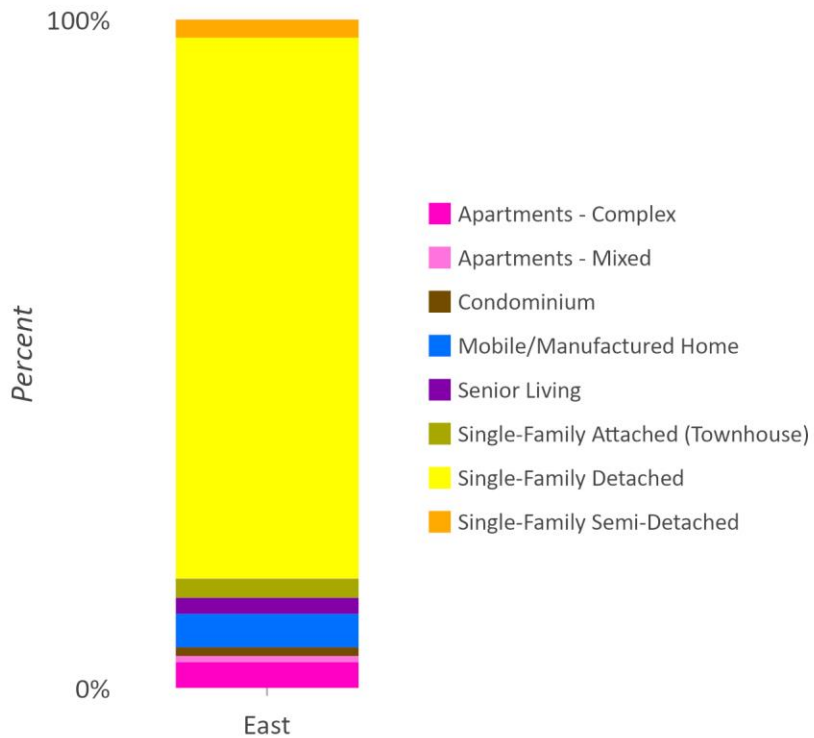

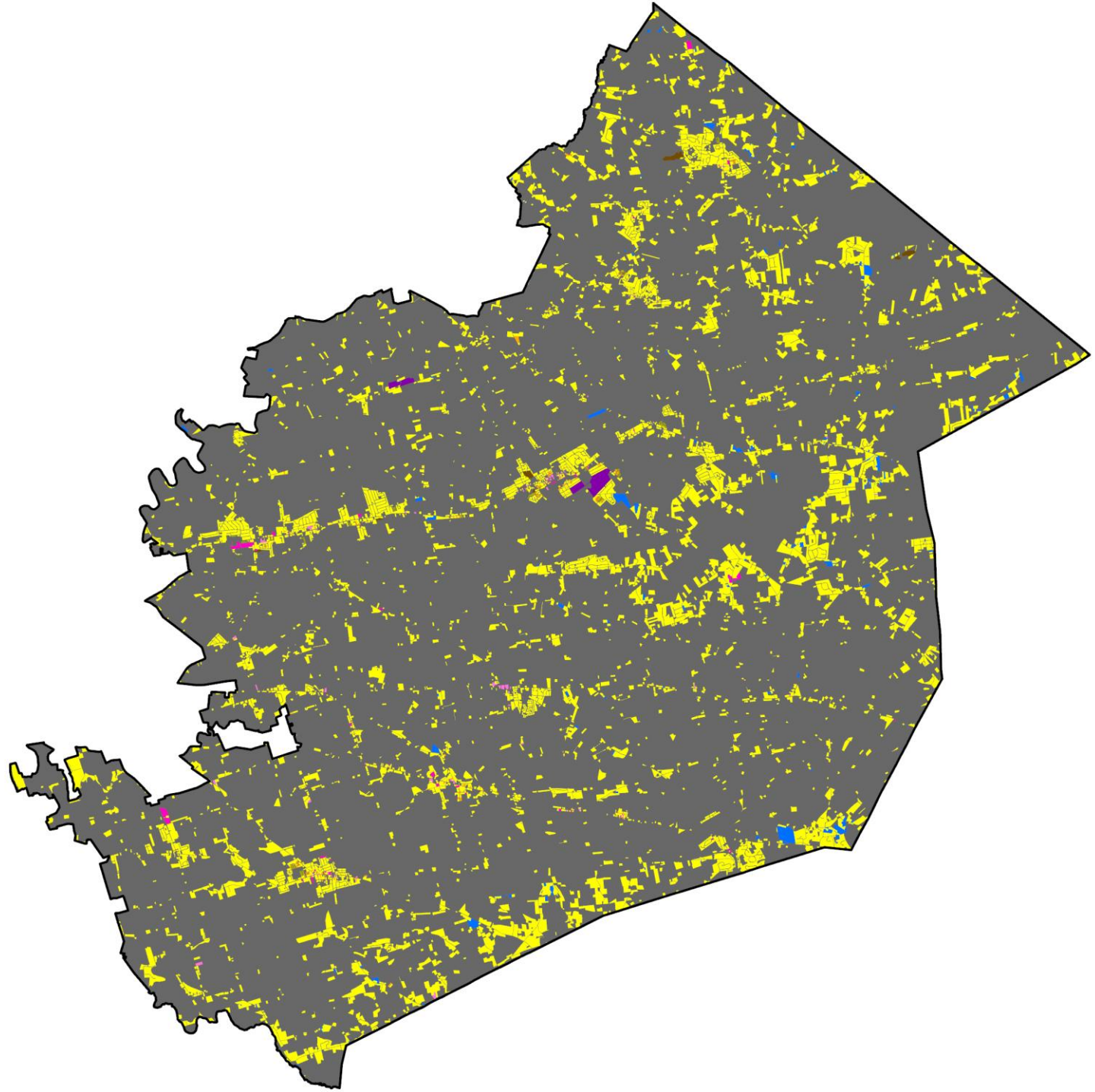

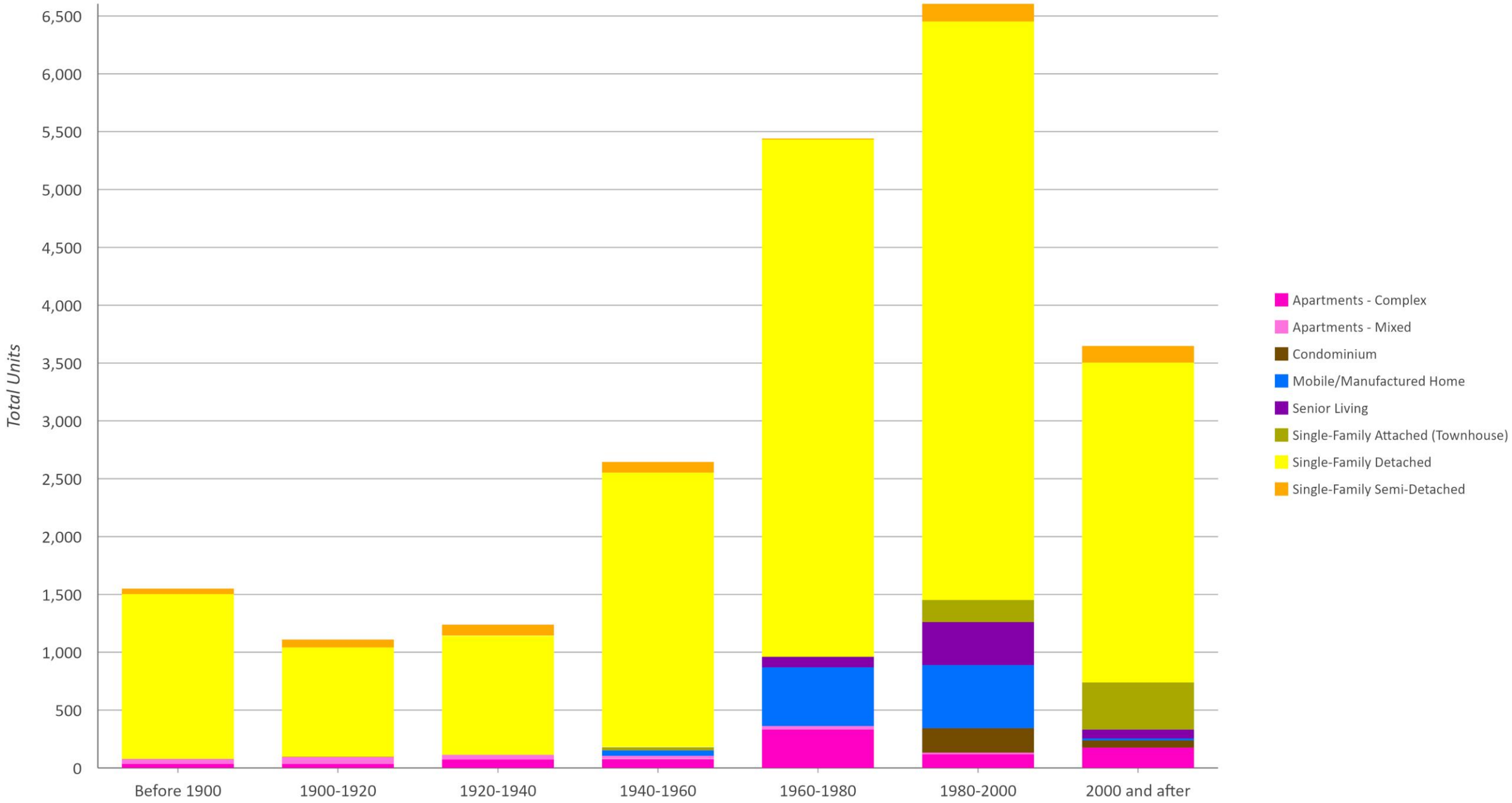
Total Units
6,500
6,000
5,500
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
Before 1900
1900-1920
1920-1940
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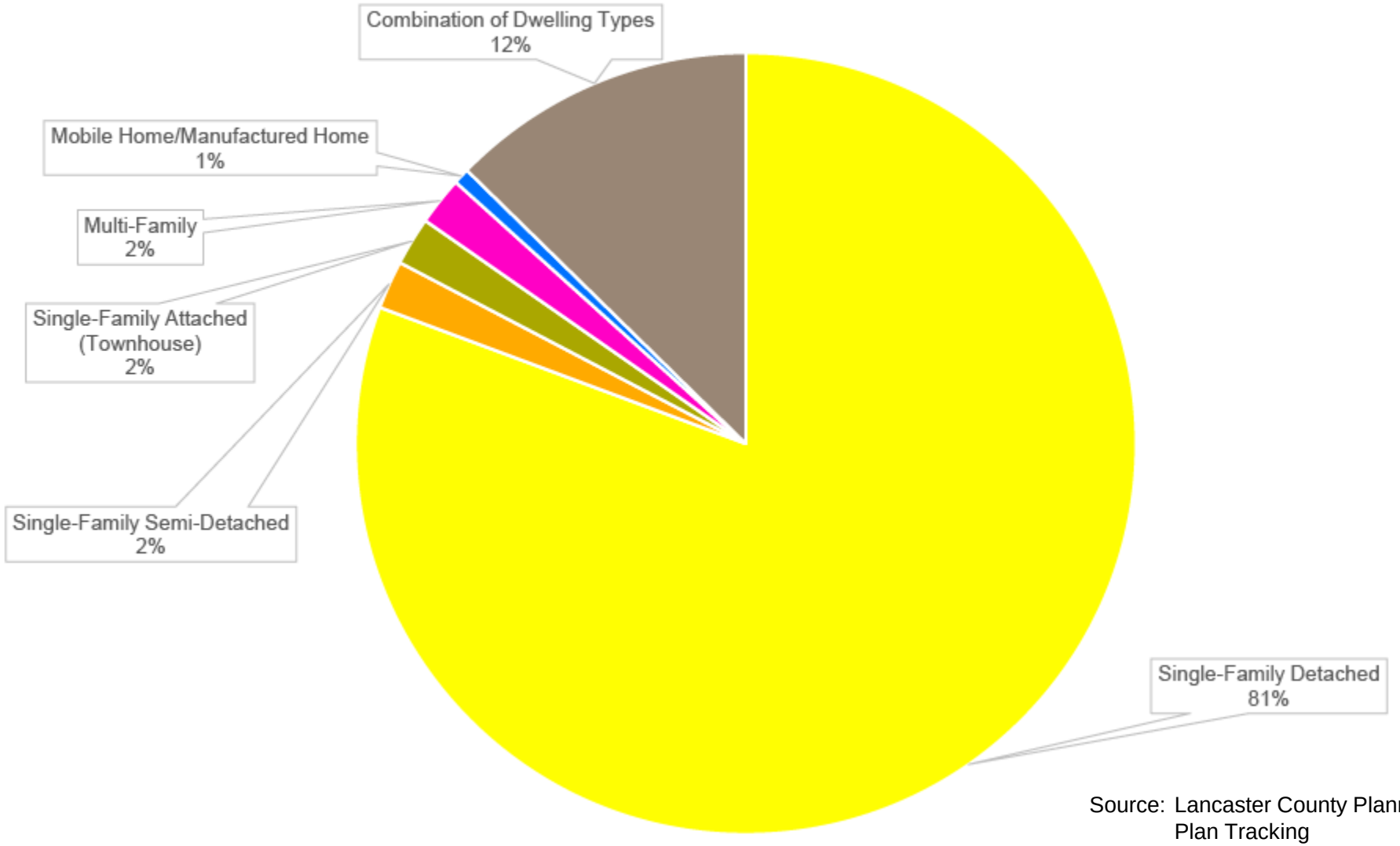
Apartments - Complex
Apartments - Mixed
Condominium
Mobile/Manufactured Home
Senior Living
Single-Family Attached (Townhouse)
Single-Family Detached
Single-Family Semi-Detached

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



Source: Lancaster County Planning Department
Plan Tracking

Map 2: Housing Sale Prices

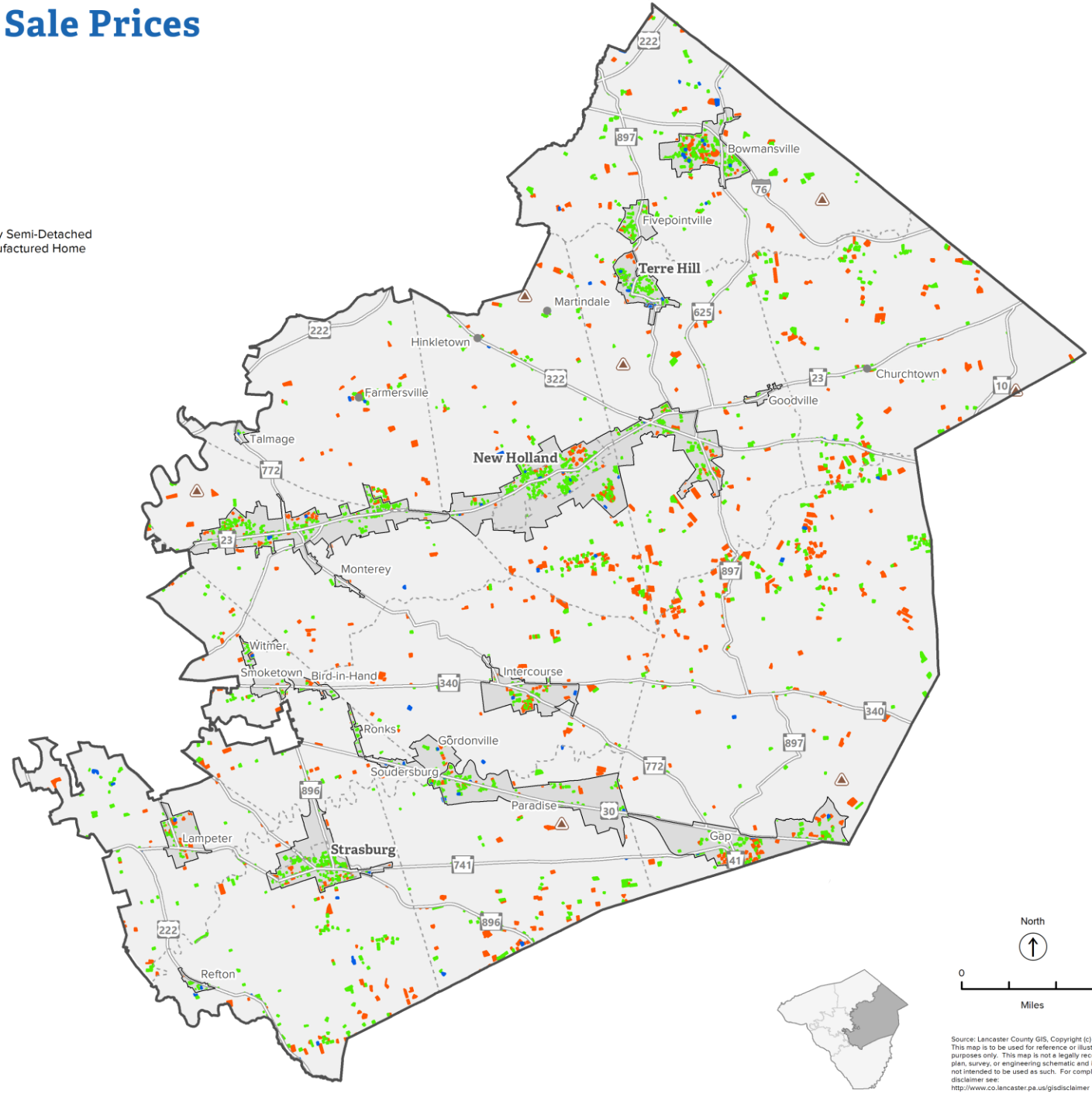
East Planning Area

October 2021

Definitions

"Sale Price (2017 - Present)" includes:

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



Sale Price (2017 - Present)

- Low: $20,000 - $100,000
- Mid: $100,000 - $300,000
- High: $300,000 and above

- Growth Area
- Road
- Rural Village
- Quarry
- Municipality

North

0 3

Miles

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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%

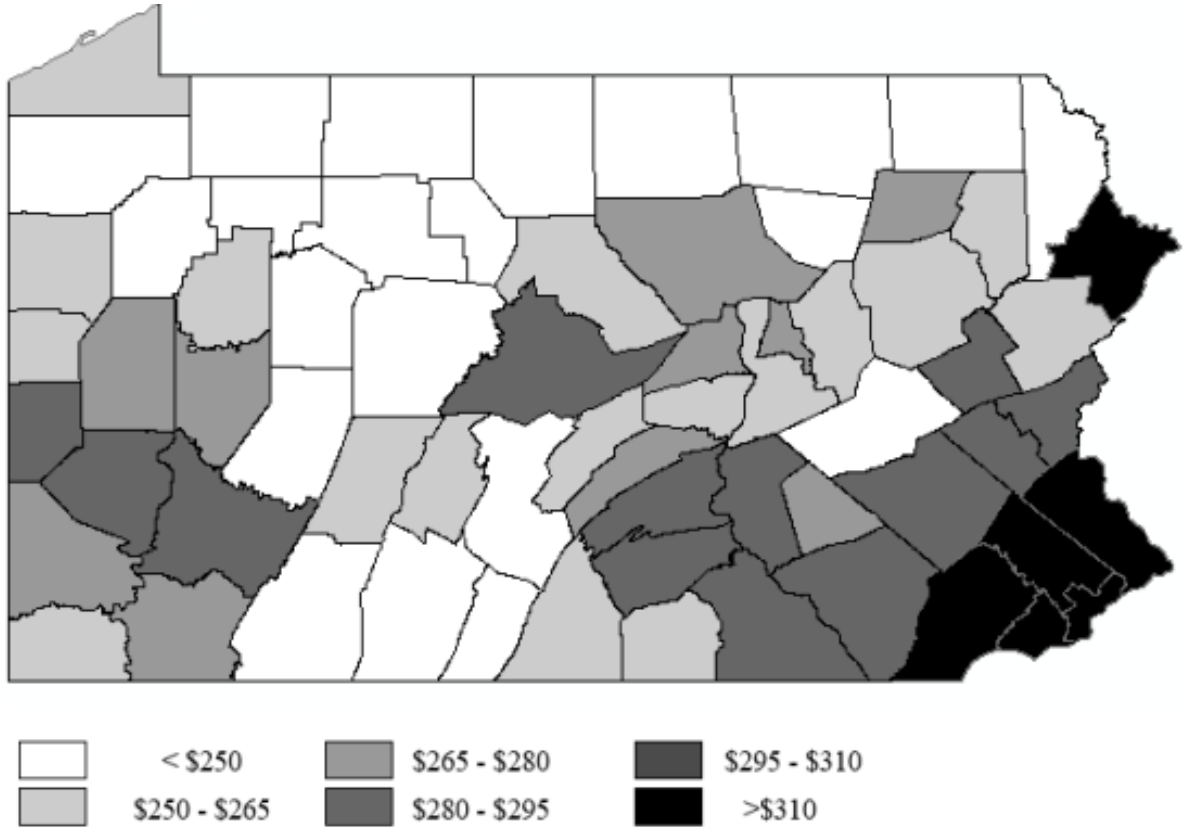
* Amount of money a taxpayer has on income from wages, interest, and other income minus what is taken out for taxes and other deductions

** 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!
- The U.S. Department of Health and Human Services says childcare is affordable if it costs no more than 7% of a family's income



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

Housing Affordability in Lancaster County

Housing cost burdened means that a household spends more than 30% of its gross income on housing costs.

- 44% of renter households are cost burdened
- 20% of homeowners are cost burdened

Source: U.S. Department of Housing and Urban Development Office of Policy Development and Research, Comprehensive Housing Affordability Strategy, 2014-2018 data

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	East Planning Area Municipalities	Hourly Wage
17505	East Lampeter, Leacock, Upper Leacock Townships	$20.58
17507	Brecknock Township	$17.69
17509	Salisbury Township	$18.46
17517	Brecknock Township	$17.69
17519	Brecknock, Caernarvon, Earl, East Earl Townships, and Terre Hill Borough	$19.23
17522	Earl and West Earl Townships	$17.69
17527	Salisbury Township	$19.81
17529	Leacock, Paradise, Upper Leacock Townships	$17.69
17535	Leacock, Paradise, Salisbury Townships	$25.00

Source: National Low Income Housing Coalition

Continued on next slide

Zip Code	East Planning Area Municipalities	Hourly Wage
17540	Upper Leacock and West Earl Townships	$21.15
17555	Brecknock, Caernarvon, East Earl, Salisbury Townships	$16.54
17557	Brecknock, Earl, East Earl, Salisbury, West Earl Townships, and New Holland Borough	$18.85
17560	Strasburg Township	$20.00
17562	Paradise and Strasburg Townships	$18.85
17569	Brecknock Township	$20.58
17572	East Lampeter, Leacock, Paradise, Strasburg, Upper Leacock Townships	$17.69
17576	East Lampeter Township	$20.19
17578	Brecknock Township	$17.69
17579	Paradise, Strasburg, West Lampeter Townships, and Strasburg Borough	$20.38
17581	Terre Hill Borough	$17.69
17584	Strasburg and West Lampeter Townships	$22.69
17601	East Lampeter and Upper Leacock Townships	$23.08

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

Sources: Tammie Fitzpatrick, HDC MidAtlantic; Lisa A. Greener, Community Basics, Inc.; Delaware Valley Regional Planning Commission

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

Photo Source: Community Basics, Inc.

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

Source: Emma Hamme, City of Lancaster Bureau of Planning

Affordable: Subsidized Rental

Affordable: Subsidized Rental

Market Rate: Owner Occupied

Market Rate: Rental

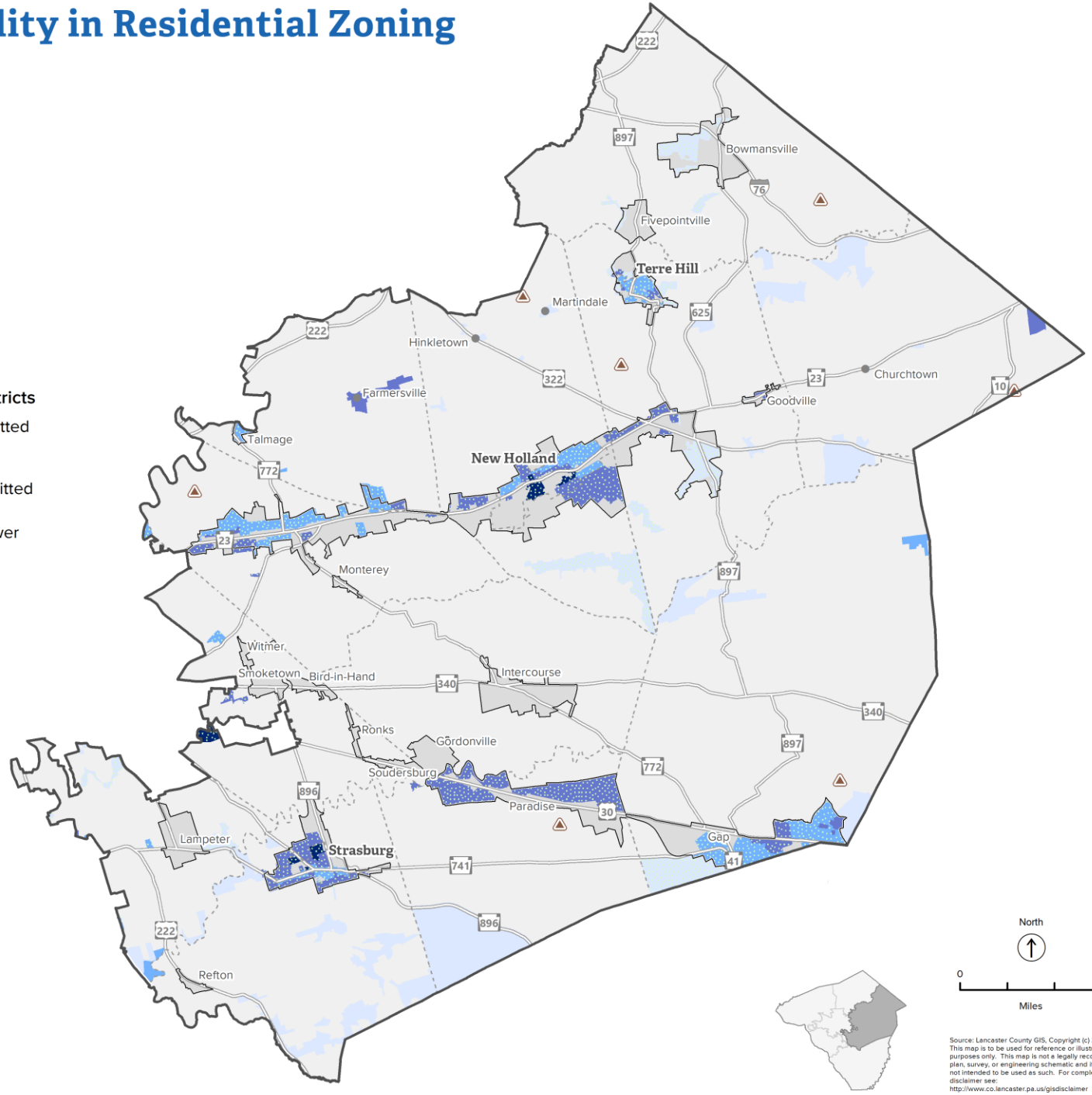
Market Rate: Rental

Affordable: Owner Occupied

Map 3A: Flexibility in Residential Zoning

East Planning Area

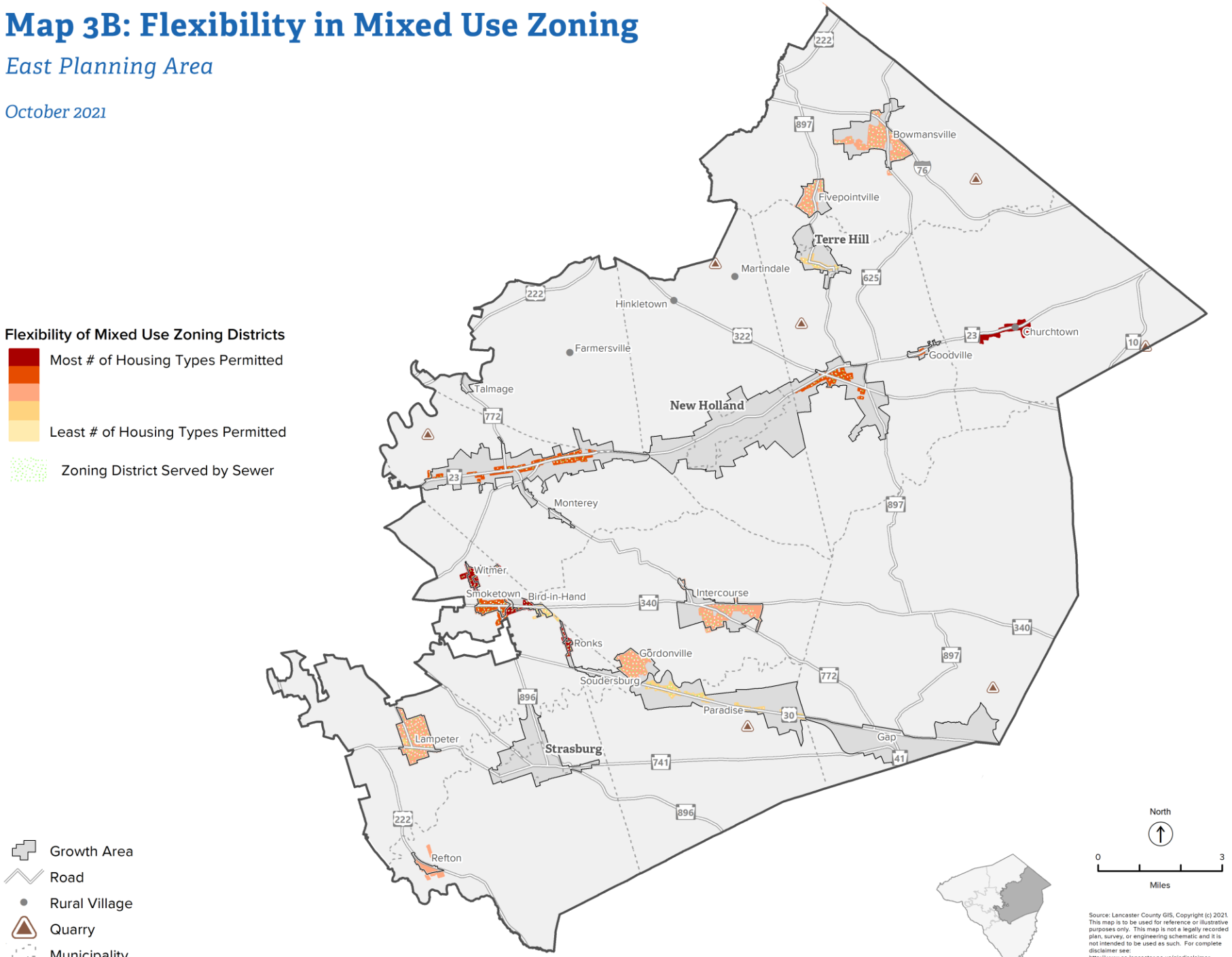
October 2021



Map 3B: Flexibility in Mixed Use Zoning

East Planning Area

October 2021



To Simplify Zoning,
Provide More Housing Choice!

- Minimize discretionary review processes by permitting residential land uses by right
- Amend regulations that discourage a range of housing types. Such regulations include:
    - Off-street parking minimums, maximum building heights, minimum lot sizes, setback requirements, and impact fees
- Incentivize land assembly for 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?