HOUSING AVAILABILITY IN THE CITY OF LANCASTER AND IMPLICATIONS FOR HOUSING AFFORDABILITY

PREPARED FOR:

City of Lancaster, PA

PREPARED BY:

Center for Regional Analysis at Economic Development Company of Lancaster County

FINAL REPORT:

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KEY FINDINGS

The City of Lancaster commissioned the Center for Regional Analysis (CRA) to conduct an analysis of housing affordability in the rental market for wage earners.

The analysis relied on three key sources of data: (1) parcel data; (2) Census Bureau data and (3) the City's rental license database. Using these data sources, CRA analyzed the rental housing market from both the supply and demand sides to understand their relative importance in impacting housing affordability.

Five key insights emerged from the analysis.

FINDING #1.
Housing affordability is caused by demand and supply dynamics. Solutions need to address both.

Implications:

- On the supply side, housing stock acts as a constraint on the City's population growth.

- On the demand side, housing cost burden is wide-spread, largely a result of household incomes.

- The two dynamics act as barriers to market driven solutions. Shortage drives prices up, and incomes are not adequate to meet market prevailing rental rates.

FINDING #2.
The City of Lancaster has a housing shortage.

The City has approximately 24,300 housing units. The City's population is 22,100 households. This suggests that 9% of the City's housing units (2,200) are vacant. This vacancy rate overstates the availability of housing supply. The housing estimate does not reflect several important factors such as: (1) how the housing stock is divided between rental and homeownership markets; (2) how quality reduces the housing supply; and (3) how well housing supply matches the needs of City residents. These factors contribute to more acute shortages in some markets and for some populations.

Data points:
- *The City has 22,100 households, occupying 91% of the City's housing stock. This suggests 9% or 2,200 of the City's housing units are not occupied. However, the Census Bureau estimates the City's housing vacancy rate is 2.2% in the homeowner market (220 unoccupied units) and 2.5% in the rental market (320 vacant units). This level of vacancy is very low. 5-10% is considered a healthy vacancy rate, suggesting the City needs an additional 1,165-2,455 housing units (660 to 1,388 in the rental market and 505-1,070 in the homeownership market).*

Implications:
- *Without significantly expanding the City's housing stock, the price pressure will continue to rise.*

- *This shortage, when coupled with the income profile of the City's current residents, amplifies the housing affordability challenge.*

- *Over the medium to long term, the implications of a sustained tight housing market are to either cause displacement (as a result of gentrification) or create incentives for housing stock to be run down (particularly in the rental market). More*

plainly, lower income residents may be priced out of the City's market and owners of rental properties will not feel market pressure to continuously invest in maintenance and capital improvements to preserve the property's appeal.

FINDING #3.
The City's housing stock does not align with the household composition of its residents.

Data points:
- *Over half of the City's housing stock (56%) is comprised of single-family dwelling, with 83% of these units having three or more bedrooms. In contrast, only 30% of the City's households have children under the age of 18.*

- *22% of the City's housing units are estimated to have one bedroom, but 30% of the City's households live alone.*

Implications:
- *This misalignment likely exacerbates the aggregate housing shortage and housing cost burden – particularly for households with single income earners (which are the most economically vulnerable).*

- *To meet the current population's housing needs, the City's housing stock requires more one- and two-bedroom units.*

- *With an awareness that transforming the City's housing stock takes time, the City can respond to current demand and plan for future needs through policies that influence the type and size*

of existing and future housing stock. For example, expanding the supply of multi-family dwellings and large apartment buildings (comprised of one and two bedrooms) will supplement housing for non-family residents. Increasing the availability of smaller single-family housing could better align with the size and composition of current and future families living in the City.

FINDING #4.
The opportunities to increase housing supply are limited.

The City is highly residential. The extensive integration of housing throughout the City suggests that intentional redevelopment at a substantial scale is needed to ease or eliminate the housing shortage.

Data points:
- *An estimated 88% of the City's parcels have some form of housing on it.*

Implications:
- *As long as there is demand – or interest – in living in the City, limited housing stock will place upward pressure on the cost of housing.*

- *The City needs intentionality in developing housing stock with a focus on large scale projects.*

- *Intentional development in combination with land use and zoning policy that facilities housing density are critical to significantly increase housing availability. Small changes in zoning requirements will have limited potential to materially change the supply. Both the rehabilitation of existing low to*

moderate density housing units and building more medium and high density housing units where feasible are important.

FINDING #5.
Housing cost burden is widespread reflecting the income profile of City residents.

Median household income in 2019 was $45,570. This level of income suggests monthly housing costs of $1,140 (rent or mortgage) imposes a housing cost burden for half of the City's households. When considering that income distribution looks different based on household composition, the threshold is lower. Nearly 67% of the City's households are comprised of one individual or family with one head of household, suggesting they have a single income earner. Over half of these households (7,850 households) had annual incomes of less than $35,000. For these households, the City's median rent of $870 exceeds the 30% threshold. The net effect is that one-third of the City's households are housing cost burdened.

Data points:
- *According to US Census data, median household income in 2019 was $45,570. However, income distribution varies significantly by household type: for families, $57,800, and married couples, $72,900; and for nonfamilies, $33,200. Nonfamily households represent 40% of all households in the City.*

- *One-third of the City's households are housing cost burdened, and almost half of all renting households are estimated to pay at least 30% of their gross income to rent.*

- *Median rent is $870 but varies across the City sections ($795 in the Southeast Quadrant to $975 in the Northwest Quadrant). An additional 20-35% of renters paid between $1,000 and $1,499 per month.*

- *Across sections of the City, the share of households burdened by housing costs ranges from 41% in the Northwest Quadrant to as high as 56% in the Southeast Quadrant.*

Implications:
- *The housing shortage is a challenge for a wide range of household incomes, not just the lowest income.*

- *Household incomes are not adequate to meet market rental rates.*

Conclusions

Affordable housing in the City of Lancaster is a real challenge as a result of both supply and demand dynamics. This analysis starts with the view that housing is infrastructure. Its "fixed," physical nature requires longer time horizons to shape and expand it. In contrast, household demand is more adaptive and responsive, because households are mobile. A household's (potential) ability to move suggests that, at least in the short run, the quality, composition and quantity of housing drives the scale of demand (resulting in vacancies and price pressure). More research is needed to understand which segments of the population are most mobile and how housing choices are influenced by price and location. Nearly 80% of the City's

residents reported living in the same residence a year ago, suggesting that in any given year 20% of the population changed residence. Residential mobility varies across the City, largely correlated with the type of housing and prevalence of rental units.

With this in mind, conclusions emerge that impact the pathways for addressing housing in the City. They are as follows:

- *Many city households have incomes too low to afford prevailing rental rates without being housing cost burdened. The rental rates are driven by a range of factors. For new construction, particularly for apartment buildings, the rental rates reflect high fixed costs of land development and building construction. For older, multi-family housing which makes up a large portion of rental housing market, the rental rates generally reflect a scarcity of housing.*

- *Increasing housing supply could alleviate price pressure but would require a significant shift in supply. Absent potential to strongly raise incomes, increasing supply is a likely key market driver.*

- *Because housing stock requires such a substantial increase, the City has an opportunity to think critically about how it can transform housing to meet the needs of its residents and shape physical development in response to anticipated population growth in the metro region.*

HOUSING STOCK

Aggregate Supply

Lancaster City has nearly 18,300 parcels occupying 4,800 acres. Based on the County's land use categories, the vast majority of parcels are designated for residential purposes (88% or 16,040 parcels). From an acreage lens, residential land use accounts for less than one-quarter of the City's footprint.

To characterize the availability of housing in the City, the analysis divides the City into six sections (shown on the map). The sections divide the City into four quadrants plus an corridor that accounts for the "downtown" or business district and a satellite area. These sections are constructed using information in the County parcel data which divides the City of Lancaster into 12 areas (identified as wards and annexes).

Type of Housing

The City's housing supply is varied in composition and distribution. This analysis categorizes housing units into several categories, ranging from single family buildings to multi-family buildings (on parcels zoned as residential) to apartments (which are mainly found on parcels zoned mixed use, commercial or retail). **Figure 2** summarizes how housing units are distributed across the housing categories and city sections.
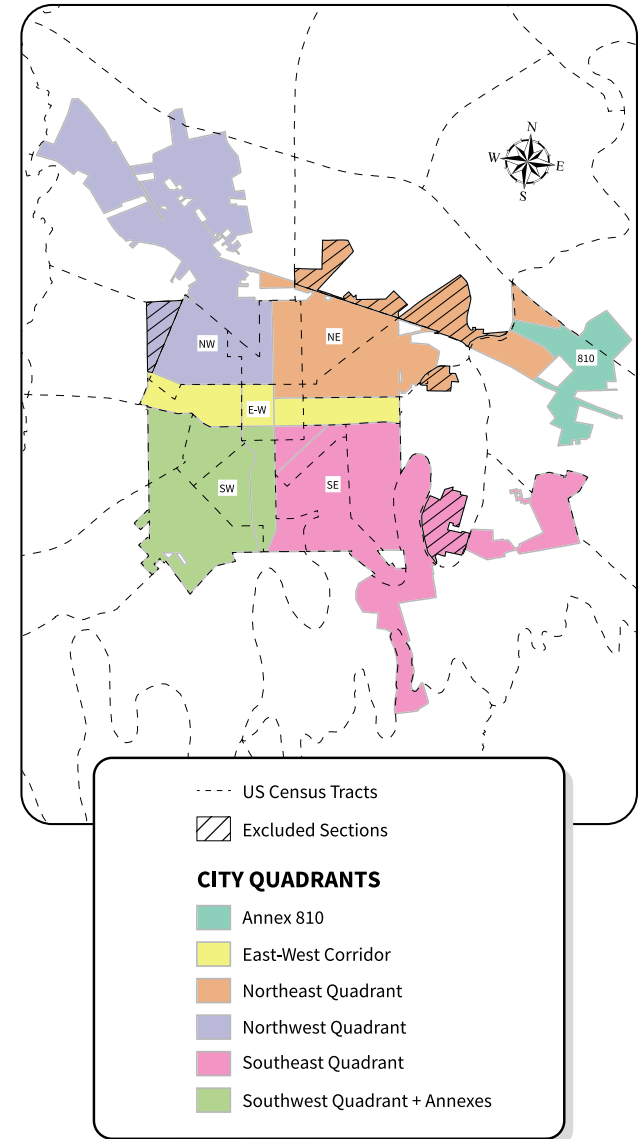
Figure 1

Legend:

- - - - US Census Tracts

▨ Excluded Sections

CITY QUADRANTS
- Annex 810
- East-West Corridor
- Northeast Quadrant
- Northwest Quadrant
- Southeast Quadrant
- Southwest Quadrant + Annexes

HOUSING TYPE	ANNEX 810	E-W	NE	NW	SE + ANNEX	SW	TOTAL
SINGLE FAMILY	158	1,424	2,708	1,409	2,888	5,030	13,617
TWO-FAMILY		496	503	358	329	558	2,244
THREE-FAMILY		279	285	219	131	194	1,108
FOUR-FAMILY		114	153	120	53	45	485
FIVE+ FAMILY		204	176	63	38	52	533
CONDO		324	63	69	4		460
APARTMENT	213	1,032	938	878	1,570	1,128	5,759
OTHER 500*		14	5	35	13	45	112
TOTAL UNIT COUNT	**371**	**3,887**	**4,831**	**3,151**	**5,026**	**7,052**	**24,318**
% OF HOUSING UNITS	**2%**	**16%**	**20%**	**13%**	**21%**	**29%**	**100%**

Figure 2

TYPES OF HOUSING BY CITY SECTION

Single-family – Detached or Attached

Single family housing (detached or attached, such as row home or townhouse) represents the largest category of housing in Lancaster City. 56% of housing units fall into this category. Across the six sections of the City, this type of housing varies in concentration. The Southwest section of the City is dominated by single family housing (71%). The lowest concentration is found in the East-West Corridor (37%) which includes the City's downtown.

This type of housing tends to be larger in terms of the number of bedrooms. Over half are estimated to have three bedrooms. Another 18% have four bedrooms. Less than 20% are estimated to have two or fewer bedrooms.

Multi-family Dwellings

This category captures housing on residential parcels where the building has multiple units, such as two- and three-family buildings or a detached single family house that has been broken up into several units. Housing in this category differs from apartments and condominiums. Apartments tend to be in buildings that are much larger than multi-family dwellings. Multi-family dwellings are different from condominiums given their ownership structure even though they may visually look similar. Multi-family dwellings have a one-to-many relationship for parcels to housing units. Condominiums have a one-to-one relationship between the parcel and housing unit. In other words, each condominium unit has its

own unique parcel number, while located in the same building with other condominium units. For example, 101 North Queen St has mixed use, with condominiums. Each condominium in this building has its own unique parcel number. In contrast, a three-family building on West End Ave will have a single parcel number, while still being comprised of three distinct housing units.

The default assumption in this analysis is that each multi-family dwelling has one owner-occupied unit, with the remaining units available in the rental market. This assumption is modified where information exists from the City's rental database.

Multi-family dwellings represent 18% of the City's housing units. Although found throughout the City, they are more intensely present in the Northwest, Northeast and East-West Corridor. In these three sections of the City, they make up anywhere from 23% to 28% of the housing units. In the southern half of the City, multi-family dwellings are less frequently found, making up only 11% to 12% of the housing stock.

Housing units in multi-family dwellings tend to be comparable to apartments, predominantly offering one and two-bedroom units.

Apartments

Apartments account for just under one-quarter of the City's housing stock. Defined as housing units found on parcels with land uses other than residential, apartments are typically found in buildings with a large number of housing units. This analysis assumes apartments are in the rental market because they are managed in a structure that does not allow home ownership (unlike condominiums and townhouses). The availability of apartment housing varies across the City. This type of housing is most prevalent in the Southeast, representing 31% of its housing units. In the East-West Corridor and Northwest, apartments account for roughly 27% of the available housing. They have the lowest share of housing units in the Southwest and Northeast (16% and 19%, respectively).

The County's parcel data has limited information on the number of bedrooms in each housing unit. As a result, this analysis draws on the information recorded with each parcel in combination with the information from the US Census Bureau's American Community Survey (ACS). Collectively the two data points suggest just over half of the apartments and multi-family dwellings are two-bedrooms. One-bedroom units make up 36% of apartments and multi-family units, and 9% are efficiencies.

Rental Market

Nearly 60% of the City's housing stock is estimated to be in the rental market. These charts illustrate how the concentration of rental housing varies by the type of housing and location.

By housing type **(Figure 3)**, the rental market is highest in multi-family dwellings and apartments. In contrast, the owner-occupied rate for single family housing is roughly 64% across the City.

By City section **(Figure 4)**, the owner-occupied rates of housing ranges from 32% in the East-West Corridor to 46% in the Southwest and 97% in Annex 810. As noted previously, the availability of single family dwellings plays an important factor in the rate of owner-occupied housing units. In the Southwest Quadrant and Annex 810, single family dwellings make up a substantial portion of the housing units. In the East-West Corridor, multi-family buildings and apartments account for the majority of housing units.

Figure 3

HOUSING UNITS: OWNER OCCUPIED AND RENTAL UNITS BY HOUSING TYPE

Figure 4

HOUSING UNITS: OWNER OCCUPIED AND RENTAL UNITS BY CITY SECTION
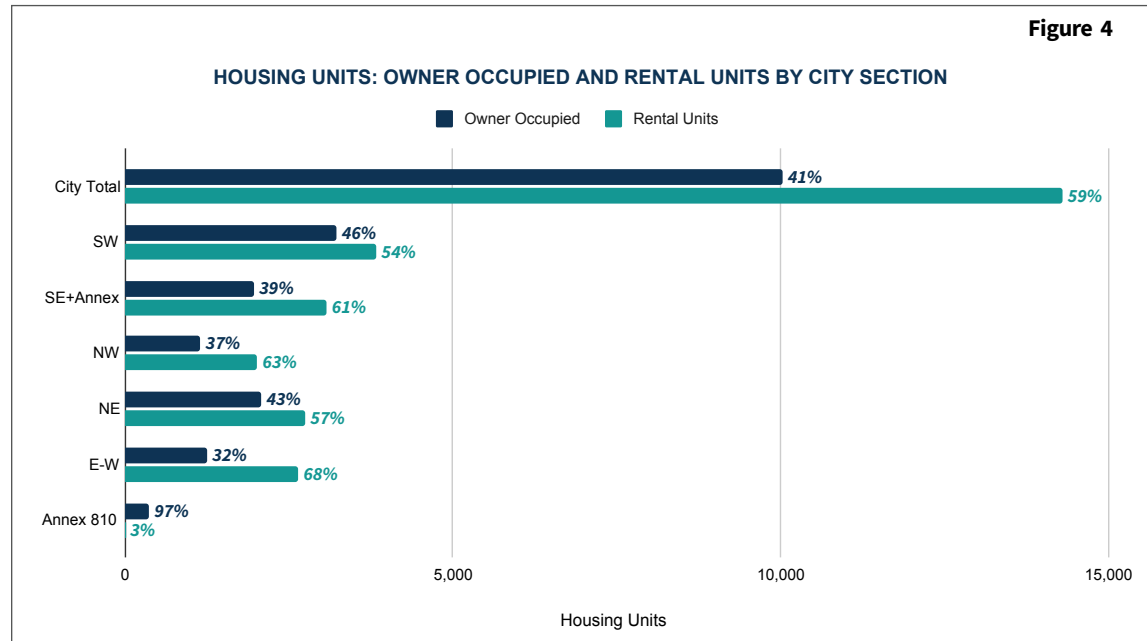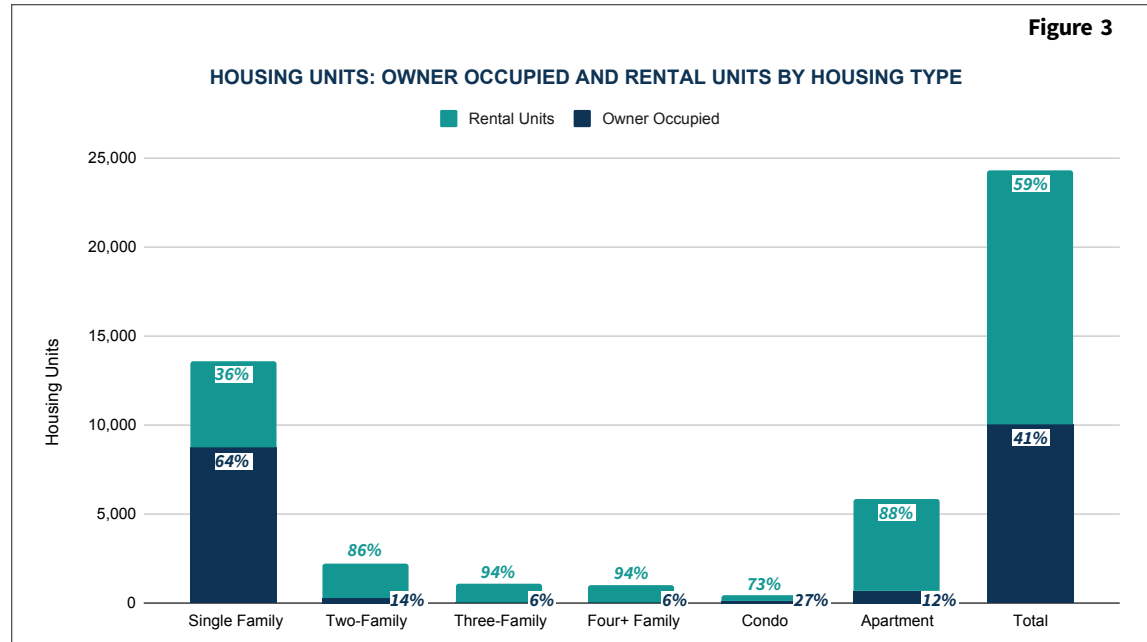
IMPLICATIONS OF EXISTING HOUSING STOCK

Healthy housing markets are the result of both supply- and demand-side factors. Supply-side conditions reflect the amount and type of housing units. The demand-side takes into account the needs and resources that City residents have for housing.

In the City of Lancaster, supply-side factors feature prominently in the challenges of affordable housing, but are not the sole contributing factors. The shortage of specific types of housing exacerbates conditions, fueling higher housing costs (in rental and home ownership markets). At the same time, the income profiles of the City's household population are also at play. They amplify the problem of affordable housing and the widespread prevalence of housing cost burden among City residents. These challenges can be more acute in some parts of the City given the diversity and variation of residents and housing across the City's section.

Housing Stock by City Section

To understand both sides of the housing affordability equation, the analysis draws on two data sets. The County parcel data provides a basis for characterizing the total supply of housing and how it is distributed across the City. The 2019 data from the American Community Survey (ACS) provides the most readily available information on the City's population, detailing estimates that help characterize household composition and incomes.

The two data sources use different geographic disaggregation of the City. As noted earlier, the County parcel data divides the City into wards and annexes. These areas are loosely block-shaped and follow the City's municipal boundary. The ACS

Figure 5

HOUSING STOCK BY CITY SECTION						
HOUSING TYPE	E-W	NE	NW	SE + ANNEX	SW	CITY
HOUSING UNITS	3,872	4,827	2,783	4,470	7,044	22,996
HOUSEHOLDS	3,468	4,281	2,423	4,184	6,480	20,835
RATIO OF UNITS TO HOUSEHOLDS	1.1	1.1	1.2	1.1	1.1	1.1

NOTE: The housing unit estimates exclude some sections of the City to facilitate alignment with population estimates available at the Census tract level. This approach omits approximately 4-5% of the City's population and housing units.

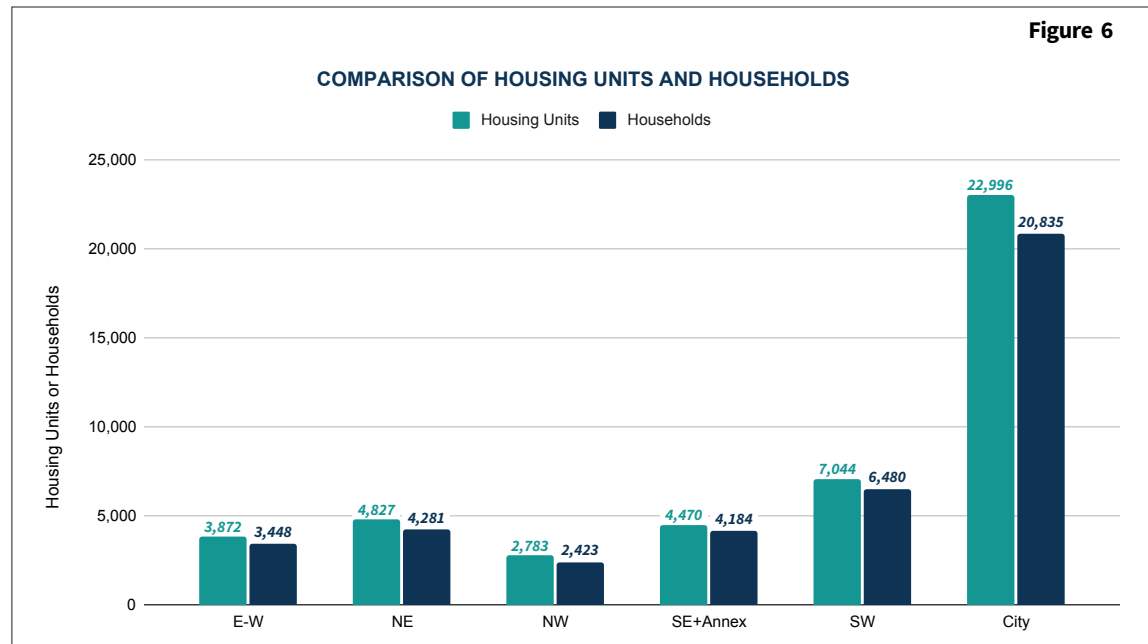divides the City into Census tracts. The Census tracts meander and do not follow municipal boundaries.

Because of the imperfect alignment between City sections and Census tracts, detailing housing for each City section is based on a sample. The 2019 ACS data estimates that the City's 59,300 residents were comprised of roughly 22,100 households. The parcel-level analysis of housing estimates that the City has around 24,300 housing units. The sample captures around 95% of each, focusing on the central parts of the City and generally excluding some Annex areas.

Based on this sample, the City's vacancy rate is 9%. This rate seems high at an aggregate level, but it translates to 1.1 housing units per household. In other words, for every 10 households, there is one vacant unit. This ratio does not give consideration to the type and size of housing, nor does it account for housing quality. The result is that the vacancy rate likely overstates the excess supply of housing in the City. **Figure 5** and **Figure 6** also highlight that vacancy rates vary across the City.

Families *are defined as households with two or more individuals that are married or related by birth, marriage or adoption.*

Nonfamily households *consist of one or more persons that are unrelated.*

Household composition varies across the City. The following sections detail how the City's housing stock aligns with household characteristics within each of the five analytic sections of the City. To evaluate where housing supply challenges may be most acute, the analysis makes assumptions about the minimum number of bedrooms required for households based on their composition. For example, individuals living alone are assumed to require an efficiency or a one-bedroom housing unit. Couples (married or co-habitating) and without children are assumed to require one or two bedroom units. Families with children under the age of 18 are assumed to need single family dwellings or three-bedroom housing units.

Figure 6

COMPARISON OF HOUSING UNITS AND HOUSEHOLDS

East-West Corridor

The East-West Corridor has an estimated 3,870 housing units. Given the Main Street composition of this City section, the housing stock is largely comprised of apartments and multi-family dwellings (including condominiums).

Aligning with this type of housing, the household population in this part of the City is largely made up of people living alone (36% of households) or households without children (40%). Less than one-quarter of the households have children under the age of 18.

The vacancy rate in this section is 10%, with 3,500 of the 3,900 housing units occupied. However, **Figure 7** illustrates that the excess supply is likely confined to single family dwellings, and **Figure 8** details the housing stock.

Rental Market

Just under 70% of the housing stock in this part of the City is in the rental market. Single family dwellings have the lowest share of units in the rental market (30%). While over 87% of all other housing types are in the rental market.

The ACS estimates 66% of the households rent (2,300 of 3,470 households). Median rent ranges from $815 to $845. Nearly 42% of renting households are housing cost burdened (ie, allocating at least 30% of household income to rent), and 29% pay at least $1,000 per month in rent.

Figure 7

HOUSING UNITS AND HOUSEHOLDS IN THE EAST-WEST CORRIDOR

Figure 8

HOUSING STOCK AND VACANCIES IN EAST-WEST CORRIDOR

	UNITS	HOUSEHOLDS W/ CHILDREN	HOUSEHOLDERS LIVING ALONE	HOUSEHOLDS W/ NO CHILDREN	RATIO HOUSING TO HOUSEHOLDS
SINGLE FAMILY	1,417	793			1.8
TWO-FAMILY	488				
THREE-FAMILY	279				
FOUR-FAMILY	114		1,267	1,408	0.9
FIVE+ FAMILY	204				
CONDO	324				
APT + OTHER 500	1,046				
TOTAL	**3,872**	**3,468**			**1.1**
VACANCY RATE	**10%**				
VACANT UNITS	**404**				

Northeast Quadrant

The Northeast Quadrant's housing stock is not well aligned with its resident population. It has an estimated 4,830 housing units. Over half of the housing units (56%) are single family dwellings, but only 27% of the households have children. Multi-family dwellings and apartments make up 44% of the housing units, while 73% of the households live alone or do not have children. Multi-family dwellings (which account for 24% of the housing stock) are slightly more prominent than apartments.

The vacancy rate in the Northeast Quadrant is 11%, with 550 of the housing units unoccupied. **Figure 9** illustrates that the excess supply is likely confined to single family dwellings, and **Figure 10** provides greater detail.

Rental Market

The Northeast Quadrant has among the lowest share of housing in the rental market. Just under 60% of the housing stock is in the rental market. Single family dwellings have the lowest share of units in the rental market (32%). Over 90% of all other housing types are in the rental market.

The ACS estimates roughly half of the households rent (2,200 of 4,280 households). This section of the City has the widest range in rent. Median values range from $790 to $981. Just over 40% of renting households are housing cost burdened (ie, allocating at least 30% of household income to rent), and one-third pay at least $1,000 per month in rent.
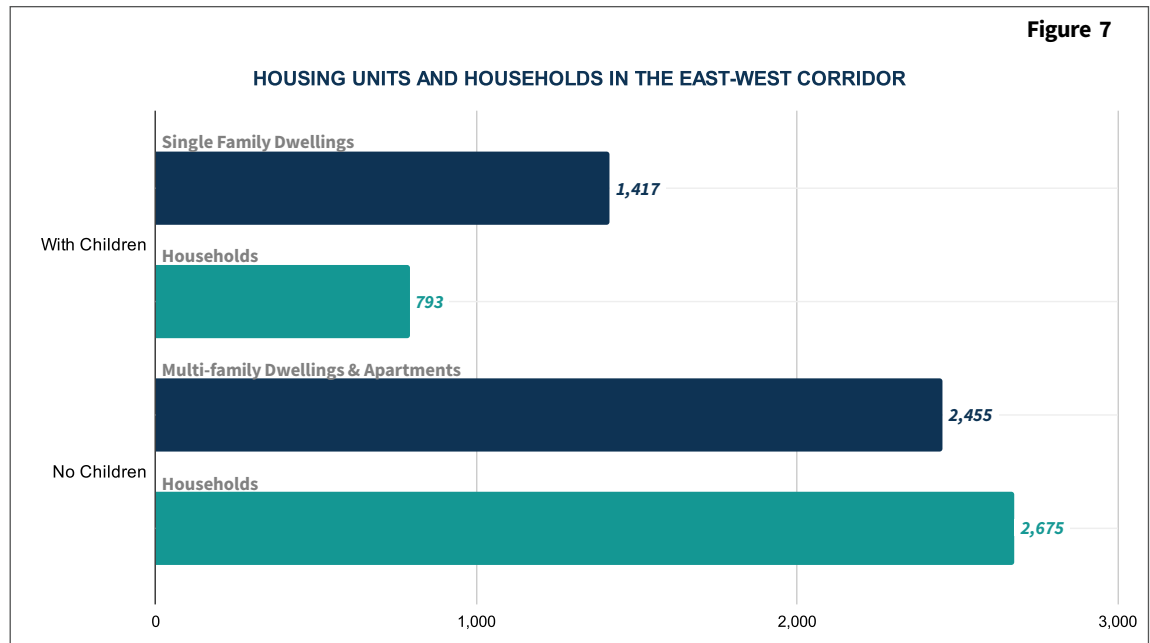
Figure 9

HOUSING UNITS AND HOUSEHOLDS IN THE NORTHEAST QUADRANT

Single Family Dwellings	2,708
With Children — Households	1,140
Multi-family Dwellings & Apartments	2,119
No Children — Households	3,141

Figure 10

HOUSING STOCK AND VACANCIES IN NORTHEAST QUADRANT

	UNITS	HOUSEHOLDS W/ CHILDREN	HOUSEHOLDERS LIVING ALONE	HOUSEHOLDS W/ NO CHILDREN	RATIO HOUSING TO HOUSEHOLDS
SINGLE FAMILY	2,708	1,140			2.4
TWO-FAMILY	503				
THREE-FAMILY	282				
FOUR-FAMILY	153		1,387	1,754	0.7
FIVE+ FAMILY	176				
CONDO	63				
APT + OTHER 500	942				
TOTAL	**4,827**	**4,281**			**1.1**
VACANCY RATE	**11%**				
VACANT UNITS	**546**				

Northwest Quadrant

The Northwest Quadrant of the City has an estimated 2,780 housing units. Single family dwellings comprise 42% of the housing stock (1,170). Multi-family dwellings and apartments make up the other 58%. In this area, it is estimated that there are twice the number of single family dwellings than there are households with children under the age of 18. Three-quarters of the households are a person living alone or people living together but without children.

The vacancy rate in the Northwest Quadrant is 13%, with 360 of the housing units unoccupied. **Figure 11** illustrates that the excess supply is likely confined to single family dwellings, and **Figure 12** provides greater detail.

Rental Market

Two-thirds of the housing stock in the Northwest Quadrant is estimated to be in the rental market. Single family dwellings, like other sections of the City, have higher owner-occupied rates. An estimated 40% of the single family dwellings are in the rental market. Rental rates for all other housing types are generally in excess of 90%.

The ACS estimates 64% of households rent (1,540 of 2,420 households). Median rent in this section of the City has a range similar to the Northeast ($790 to $970). Over 40% of renting households are housing cost burdened (ie, allocating at least 30% of household income to rent), and 34% pay at least $1,000 per month in rent.
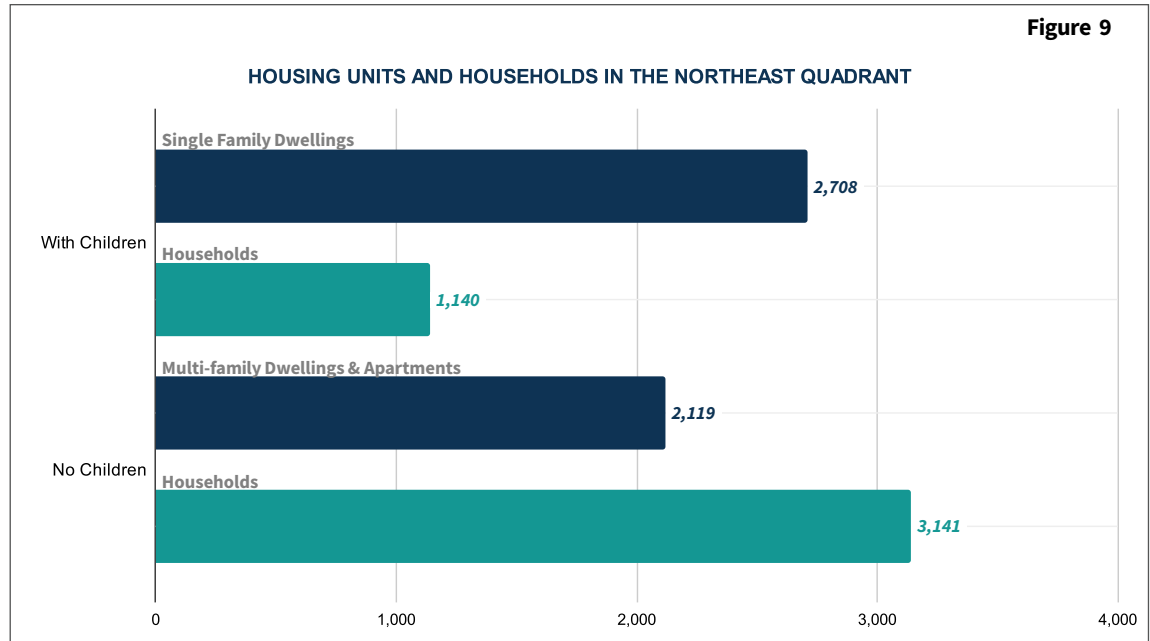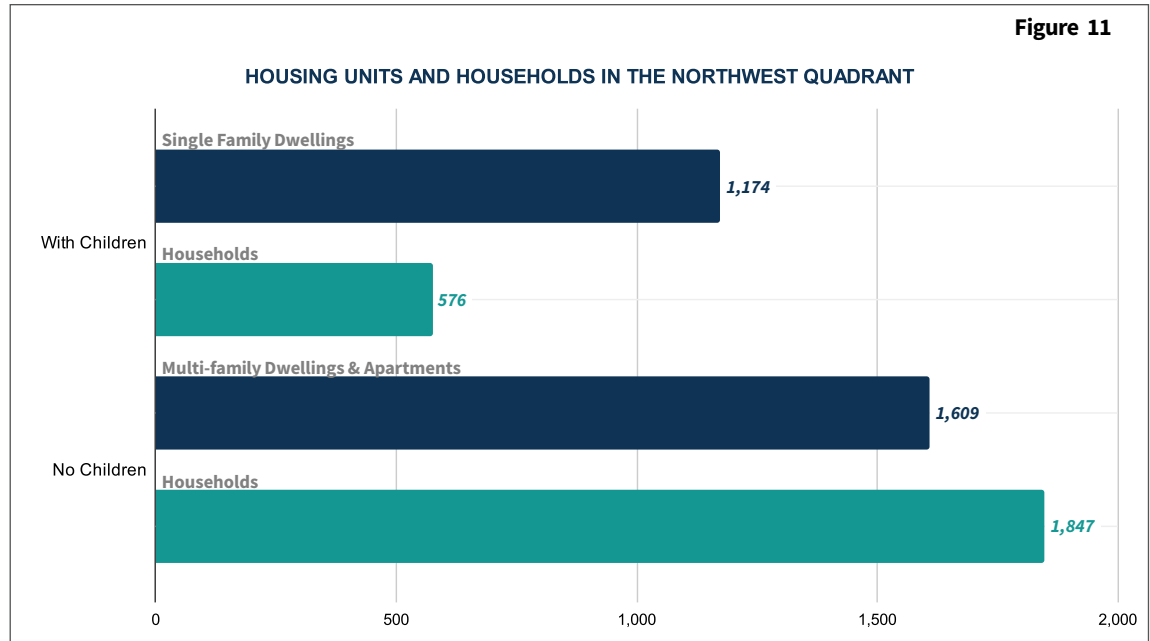
Figure 11

HOUSING UNITS AND HOUSEHOLDS IN THE NORTHWEST QUADRANT

Figure 12

HOUSING STOCK AND VACANCIES IN NORTHWEST CORRIDOR

	UNITS	HOUSEHOLDS W/ CHILDREN	HOUSEHOLDERS LIVING ALONE	HOUSEHOLDS W/ NO CHILDREN	RATIO HOUSING TO HOUSEHOLDS
SINGLE FAMILY	1,174	576			2.0
TWO-FAMILY	354				
THREE-FAMILY	216				
FOUR-FAMILY	120				
FIVE+ FAMILY	63		977	870	0.9
CONDO	69				
APT + OTHER 500	787				
TOTAL	**2,783**	**2,423**			**1.1**
VACANCY RATE	**13%**				
VACANT UNITS	**360**				

Southeast Quadrant and Selected Annexes

The Southeast Quadrant (combined with selected annexes) has an estimated 4,470 housing units. Single family dwellings comprise 52% of the housing stock (2,350). Multi-family dwellings and apartments make up the other portion. In this area, 40% of the households have children, with the other 60% comprised of persons living alone or without children under the age of 18.

The vacancy rate in the Southeast Quadrant, 6%, is the lowest across the City sections. This equates to an estimated 290 vacant housing units. **Figure 13** illustrates that the excess supply is likely confined to single family dwellings, and **Figure 14** provides greater detail.

Rental Market

The rental market is most significant in this section of the City. Just over two-thirds of the housing stock is estimated to be in the rental market, and 67% of the households rent (2,820 of 4,180 households).

In this section of the City, median rent ranges from $715 to $880. This range is lower than the other parts of the City. Reflecting the lower range of rent, only 21% of renting households pay more than $1,000 per month. Despite lower rent, this part of the City has the highest share of households that are housing cost burdened. 56% of renting households allocate at least 30% of their income to housing.
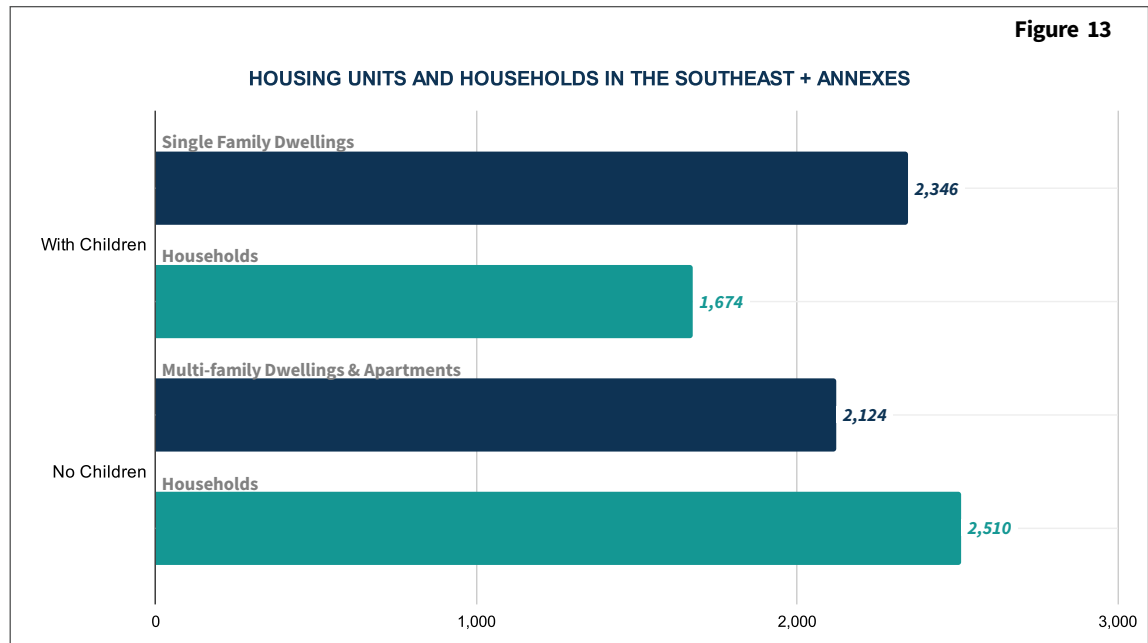
Figure 13

HOUSING UNITS AND HOUSEHOLDS IN THE SOUTHEAST + ANNEXES

Figure 14

HOUSING STOCK AND VACANCIES IN SOUTHEAST + ANNEXES

	UNITS	HOUSEHOLDS W/ CHILDREN	HOUSEHOLDERS LIVING ALONE	HOUSEHOLDS W/ NO CHILDREN	RATIO HOUSING TO HOUSEHOLDS
SINGLE FAMILY	2,346	1,674			1.4
TWO-FAMILY	325				
THREE-FAMILY	131				
FOUR-FAMILY	53		1,169	1,340	0.6
FIVE+ FAMILY	33				
CONDO	4				
APT + OTHER 500	1,578				
TOTAL	**4,470**	**4,184**			**1.1**
VACANCY RATE	**6%**				
VACANT UNITS	**286**				

Southwest Quadrant

The Southwest Quadrant of the City has an estimated 7,040 housing units. Across the City sections, the Southwest has the largest share of single family dwellings. They comprise 71% of the section's housing stock (5,020). Multi-family dwellings and apartments make up less than 30% of the housing units. Despite the significant availability of single family dwellings, households without children or individuals living alone are the majority. 37% of households have no children. Another 27% of households have someone living alone. Only 36% of the households in the Southwest Quadrant have children.

Despite the differences in composition between the types of available housing and household composition, this part of the City has a relatively low vacancy rate (8%). Approximately 560 housing units are vacant. **Figure 15** illustrates the differences in housing stock and household composition, and **Figure 16** provides greater detail.

Rental Market

Across the City sections, the Southwest Quadrant has the lowest portion of housing in the rental market. Approximately 3,840 of the 7,040 housing units (54%) are in the rental market. At the same time, it has a larger share of single-family dwellings in the rental market (40%).

The ACS estimates almost half of the households rent (3,220 of 6,480 households) in the Southwest Quadrant. Median rent in this section of the City ranges from $735 to $955, which is slightly higher than the Southeast Quadrant. Just under 50% of renting households are housing cost burdened (ie, allocating at least 30% of household income to rent), and 34% pay at least $1000 per month in rent.
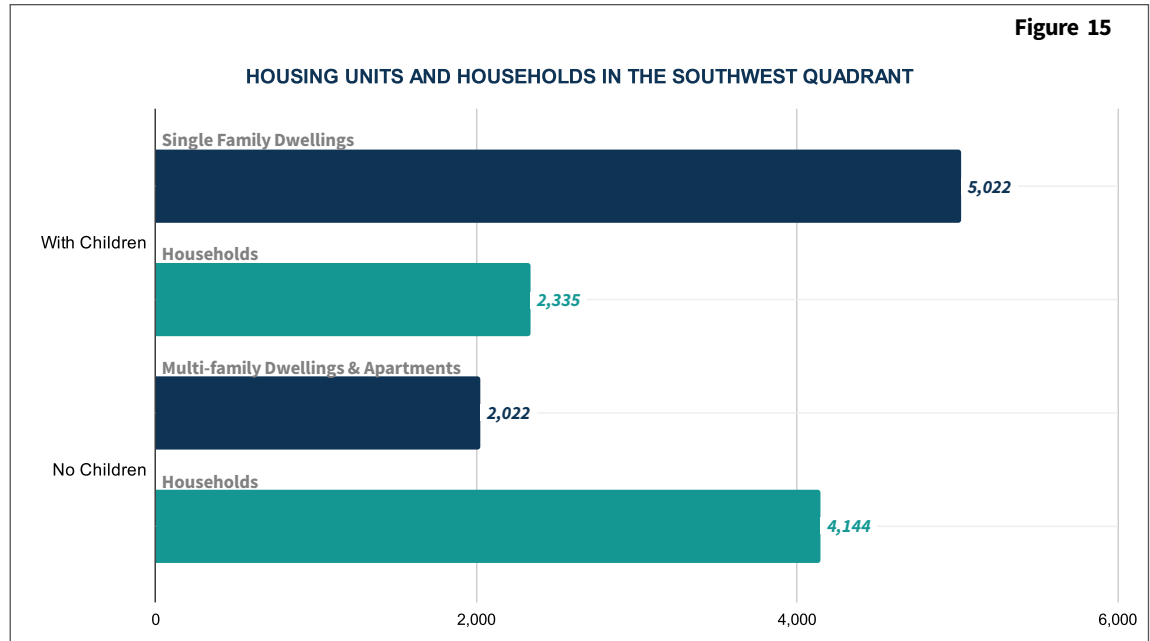
Figure 15

HOUSING UNITS AND HOUSEHOLDS IN THE SOUTHWEST QUADRANT

Figure 16

HOUSING STOCK AND VACANCIES IN SOUTHWEST QUADRANT

	UNITS	HOUSEHOLDS W/ CHILDREN	HOUSEHOLDERS LIVING ALONE	HOUSEHOLDS W/ NO CHILDREN	RATIO HOUSING TO HOUSEHOLDS
SINGLE FAMILY	5,022	2,335			2.2
TWO-FAMILY	558				
THREE-FAMILY	194				
FOUR-FAMILY	45				
FIVE+ FAMILY	52		1,733	2,412	0.3
CONDO	0				
APT + OTHER 500	1,173				
TOTAL	**7,044**	**6,480**			**1.1**
VACANCY RATE	**8%**				
VACANT UNITS	**564**				

IMPLICATIONS OF EXISTING HOUSING STOCK

Summary

The table summarizes key data points about housing cost burden across the City.

Figure 17

HOUSING COST BURDEN IN THE RENTAL MARKET

Less than 30% of income allocated to rent   30% or more of income allocated to rent
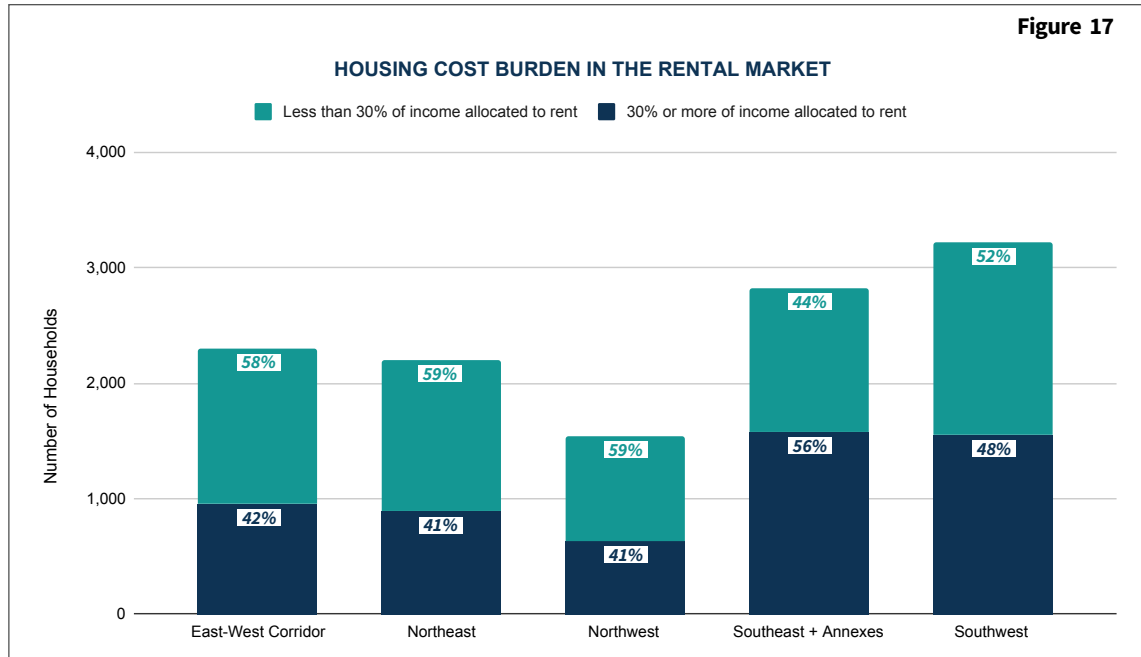

Figure 18

HOUSING COST BURDEN IN THE RENTAL MARKET (VALUES)

		EAST-WEST CORRIDOR	NORTHEAST	NORTHWEST	SOUTHEAST + ANNEXES	SOUTHWEST
RENTING HOUSEHOLDS	Number of Households	2,302	2,204	1,540	2,822	3,219
	Share of Total Households	66%	51%	64%	67%	50%
HOUSING COST BURDENED	Number of Households	956	900	633	1,576	1,552
	Share of Renting Households	42%	41%	41%	56%	48%
PAYING $1,000+ IN RENT	Number of Households	669	719	520	607	1100
MEDIAN RENT	Rent Per Month	$816 - $845	$790 - $981	$790 - $973	$715 - $880	$735 - $954
MEDIAN HOUSEHOLD INCOME	Annual Income	$28,300 - $48,800	$28,300 - $61,600	$39,300 - $54,800	$28,300 - $45,800	$28,300 - $55,400
TOTAL HOUSEHOLDS		**3,468**	**4,281**	**2,423**	**4,184**	**6,480**

DATA & KEY ASSUMPTIONS

Data Sources

Lancaster County Parcel database (2019)

- *Property - Identify all parcels in the City & Annex (by Ward)*
  - *Land use code*
  - *Parcel address*
  - *Property class code*
- *Attribute*
  - *Attribute description (accommodation, apartment/units)*
  - *Number of families, bedrooms and/or units*
- *Occupancies*
  - *Occupancy description (multiple residential, apartment, dormitory, fraternity)*
  - *Number of units*

Lancaster City Rental License database (January 2021)

- *Parcels licensed for rent and number of units*

US Census Bureau (2019)

- *Household composition and location (by Census Tract)*
- *Number of housing units – rented v. own*

* *Housing units are defined as parcels with residential occupancy on any land use category, such as single or multi-family dwellings, condos, apartments, multi-family residential, dormitory.*

Rental Housing Units

- *Identify based on rental license database*
- *Assume all apartments & units in multi-use property (not condo) are rental.*
- *All multi-family dwellings at least one unit assumed owner-occupied and all others are rental.*

Detailing City's Population

US Census Bureau (2019) - Selected tables from the American Community Survey (2019)

- *Median income in the past 12 months*
- *Selected social characteristics of households and families*
- *Selected housing characteristics, homeownership rate*
- *Households and families*

* *Data is accessed at Census Tract and aggregated to construct "City Sections".*

CENTER FOR REGIONAL ANALYSIS

AT

**ECONOMIC DEVELOPMENT COMPANY
OF LANCASTER COUNTY**

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