



August 21, 2020

To Whom it May Concern,

ASSETS is a Lancaster-based non-profit organization with the vision of building an equitable, ethical, and prosperous economy that works for everyone. In support of that vision, we provide resources to under-represented entrepreneurs, specifically women and people of color, to launch and grow businesses. We also work with companies of all sizes and industries to help them harness the power of their business operations to facilitate positive impact in our community.

ASSETS is pleased to support the mixed-use development plan being proposed by Washington Place Equities and HDC MidAtlantic because we believe that it aligns with our overall vision for the community. While we are not experts in the housing sector, we are excited that our community partner, HDC MidAtlantic will facilitate the affordable housing component. HDC is a trusted, local developer with extensive expertise in this area.

As it relates to the commercial side of the project, we believe that a mixed-use plan for the site, with commercial space dedicated to locally-owned, diversely-owned, and ethically-run companies, can be a positive benefit for both the businesses that occupy the space and for the new and existing residents of the neighborhood. Our introductory conversations with Washington Place Equities have been extremely positive and, with time, we are excited to partner with them to formalize their commitment to use the commercial space in a way that intentionally builds equity, creates opportunity, and enhances well-being for residents of Lancaster City.

Sincerely,

A handwritten signature in black ink that reads 'Jonathan Coleman'.

Jonathan Coleman

Co-CEO, ASSETS

Honorable Members
City Council
City of Lancaster, PA

Respect Farmland, the volunteer community watchdog group that opposes suburban sprawl and farmland destruction, recognizes the need for residential growth and supports those local leaders who, with vision and foresight, provide for this growth in a way not harmful to all our county's agricultural heritage and economy.

For those reasons, Respect Farmland urges you to approve and facilitate the development of two housing projects proposed in the city of Lancaster. Both of these projects provides needed homes, expand the city's tax base and save county farmland. They are good for the county's urban center and good for its outlying agricultural lands.

Specifically, we urge you to bring the full force of your office in support of:

UPMC HOSPITAL (formerly St. Joseph's Hospital)

St. Joseph's Hospital was an important facility in the lives of many Lancastrians, and when it was abandoned as a medical facility, an opportunity arose for a substantial development project within Lancaster's City limits. With the demand for walkable urban residences on the rise, high-density, affordable rental and owner-occupied housing in urban settings is an economic and agricultural win-win. Its 120 new apartments will bring new life to this sector of our city, all within easy biking distance of Lancaster's central shopping district. This project is an example of visionary re-use.

WILLOW VALLEY - URBAN CAMPUS

While still in the concept stage, Willow Valley's proposed Urban Campus would be a welcome, transformational project for Lancaster City's southern gateway. The campus would provide 150 senior residences above a retail plaza at street level, extending the city's already popular shopping district into the southern sector. This new community would create synergy with Landis Place on King, situating two senior campuses within walking distance of Penn Square and Ewell Plaza. Notably, there is no loss of greenspace in the construction of this project.

In addition, we commend your recent approval of LANDIS PLACE ON KING.

Lancaster County has long been an excellent destination for retirees, but in the past, senior housing has been located in rural areas at the expense of prime farmland. Landis Place on King establishes an affordable urban lifestyle option for seniors within a short walk of Lancaster's core central shopping district. Building on what was a local steak shop location, this senior community will incorporate green space and gathering places, and will enjoy an interconnectivity with the community that is impossible to replicate in isolated senior centers surrounded by the farm communities their construction harms. This project, like the one that follows, will further cement downtown Lancaster's reputation as the vibrant, exciting place to be.

All these projects help local government financially. They bring in additional tax revenue from new homeowners, tenants and businesses for the city and city schools. Two of the projects, the hospital and the Willow Valley project, will convert tax-exempt buildings into tax-paying properties, easing a bit the pressure for new taxes on existing homeowners, renters and businesses.

Respect Farmland respectfully urges your support and approval of these projects. They serve as excellent examples of properly placed new housing – housing that serves the needs of a growing, thriving city and does no harm to the farmland of rural townships.

Sincerely,

Mary Haverstick
for Respect Farmland

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August 19, 2020

Ismail Smith Wade-EI, President
Lancaster City Council

Dear Sir,

United Disabilities Services Foundation is pleased to support the work of HDC MidAtlantic in its proposed College Avenue Redevelopment Project, and we support Council approving the rezoning of the former hospital site for mixed use.

Our vision is to create a world where everyone can live their best life and our mission is to enhance abilities and change lives. These align very well with HDC. For those we serve with developmental and physical disabilities the needs for accessible, affordable housing are substantial but opportunities and choices are very scarce especially in Lancaster.

HDC's proposed plan would add up to a total of 325 new residential apartments and townhouses, including a mix of rental and ownership options with a range of price points. This would be a much needed addition to the tight housing market in Lancaster. Even more importantly, the proposed redevelopment guarantees a third of the new apartments and townhouses would be affordable for households earning less than \$40,000 per year. The families and individuals we serve are low income so this would be a substantial step in addressing their critical needs and the critical need for more affordable housing in Lancaster.

The proposed plan could be a great model for achieving mixed income housing scaled to an existing residential neighborhood. This plan can also add to better inclusion and diversity for persons with disabilities into our city and community.

UDSF fully supports this project and is willing to help by utilizing social capital and financial capital to assist in any way possible.

We look forward to continuing to work with HDC MidAtlantic to create more housing solutions and opportunities for those we serve.

Best Regards,

A handwritten signature in blue ink that reads "William H. Kepner".

William H. Kepner
CEO United Disabilities Services