

**Prioritization Exercise**

My Recommendation Prioritization	Final Working Group Recommendation Prioritization
	<p style="text-align: center;"><b>Top 6</b></p> <ol style="list-style-type: none"> <li>1. Cluster Incentives</li> <li>2. Affordable Housing Incentives</li> <li>3. Review and amend Zoning Ordinance to ensure all types of housing are provided for to meet the needs of curent and future residents</li> <li>4. Transfer of Development Rights</li> <li>5. Planning for walkable/bikeable communities</li> <li>6. Replicate successes of restricted age communities without age requirements</li> </ol>

<b>Recommendation:</b> Cluster Incentives			
<b>Key Goals:</b>		<b>Key Actions:</b>	
Increase property values	Complete Jordan Creek Greenway/trails integrated into housing	Incentives for family sized units	Right standards to ensure open space is useful
More open space/trails	Housing affordability	Enhance clustering incentives (i.e. R2/R3 zoning)	Stay off steep slopes
	Educate the community on what this is		Incentive for infill?
	Walkability/bikeability		Buffer from transportation corridors/industrial uses
	Less expensive to construct and maintain infrastructure		Proper standards to make sure works way intended
<b>Stakeholders</b>		<b>Funding Sources</b>	
<b>Who Leads?</b>	CED	Township Budget	
<b>Who Partners?</b>	Planning Commission		
	County Planning Commissions doing this work		
	LVPC		
<b>Implementation Timeline (near-term, mid-term, or long-term):</b>			
		Near-term for zoning changes	
<b>Measures of Success:</b>			
Acres of open space preserved		Community consensus that it is a good idea	

Answer WHAT will look like - examples/aesthetics

Good examples to present to public (from county planning commissions)

We need new housing - encourage this type?

<b>Recommendation:</b> Affordable Housing Incentives			
<b>Key Goals:</b>		<b>Key Actions:</b>	
Close to infrastructure and amenities	Walkability/bikeability	education	Update zoning
Infill opportunities	Education on standards/parameters	affordable housing tax credits	Expedited permit reviews
	Look at requirements to see if change/updates needed (i.e. lot sizing)		Streamline inspections/approvals
		Have new construction for middle market (seniors/young families/downsizing)	Shared inspectors across municipalities (can cover if out/on vacation)
<b>Stakeholders</b>		<b>Funding Sources</b>	
<b>Who Leads?</b>	CED	Planning Commission	BOC (approval)
<b>Who Partners?</b>	Nonprofit housing organizations	developers	affordable housing tax credits
<b>Implementation Timeline (near-term, mid-term, or long-term):</b>			
		Continuous	Short-term for planning
			review annually
<b>Measures of Success:</b>		Middle price housing available	

Update current ADU regulations/permissions

Attractive ways to integrate Accessory Dwelling Units (ADUs/granny flats)

Office building conversions to apartments?



PHASE 4 – HOUSING WORKBOOK

Match housing density and development to existing utility and transportation infrastructure

**Recommendation:**

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

**Key Goals:**

Fully recognize different types of households (e.g. seniors, 1 person, etc)

Recommendation of what (types) and where (it should be)

**Key Actions:**

Adding/reexamining assisted living and personal care

Include recommendation in Comp Plan process

Water/sewer capacity

What roads can be improved and what can't

evaluate by-right development

What levels of infrastructure support what levels of density where

**Stakeholders**

**Funding Sources**

**Who Leads?**

**CED**

Planning Commission

BOC (speed of process)

**Who Partners?**

Utilities

Township budget

**Implementation Timeline (near-term, mid-term, or long-term):**

Planning now to understand restraints/limitations

**Measures of Success:**

When have recommendation on what can use and what can't

Minimize congestions/safety hazards

People live and work in closer proximities

<b>Recommendation:</b> Transfer of Development Rights			
<b>Key Goals:</b>		<b>Key Actions:</b>	
Written into the Ordinance	More middle priced housing (lower infrastructure costs/unit)	Density incentive	Identify sending and receiving areas in zoning
Minimize land consumed by grouping housing	Incentive for infill/redevelopment	education (farmers and developers; community)	
Farmland preserved close to population	Preserve substantial areas of woodland/farmland	Revise Zoning Ordinance	
<b>Stakeholders</b>		<b>Funding Sources</b>	
Who Leads?	CED	Preservation => self funding	
Who Partners?	LVPC		
	Planning Commission		
	Lancaster County (for examples)		
<b>Implementation Timeline (near-term, mid-term, or long-term):</b>			
		Plan early (near-term)	continuous for prioritization of areas
<b>Measures of Success:</b>			
	how many units transferred	Successful utilization of land	Amount of land preserved

**Recommendation:** Planning for walkable/bikelable communities

**Key Goals:**

mobility	Safe for all ages to walk/bike	Lower amounts of traffic/traffic calming	Linking/looping existing trail systems
kids can get to school safely	Lessen parking requirements	Create commuting corridors	Roads without curb => wider/smooth shoulder when no alternative

**Key Actions:**

Sidewalk construction plan into SWT Capital Improvements Plan	Update inventory of deferred sidewalk construction	Widen key shoulders where there are no other alternatives	<b>Bike lanes</b>
Sidewalk inventory			

**Stakeholders**

<b>Who Leads?</b>	BOC	Public Safety	Public Works	start a new committee?
<b>Who Partners?</b>	Bicycle organizations			

**Funding Sources**

<b>Act 209</b>	ADA funding	Safe Routes to School	PennDOT Multimodal Grants
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**Implementation Timeline (near-term, mid-term, or long-term):**

Planning - near term; continuous
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**Measures of Success:**

Contiguous bike routes/sidewalks	Accessibility	Connection to other trails	Feet of sidewalk added
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**Recommendation:** Replicate successes of restricted age communities without age requirements

**Key Goals:**

Flexibility; low maintenance living options

**Key Actions:**

**Stakeholders**

**Funding Sources**

**Who Leads?**

**Who Partners?**

**Implementation Timeline (near-term, mid-term, or long-term):**

**Measures of Success:**

**Recommendation:** Shorter review periods to address changing markets

**Key Goals:**

**Key Actions:**

**Stakeholders**

**Funding Sources**

**Who Leads?**

**Who Partners?**

**Implementation Timeline (near-term, mid-term, or long-term):**

**Measures of Success:**



<b>Recommendation:</b> Utilizing infill opportunities	
<b>Key Goals:</b>	<b>Key Actions:</b>
<b>Stakeholders</b>	<b>Funding Sources</b>
<b>Who Leads?</b>  <b>Who Partners?</b>	
<b>Implementation Timeline (near-term, mid-term, or long-term):</b>	
<b>Measures of Success:</b>	

**Recommendation:** Rental Tracking and Permitting

**Key Goals:**

**Key Actions:**

**Stakeholders**

**Funding Sources**

**Who Leads?**

**Who Partners?**

**Implementation Timeline (near-term, mid-term, or long-term):**

**Measures of Success:**

**Recommendation:** Examine opportunities to allow for accessory dwelling units

**Key Goals:**

**Key Actions:**

**Stakeholders**

**Funding Sources**

**Who Leads?**

**Who Partners?**

**Implementation Timeline (near-term, mid-term, or long-term):**

**Measures of Success:**

**Recommendation:** Opening planning efforts to younger/newer populations

**Key Goals:**

**Key Actions:**

**Stakeholders**

**Funding Sources**

**Who Leads?**

**Who Partners?**

**Implementation Timeline (near-term, mid-term, or long-term):**

**Measures of Success:**



<b>Recommendation:</b> Recognize the likelihood of fast population growth as work-from-home and commuter needs change	
<b>Key Goals:</b>	<b>Key Actions:</b>
<b>Stakeholders</b>	<b>Funding Sources</b>
<b>Who Leads?</b>  <b>Who Partners?</b>	
<b>Implementation Timeline (near-term, mid-term, or long-term):</b>	
<b>Measures of Success:</b>	

**Recommendation:** Balance in land uses to offset costs of development types

**Key Goals:**

**Key Actions:**

**Stakeholders**

**Funding Sources**

**Who Leads?**

**Who Partners?**

**Implementation Timeline (near-term, mid-term, or long-term):**

**Measures of Success:**