

## Fall 2021 Implementation Workshops: **Creating Great Places**

# Methodology

## 1. Housing Choice

Related Policy: *Provide a greater supply and diversity of housing types to own and rent*

### Map 1 – Existing Housing Types

#### **Data Inputs**

- Lancaster County GIS Parcel layer
- Lancaster County Property Assessment Office listing and valuation inventory

#### **Process**

1. Selected parcel candidates from the GIS Parcel layer based on Property Assessment Office land use codes.
2. Prepared Property Assessment Office data tables so that structure descriptions could be matched with parcels.
3. Matched structure descriptions with the parcel candidates using parcel account numbers.
4. Assigned housing types to matched parcels based on land use codes and structure descriptions.

### Map 2 – Housing Sale Prices

#### **Data Inputs**

- Lancaster County GIS Parcel layer
- Lancaster County Property Assessment Office listing and valuation inventory

#### **Process**

1. Selected parcels from the housing type dataset featured in Map 1 that are fee-simple, and one unit for each parcel.
  - a. Single-Family Detached
  - b. Single-Family Semi-Detached
  - c. Single-Family Attached (Townhouse)
  - d. Condominium

**Methodology**

- e. Mobile/Manufactured Home
  - \* *Does not include Mobile/Manufactured Home parks*
- 2. Selected from the set above, parcels with a sale date of 2017 or later using most recent sale prices from County Property Assessment Office data.
- 3. Classified the selected parcels within 3 price ranges based on U.S. Census Bureau ACS 1-year estimate categories using most recent sale prices from County Property Assessment Office data.

Map 3A– Flexibility in Residential Zoning**Data Inputs**

- Lancaster County GIS Zoning Lexicon layer
  - Generalized classifications that all municipal zones are assigned by County Planning Department staff for comparison/visualization at a regional scale
- Lancaster County GIS sewer service areas layer

**Process**

1. Selected zoning lexicon district categories that are Residential Only districts.
  - a. Rural Residential
  - b. Single-Family Residential
  - c. Single/Multi-Family Residential
  - d. Urbanized Residential
2. Classified each zoning lexicon district based on degree of housing diversity allowed and whether the district overlaps or is adjacent to a sewer service area.

Map 3B– Flexibility in Mixed Use Zoning**Data Inputs**

- Lancaster County GIS Zoning Lexicon layer
  - Generalized classifications that all municipal zones are assigned by County Planning Department staff for comparison/visualization at a regional scale
- Lancaster County GIS sewer service areas layer

**Process**

1. Selected zoning lexicon district categories that are Mixed Use districts that allow residential uses.
  - a. Crossroads Community
  - b. Mixed Use Residential
  - c. Traditional Village Residential
  - d. Village Center
  - e. Central Business District

**Methodology**

2. Classified each zoning lexicon district based on degree of housing diversity allowed and whether the district overlaps or is adjacent to a sewer service area.

Table 1– Consumer Income and Expenditures

- Data queried from the Claritas and EnvironicsAnalytics Consumer Buying Power database, which is derived from U.S. Census Bureau ACS block group-level estimates and provides the most current consumer demand expenditures available.
- Data provided at the Planning Area level, as well as at the national, state, and county levels.
- Value of owner-occupied housing, median household income, and median effective buying income.
  - Percentage of Median Household Income and Effective Buying Income used for housing expenditures.
    - Effective Buying Income – amount of money a taxpayer has on income from wages, interest, and other income minus what is taken out for taxes and other deductions.
- Demographic data including average household size and median age.
- Average consumer annual expenditures for housing, transportation, and healthcare:

Housing:

Shelter

Owned dwellings

Mortgage interest and charges

Mortgage interest

Interest paid, home equity loan

Interest paid, home equity line of credit

Property taxes

Maintenance, repairs, insurance, other expenses

Homeowners insurance

Ground rent

Flooring installation, repair, replacement

Maintenance and repair services

Painting and papering

Plumbing and water heating

Heat, a/c, electrical work

Roofing and gutters

Other repair and maintenance services

Repair of built-in appliances

Maintenance and repair commodities

Paints, wallpaper and supplies

Tools and equipment for painting and wallpapering

## Methodology

- Plumbing supplies and equipment

- Electrical supplies, heating and cooling equipment

- Materials and equipment for roof and gutters

- Materials for plaster, panel, siding, windows, doors, screens and awnings

- Materials for patio, walk, fence, driveway, masonry, brick and stucco work

- Other Materials

- Property management and security (owned)

- Property management

- Management and upkeep services for security

- Parking

- Rented dwellings

- Rent

- Rent as pay

- Maintenance, insurance and other expenses

- Tenant's insurance

- Flooring installation, repair, replacement

- Maintenance and repair services (rented)

- Maintenance and repair commodities

- Paint, wallpaper, and supplies

- Tools and equipment for painting and wallpapering

- Materials for plastering, panels, roofing, gutters, etc.

- Materials for patio, walk, fence, driveway, masonry, etc. (rented)

- Plumbing supplies and equipment

- Electrical supplies, heating and cooling equipment

- Miscellaneous supplies and equipment

- Material for landscape maintenance

- Other lodging

- Owned vacation homes

- Mortgage interest and charges (vacation homes)

- Mortgage interest (vacation homes)

- Interest paid, home equity line of credit and home equity loan (Vacation homes)

- Property taxes (vacation homes)

- Maintenance, insurance, and other expenses (vacation homes)

- Homeowners insurance (vacation homes)

- Ground rent (vacation homes)

- Repair and remodeling services (vacation homes)

- Materials and supplies (vacation homes)

- Property management and security (vacation homes)

- Property management (vacation homes)

**Methodology**

Management and upkeep services for security (vacation homes)

Parking (vacation homes)

Housing while attending school

Lodging on out-of-town trips

Utilities, fuels, and public services

Natural gas

Utility--natural gas (renter and rented vacation homes)

Utility-natural gas (owned homes and owned vacation homes)

Electricity

Electricity (renter and rented vacation homes)

Electricity (owned homes and owned vacation homes)

Fuel oil and other fuels

Fuel oil

Fuel oil (renter) and fuel oil (rented vacation)

Fuel oil (owned home) and fuel oil (owned vacation)

Coal, wood, and other fuels

Coal, wood, other fuels (rented or rented vacation home)

Coal, wood, other fuels (owned or owned vacation home)

Bottled gas

Gas, bottled/tank (renter and rented vacation homes)

Gas, bottled/tank (owned homes and owned vacation homes)

Telephone services

Residential phone service, VoIP, and phone cards

Phone cards

Residential telephone including VoIP

Cellular phone service

Water and other public services

Water and sewerage maintenance

Water/sewer maintenance (renter and rented vacation homes)

Water/sewer maintenance (owned homes and owned vacation homes)

Trash and garbage collection

Trash/garb. Coll. (renter and rented vacation homes)

Trash/garb. Coll. (owned homes and owned vacation homes)

Septic tank cleaning

Septic tank clean. (rented or rented vacation home)

Septic tank clean. (owned or owned vacation home)

Household operations

Personal services

Babysitting and childcare

## Methodology

- Adult day care centers, elderly care, invalids, handicapped, etc.

- Day care centers, nursery, and preschools

### Other household expenses

- Housekeeping services

- Gardening, lawn care service

- Water softening service

- Household laundry and dry cleaning, sent out (non-clothing) not coin-operated

- Coin-operated household laundry and dry cleaning (non-clothing)

- Services for termite/pest control

- Home security system service fee

- Repair of miscellaneous household equipment and furnishings and other service

- Termite/pest control products

- Moving, storage, freight

- Appliance repair, including service center

- Reupholstering, furniture repair

- Repairs/rentals of lawn and garden equip., hand power tools, other equip.

- Appliance rental

- Rental of office equipment for nonbusiness use

- Repair of computer systems for nonbusiness use

- Installation of computer and computer information services

### Housekeeping supplies

- Laundry and cleaning supplies

- Soaps and detergents

- Other laundry cleaning products

- Other household products

- Cleansing and toilet tissue, paper towels and napkin

- Miscellaneous household products

- Lawn and garden supplies

- Postage and stationery

- Stationery, stationery supplies, giftwrap

- Postage

- Delivery services

### Household furnishings and equipment

- Household textiles

- Bathroom linens

- Bedroom linens

- Kitchen, dining room, other linens

- Curtains and draperies

- Slipcovers, decorative pillows

**Methodology**

Furniture

- Outdoor furniture
- Mattress and springs
- Other bedroom furniture
- Sofas
- Living room chairs
- Living room tables
- Kitchen, dining room furniture
- Infants' furniture
- Wall units, cabinets and other occasional furniture

Floor coverings, nonpermanent

Major appliances

- Built-in and portable dishwasher, garbage disp. and hoods (renter)
- Built-in and portable dishwasher, garbage disp. and hoods (owner)
- Refrigerators, freezers (renter)
- Refrigerators, freezers (owned home)
- Clothes washer or dryer (renter)
- Clothes washer or dryer (owned home)
- Cooking stoves, ovens (renter)
- Cooking stoves, ovens (owned home)
- Microwave ovens (renter)
- Microwave ovens (owned home)
- Window air conditioners (renter)
- Window air conditioners (owned home)
- Electric floor cleaning equipment
- Sewing machines
- Miscellaneous household appliances
- Small appliances, miscellaneous housewares
- Housewares
- Flatware
- Dinnerware, glassware, serving pieces
- Nonelectric cookware
- Tableware, nonelectric kitchenware

Small appliances

- Small electric kitchen appliances
- Portable heating and cooling equipment

Miscellaneous household equipment

- Luggage
- Hand tools
- Indoor plants, fresh flowers
- Closet and storage items

**Methodology**

- Infants' equipment
- Laundry and cleaning equipment
- Outdoor equipment
- Lamps, lighting fixtures, ceiling fans
- Clocks and other household decorative items
- Telephones and accessories
- Lawn and garden equipment
- Power tools
- Other hardware
- Miscellaneous household equipment and parts
- Window coverings
- Office furniture for home use
- Rental of furniture
- Computers and computer hardware for nonbusiness use
- Portable memory
- Computer software
- Computer accessories
- Internet services away from home
- Business equipment for home use
- Other household appliances (owned home)
- Other household appliances (renter)

**Transportation:**

- Vehicle purchases net outlay
  - Other vehicles
    - New motorcycles
    - Used motorcycles
  - Cars and trucks, new
    - New cars
    - New trucks
  - Cars and trucks, used
    - Used cars
    - Used trucks
- Gasoline and motor oil
  - Gasoline
  - Diesel fuel
  - Gasoline on out-of-town trips
  - Motor oil
  - Motor oil on out-of-town trips

**Methodology**

Other vehicle expenses

Vehicle finance charges

- Automobile finance charges
- Truck finance charges
- Motorcycle and plane finance charges
- Other vehicle finance charges

Maintenance and repairs

- Vehicle products and cleaning services
- Gas tank repair, replacement and Misc. auto repair, servicing
- Coolant, brake fluid, transmission fluid, and other additives
- Tires - purchased, replaced, installed
- Parts, equipment, and accessories
- Body work and painting
- Vehicle or engine repairs
- Motor tune-up
- Lube, oil change, and oil filters
- Front-end alignment, wheel balance and rotation
- Shock absorber replacement
- Repair tires and other repair work
- Auto repair service policy

Vehicle insurance

Vehicle rental, leases, licenses, and other charges

Leased and rented vehicles

Rented vehicles

- Auto, truck or motorcycle rental
- Auto, truck or motorcycle rental out-of-town trips

Leased vehicles

- Car/truck lease payments
- Cash down payment car/truck lease
- Extra fees and termination fee for car/truck lease
- Trade in allowance for car/truck lease

Drivers' license

Vehicle inspection

Parking fees

- Parking fees in home city, excluding residence
- Parking fees, out-of-town trips
- Tolls or electronic toll passes

Tolls on out-of-town trips

Towing charges

Automobile service clubs and gaps services

Public and other transportation

- Airline fares
- Intercity bus fares
- Intracity mass transit fares
- Local trans. On out-of-town trips
- Taxi fares and limousine services on trips
- Intercity train fares
- Ship fares
- School bus
- Taxi fares and limousine services

Healthcare:

Health insurance

- Fee for service health plan (not BCBS)
- Blue Cross, Blue Shield
  - Fee for service health plan (BCBS)
  - Health maintenance organization (BCBS)
  - Commercial Medicare supplement (BCBS)
  - Other health insurance (BCBS)
- Health maintenance organization (not BCBS)
- Medicare payments
- Medicare prescription drug premium
- Commercial Medicare supplements and other health insurance
  - Commercial Medicare supplement (not BCBS)
  - Other health insurance (not BCBS)
- Long term care insurance

Medical services

- Physician's services
- Dental services
- Eye care services
- Service by professionals other than physician
- Lab tests, x-rays
- Hospital room and services
- Care in convalescent or nursing home
- Other medical care services

Drugs

- Nonprescription drugs
- Nonprescription vitamins
- Prescription drugs

Medical supplies

Topical and dressings

Adult diapers

Eyeglasses and contact lenses

Hearing aids

Medical equipment for general use

Supportive and convalescent medical equipment

Rental of medical equipment

Rental of supportive, convalescent medical equipment