

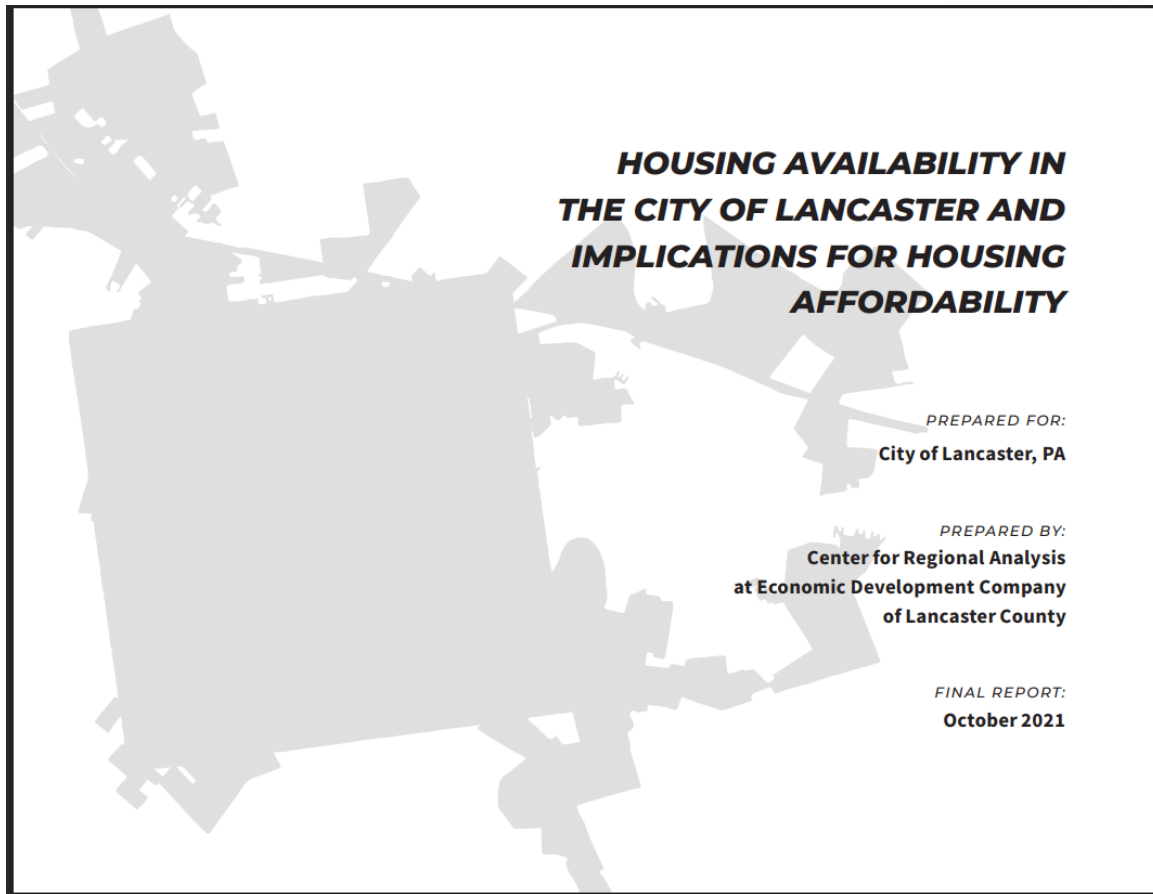
Interim Housing Strategy Progress Report to City Council

Chris Delfs, Rebecca Geiser

Community Planning and Economic Development

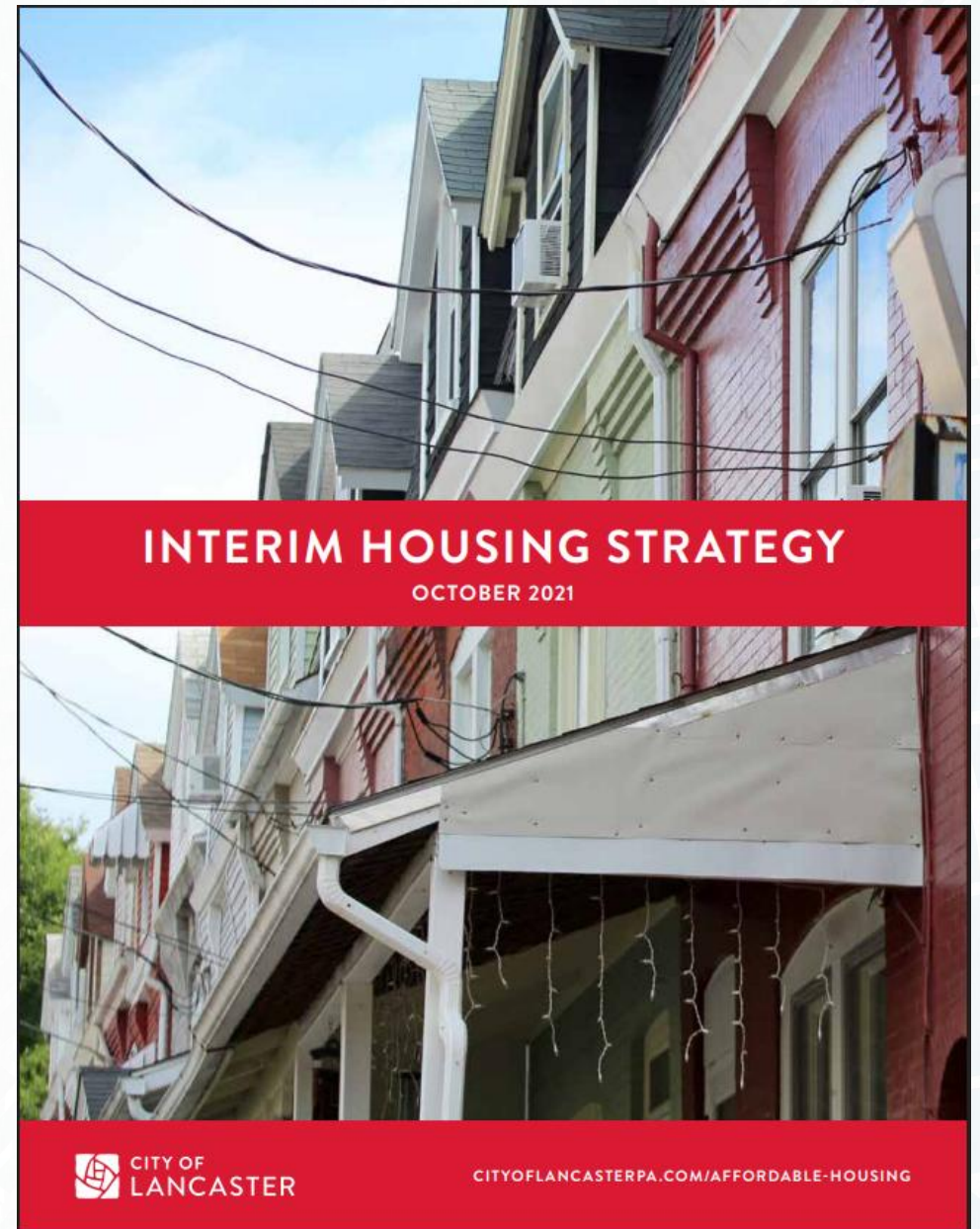
Housing Strategy Headlines!

- Almost 1,500 Housing Units Built or Under Construction
 - Including 291 Affordable Units
- 1,000+ Homes (Health & Quality) Improved
- 15,000+ Rental Units Inspected
 - Code Violations Addressed
- Over 95% of Rental Housing Units Rated Good or Fair Condition
- Almost 100 affordable units to be created through strategic land purchases
- Significant investments in Homeless Housing and Shelter
 - Clay Street Shelter, South Prince Hub, 308 East King Winter Shelter, Temporary homeless shelter at 232 N Prince St (Benjamin Roberts property) in 2023.



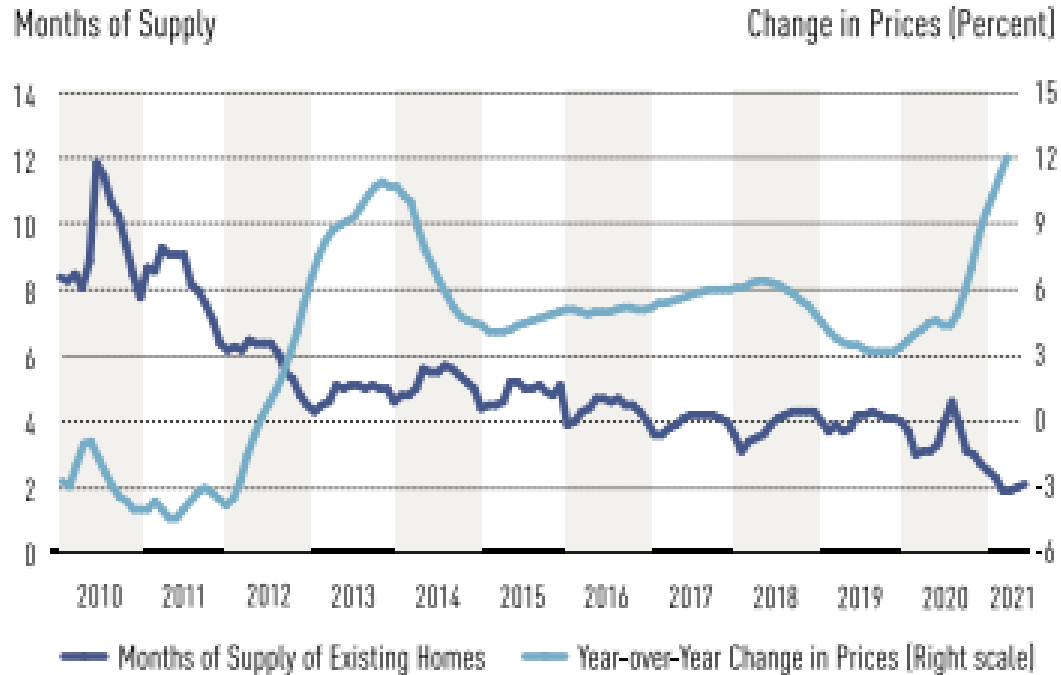
Housing Availability in the City of Lancaster and Implications for Housing Affordability

City of Lancaster Interim Housing Strategy

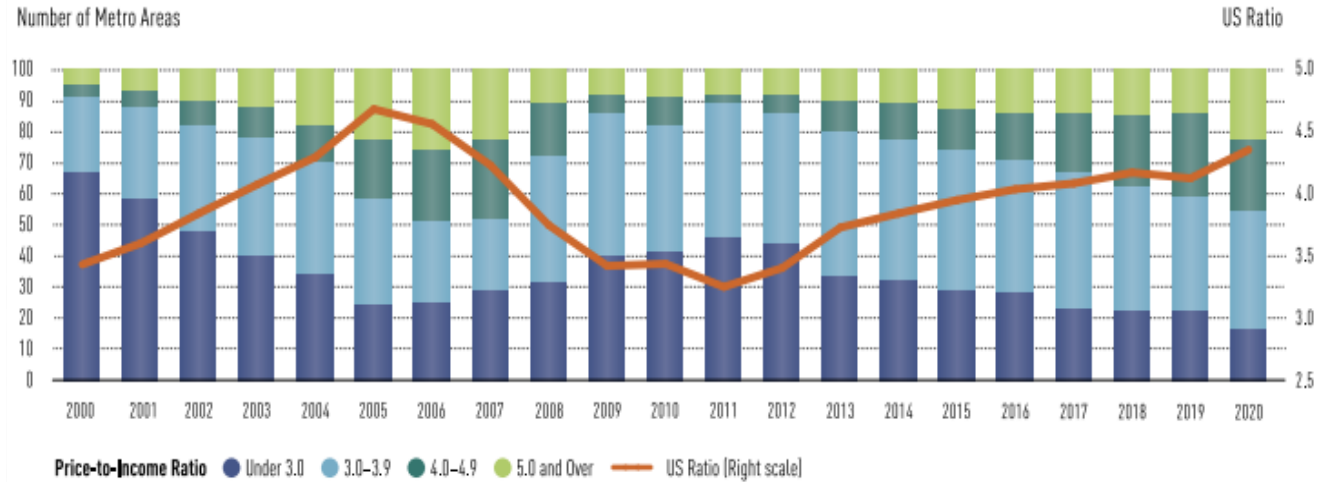


Housing Context (2021)

With Inventories at Record Lows, Existing Home Prices Continue to Head Up



Home Price-to-Income Ratios in an Increasing Number of Metro Areas Are Back Near Mid-2000s Levels



Joint Center for Housing Studies of Harvard University. (Year). *The State of the Nation's Housing 2021*. Harvard University.

https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_State_Nations_Housing_2021.pdf

Interim Housing Strategy Pillars

GOAL 1: PRODUCE

Produce housing units in new construction to meet demand and expand the number of available homes, both affordable and market-rate.

GOAL 2: PROTECT

Protect, maintain, and improve the quality of existing housing to help keep households safe and affordable.

GOAL 3: ACQUIRE

Acquire properties and redevelop for the express purpose of neighborhood revitalization and affordability.

GOAL 4: INNOVATE

Innovate by exploring emerging housing design types, which may facilitate lower-cost housing units.

GOAL 5: SUSTAIN

Sustain and foster housing stability and neighborhood vitality.



City of Lancaster Awards \$7.4 Million in American Rescue Plan Funds to Create & Preserve Affordable Housing

NOVEMBER 22, 2022 | CITY COUNCIL, MAYOR'S OFFICE

Tonight City Council approved a \$7.4 million allocation of American Rescue Plan Act (ARPA) funds to create and preserve affordable housing in Lancaster City. In total, the investment in nine organizations will create 85 new affordable housing units and preserve 443 affordable housing units through renovation.

Chestnut Housing Corporation: funding in the amount of \$550,000.00 for the construction of 8 new units; restoration & remodeling of 607-609 Rockland Ave into affordable housing.

Community Basics, Inc.: funding in the amount of \$500,000.00 for the construction of 9 new units; build transitional housing with supportive services at 759 Manor Street for homeless young adults and those aging out of foster care.

Lancaster City Housing Authority: funding in the amount of \$1,050,000.00 for the rehabilitation of 270 units; renovations including a roof replacement and new HVAC.

Lancaster/Lebanon Habitat for Humanity: funding in the amount of \$450,000.00 supporting 7 new units; support land development for owner-occupied housing at 913 Wheatland Ave and rehab properties on Fremont, Poplar, and St. Joseph Streets.

Partners with Purpose: funding in the amount of \$500,000.00 for the rehabilitation of 97 units; renovation of scattered site units.

SACA Development Corporation: funding in the amount of \$850,000.00 for the rehabilitation of 30 units; renovation of housing at the General Cigar Place property at 453 S. Lime Street.

SDL DEVCO, LLC: funding in the amount of \$2,000,000.00 for the construction of 45 new units; incorporating 45 affordable units to the Stockyards project.

Tenfold: funding in the amount of \$1,000,000.00 for the rehabilitation of 46 units; renovation of the Transitional Living Center at 105 E. King Street.

YWCA Lancaster: funding in the amount of \$500,000.00 for the construction of 16 new units; renovations to add transitional living units at YWCA's N. Lime Street headquarters.

PRODUCE (Goal 1): Housing Production Statistics

	Units Built or Under Construction	Units Approved but Not Yet Built	Units Under Land Development Review	Total since 2018
Total # of Units	1423	747	332	2502
# of Affordable Units	291	11	113	415
Percent Affordable	20.45%	1.47%	34.04%	16.59%

PRODUCE (Goal 1): Major New Affordable Housing Developments

Developer	Project	Affordable Units	City Funds Invested
Presbyterian Senior Living*	Long Crest	54*	\$0
Community Basics	Bausman Apartments	54	\$1,000,000
SACA	Conestoga North Phase I and II	18	\$3,011,668
HDC MidAtlantic	College Avenue Phase I, II, and III	173	\$3,900,000
Landis Homes	Landis Place on King	8	\$1,042,000
OZFund	Rebmans	52	\$0
YWCA	Y Forward	16	\$1,139,016
Chestnut Housing Corporation	Milburn Apartments	8	\$1,100,000
Community Basics	Manor Youth House	9	\$1,150,000
Thaddeus Stevens	Duplexes	8	\$650,000
Habitat for Humanity	Wheatland Build	8	\$1,150,000
Chestnut Housing	Dinah's Hill Apartments	11	\$350,000
LCHRA	Prince Street Hub	32	\$1,300,000
SACA	Sana Vida Plaza	48	N/A
Total		445 / 499	\$15,792,684

PROTECT (Goal 2): Proactive Housing Code Enforcement

- Coupled education, resources and enforcement to gain compliance
- Health and Housing Social Work Case Manager
- 15,605 Systematic Inspections performed
- 13,457 Complaint-based Inspections performed
- Decreased condemnations

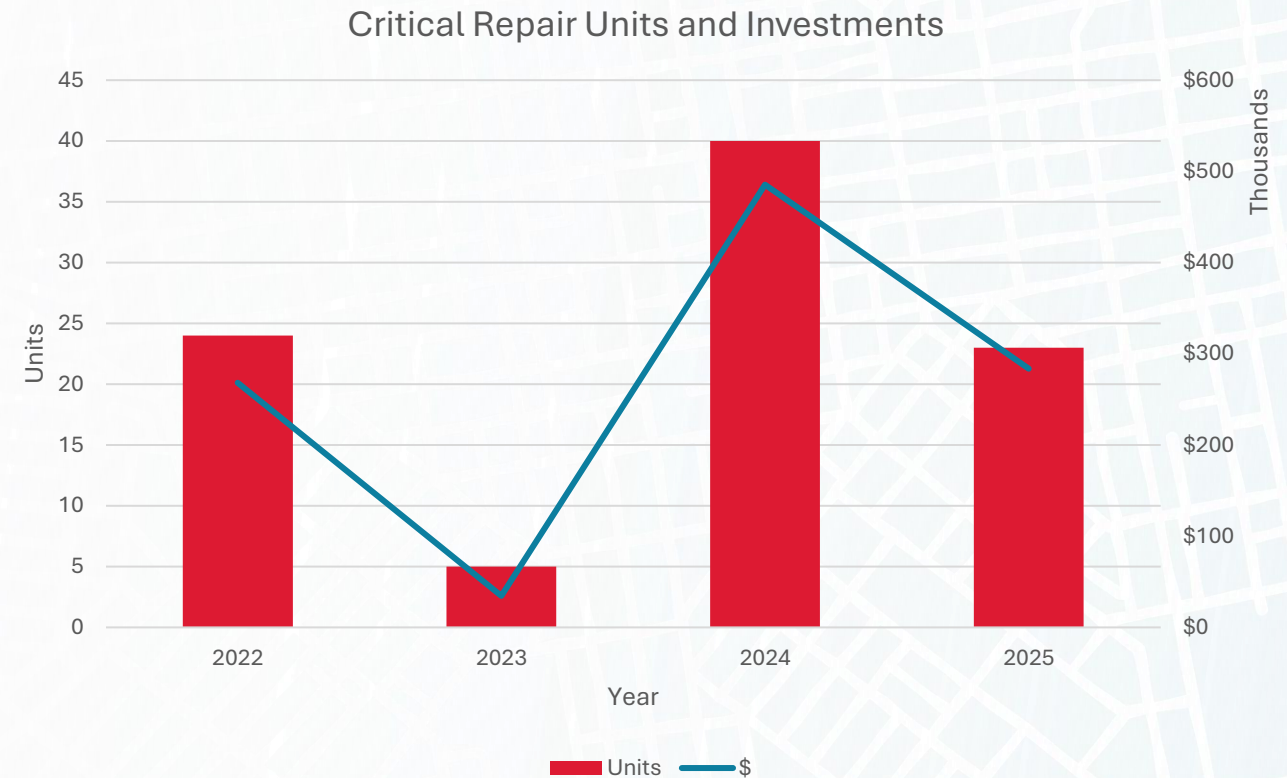
PROTECT (Goal 2): Remediation of Housing Health Hazards

- Lead Hazard Control units completed: 453
- Healthy Homes units completed: 73
- Lead Free Families units completed: 326

- Awarded \$7.75 million HUD grant for lead remediation and healthy homes renovations for 2025-2029
- Awarded \$2 million for healthy homes renovation for 2024-2028
- Awarded \$945,000 from PA Dept of Health for lead remediation for 2023-2026

PROTECT (Goal 2): Critical Repair

- Critical Repair units completed: 100
- Whole Home Repair units completed: 46
- Tenfold loan program: 2



PROTECT (Goal 2): Affordable Rehab Projects

Organization	Project	Affordable Units	Amount
Tenfold	Transitional Living Center (TLC)	46	\$1,500,000
LCHA	Farnum and Church Street Tower Projects	270	\$1,050,000
SACA	Scattered Sites	9	\$679,690
Partners With Purpose	Scattered Sites	6	\$1,441,281
Habitat For Humanity	Scattered Sites	3	\$181,000
SACA	Cigar Place	30	\$850,000
TOTAL		364	\$5,701,971

ACQUIRE (Goal 3): Accomplishments

- 28 affordable residential units created through Redevelopment Authority (RACL)
- Dinah's Hill project creating 12 affordable units through the Land Bank Authority
- LCHRA developing 33 transitional units at 132-134 S Prince St.
 - Funded in part by City ARPA grant
- HDC developing 40-50 units at 838 Marrietta Ave on City-purchased property

INNOVATE (Goal 4): Accomplishments

- *Our Future Lancaster* Comprehensive Plan – Housing Forward Policies and Actions
 - *Lancaster by Design* launching to update the Zoning Code, Subdivision and Land Development Ordinance, and the Official Map
- City Planning Bureau and Planning Commission conducted first phase of Accessory Dwelling Unit study in Summer 2025
- Manor Youth House combined a RACL property with ARPA funding to provide a shared living model for young adults coming out of foster care.

SUSTAIN (Goal 5): Accomplishments

➤ LCHRA

- Opening of Clay Street Shelter
- Homelessness and Housing Strategic Plan
- Allocated \$9,704,906 to homeless services in the City through the Homeless Coalition
- Emergency Rental Assistance Program

➤ Tenfold

- Critical repair programming
- Pilot eviction diversion program
- Emergency winter shelter at 308 E King Street

➤ Lancaster County Food Hub

- Emergency winter shelter
- Day Shelter

Focus Areas (over the next 2-3 years)

1. Amend the Zoning ordinance and SALDO
 2. Improve and streamline the permitting process
 3. Expand programs to preserve and improve owner-occupied homes
 4. Expand opportunities for more flexible housing types in the city
 5. Redevelop blighted properties into affordable housing
(...where possible and appropriate)
- Align with State and County Housing Plans
 - Partner with Housing Organizations' initiatives