

What is working well now in South Whitehall Township?

**Successful
over 55
community
(Regency)**

**Family
housing -
Parkland
School District**

**Diversity
of
housing
proposals**

What are the problem areas in South Whitehall Township?

Whether the current housing price surge is going to stick, or if it is a blip

Attainability for younger generations

Long review times on Comp. Plan

Lack of Actionable Goals/Language

Lack of family options in rental units

High rate of development proposals

Development Pressures

North of Huckleberry Ridge – Lack of Utilities/Infrastructure

Shortage of low maintenance options for those looking to downsize locally

What SME tools or best practices are relevant to addressing these problems?

Blighting/Rehabilitati
on Strategies and
Programs

**Shorter
plan
review
periods**

**Transfer of
Development
Rights (TDRs)**

Zoning ordinances
and SALDO
matching the comp.
plan goals and
recommendations

**Conservation
Subdivision --
Model
Ordinance on
clustering**

**Incentives for
developers to
cluster**

**Overlay
Districts**

**Live
where you
work**

Walkable/Bikeable
Communities

**Which
corridors have
room for
improvements**

What recommendations based on SME tools and best practices should we carry forward to the Comprehensive Plan Update?

Clustering Incentives

Planning for walkable/bikeable communities

Transfer of Development Rights

Utilizing infill opportunities

Affordable housing incentives

Rental tracking and permitting

Balance in land uses -- to offset costs of development types

Review and amend the zoning ordinance to ensure all types of housing are provided for, to meet the needs of current and future SWT residents

Examine opportunities to allow accessory dwelling units

Shorter review periods to address changing markets

Incentives/Options for family-sized units

Match housing density and development to existing utility and transportation infrastructure

Replicate successes of restricted communities without age requirements

Recognize the likelihood of fast population growth as work-from-home and commuter needs change

Opening planning efforts to younger/newer populations