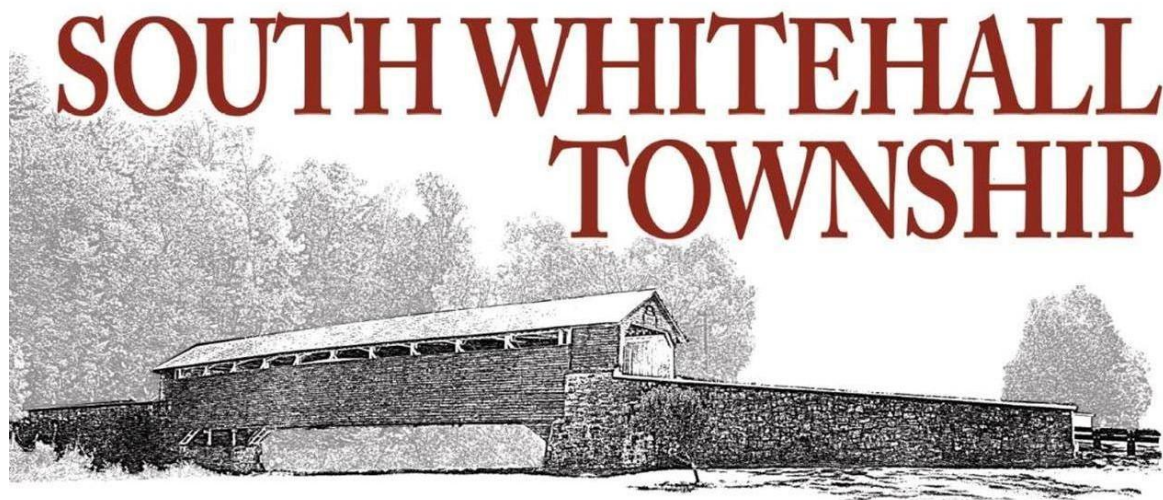


2021
Comprehensive
Plan Update

Phase 4 – Housing Workbook



Comprehensive Plan Update: Working Groups Introductory Meeting

In March 2021, South Whitehall Township kicked off Phase 4 of the Comprehensive Plan Update. South Whitehall is excited to have community participation in the Phase 4 Working Groups: Housing; Transportation; Resource Protection; Community Facilities; and Community Utilities.

When did Phase 4 of the Comprehensive Plan Update begin?

The Comprehensive Plan Phase 4 Kickoff Meeting on March 31st, 2021 introduced the five Working Groups which reflect the required Plan Elements from the PA Municipalities Planning Code (MPC). Community members joined Township staff, elected officials, and the Lehigh Valley Planning Commission (LVPC) to learn more about how to engage in the Working Groups. The meeting reviewed work to date, and LVPC staff provided brief presentations during breakout sessions on existing conditions and how each topic fits into regional context.

What's next?

Community participation is needed to assess existing conditions and develop Working Group recommendations during Phase 4 of the Comprehensive Plan Update. The groups will follow the meeting schedule on the next page, where Working Group members will evaluate data and future scenarios, and build out recommendations for the Comprehensive Plan Update.

housing

transportation

community
facilities

community
utilities

resource
protection

**Comprehensive Plan Update:
Phase 4 Working Groups Timeline**

Introductory Virtual Meeting [All Working Groups together]: Tuesday, June 29th, 2021, 6-8PM



Meeting #1 – Existing Conditions [by Topic Area]: Week of July 12th



Meeting #2 – Recommendation Brainstorm with Subject Matter Experts from LVPC [by Topic Area] Virtual Meetings: Week of July 19th

7/19, 6-7:30PM: Community Facilities

7/20, (Sessions 1 and 2 running concurrently) 6-7:30PM: 1) Transportation 2) Housing

7/21, (Sessions 1 and 2 running concurrently) 5:30-7PM: 1) Resource Protection 2) Community Utilities



Meeting #3 – Identify and Develop Recommendations [by Topic Area]: Week of August 2nd



Concluding Meeting Working Groups [all Working Groups together]: Week of August 9th

Phase 4 Working Group Resources

- South Whitehall Comprehensive Plan Update Webpage: www.southwhitehall.com/compplan
- South Whitehall Township 2009 Comprehensive Plan: <https://www.southwhitehall.com/Home/ShowDocument?id=575>
- South Whitehall Township Comprehensive Plan Update “Where Should We Grow?” StoryMap: <https://storymaps.arcgis.com/stories/d7a161a6324c4b39beaa4af2eeafc24b>
- South Whitehall Township Comprehensive Plan Update Existing Conditions Report: https://ksand.southwhitehall.com/PDF/CompPlan/ExistingConditionsReport_20190618.pdf
- South Whitehall Township Comprehensive Plan Update Planning Trends Supplement: https://ksand.southwhitehall.com/PDF/CompPlan/PlanningTrends_Supplement.pdf
- Lehigh Valley Planning Commission (LVPC) and Lehigh Valley Transportation Study (LVTS) Comprehensive Plan and Long-Range Transportation Plan FutureLV: <https://www.lvpc.org/futurelv.html>
- March 31st Phase 4 Kickoff Meeting Recordings and Presentations here: <https://www.southwhitehall.com/departments/community-development/land-development/planning/comprehensive-plan-update/phase-4-kick-off-meeting>

Access All Resources on the Housing Working Group webpage at www.southwhitehall.com/compplan/housing or with the QR Code:



Contact Information

Name	Title	Contact Info
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Guiding Principles



Protect natural, historical, recreational, scenic, open space, and agricultural, amenities, resources, and assets.



Coordinate future land use, development, and redevelopment, in sync with the capacity of the road network and utilities to absorb changes.



Promote an effective continuation of opportunities, facilities and services for open space, parks, recreation, education, public safety, and wellness.



Promote techniques to limit the sprawling pattern of development, by advocating for land use with more effective smart growth attributes.



Coordinate with PennDOT, LVPC, and adjoining Municipalities, in order to alleviate existing problems and to avoid future conflicts, and to promote opportunities for alternative transportation such as bus service, ride sharing, bicycling, and walking.

MPC Guidelines: **Comprehensive Plan**

The Pennsylvania Municipal Planning Code (MPC) enables local jurisdictions to conduct a comprehensive planning process to identify areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

The comprehensive plan, consisting of maps, charts, and textual matter, shall include, but not be limited to, the following related basic elements:

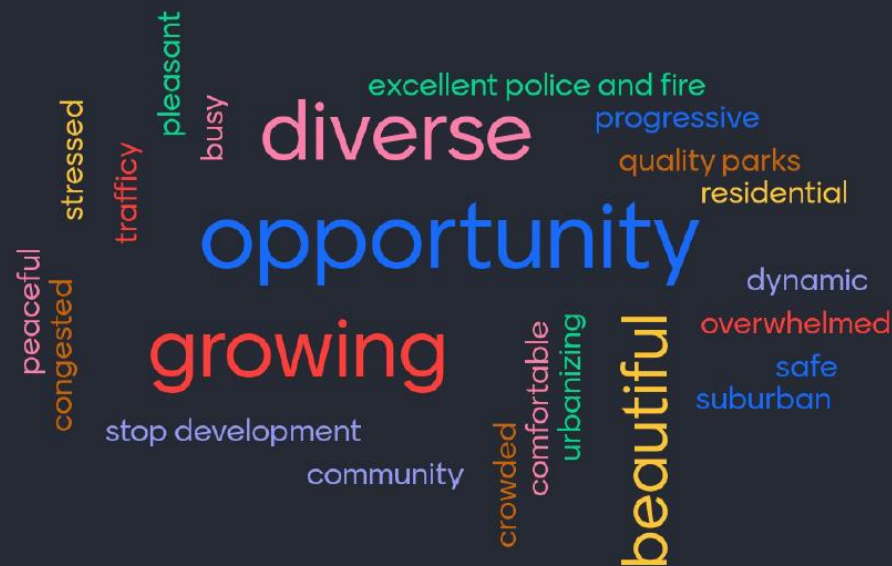
- Statement of objectives concerning future development, including, but not limited to, the location, character and timing of future development
- A plan for land use
- A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality
- A plan for movement of people and goods
- A plan for community facilities and utilities
- A statement of interrelationships among the plan components
- A discussion of short- and long-range plan implementation strategies
- A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities
- A plan for the protection of natural and historic resources to the extent not preempted by federal or state law

The MPC requires that comprehensive plans shall be reviewed at least every ten (10) years.

South Whitehall Today:
Phase 4 Kickoff Meeting March 31, 2021

What is one word you would use to describe South Whitehall Township today?

Mentimeter

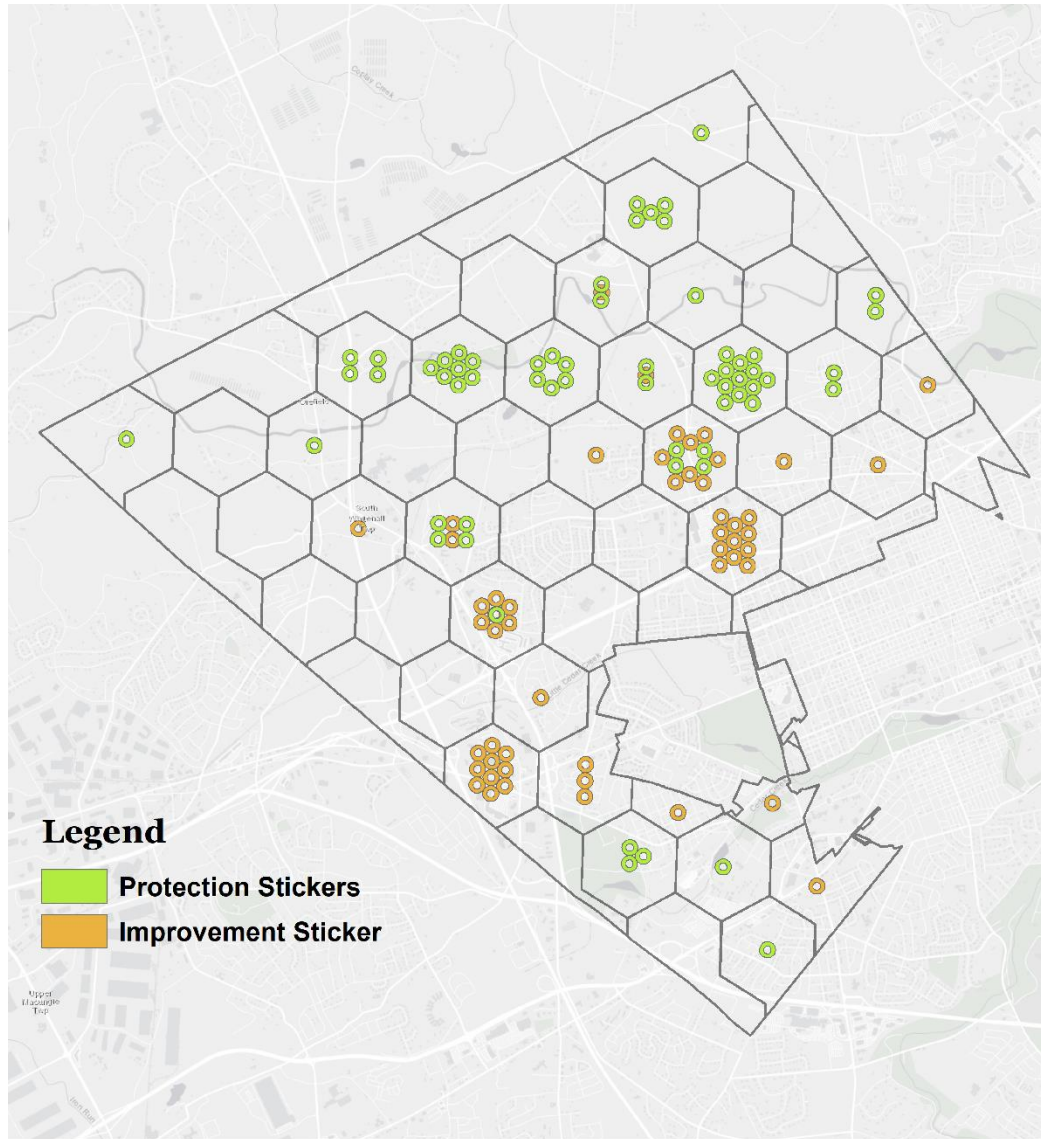


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Framing Concepts

- 1. South Whitehall Growth and Future Land Use**
- 2. South Whitehall Economic Development Scenario presented by 4ward Planning**
- 3. South Whitehall Transportation Model presented by Keystone Consulting Engineers**

South Whitehall Township Growth and Future Land Use



WHERE SHOULD WE GROW?

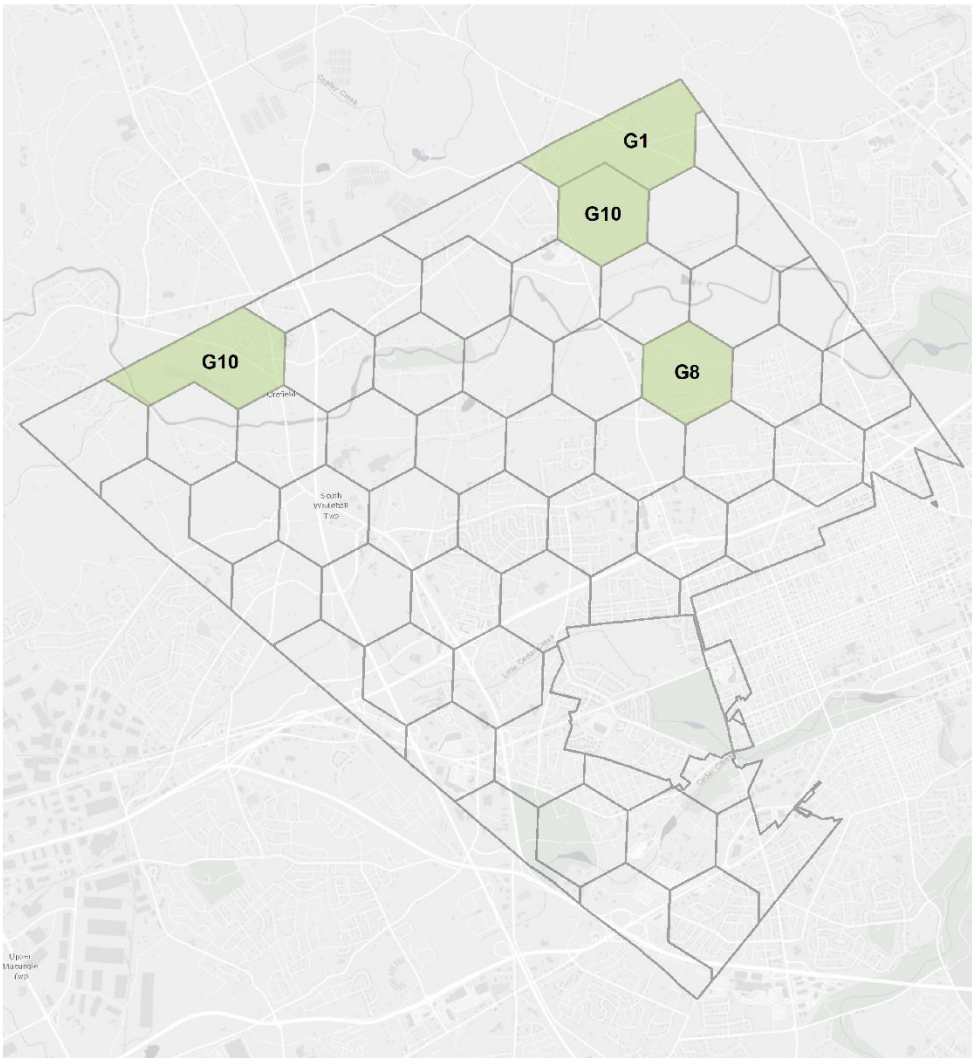
This map presents results of the “Where should we grow?” build out exercises conducted throughout South Whitehall Township. These included four public engagement meetings, two focus group meeting and a joint meeting between the Board of Commissioners and the Planning Commission. Participants were asked to accommodate future growth in population and jobs. This was accomplished by participants placing stickers on a map of South Whitehall Township divided into hexagons. Thus, answering the question “Where should we grow?”.

In addition to placing future population and jobs, participants were asked to indicate areas to protect and areas to improve. Each group was provided two green stickers (**protect**) and two orange stickers (**improve**). These were purposely limited to two each to encourage discussion and thoughtful placement among the groups.

This map of the South Whitehall Township is divided into hexagons. Each hexagon depicts an area of the township. These areas have been used to classify existing development. These hexagons were then used to determine where future development should occur.

How Should We Grow? – Survey Results

GREENFIELD



Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation
G1. Greenfield—Low Population—No Employment



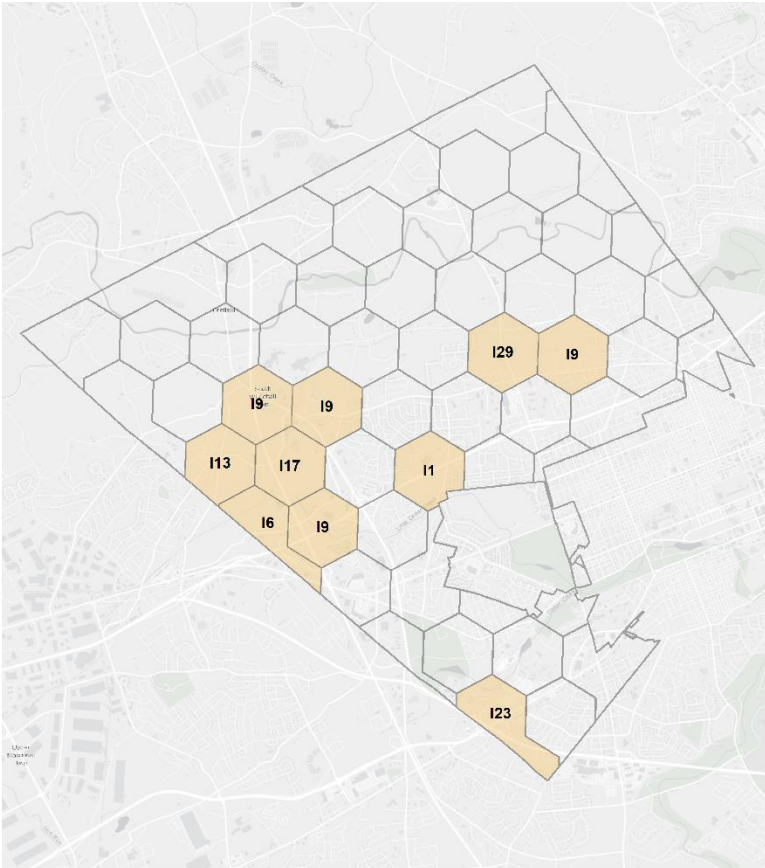
Commercial/Retail Use, Multi-Tenant, Context-sensitive Architecture, Village-type setting
G8. Greenfield—No Population—Low Employment



Single-Family Dwellings, Central Green
G10. Greenfield—Low Population—Low Employment

How Should We Grow? – Survey Results

INFILL



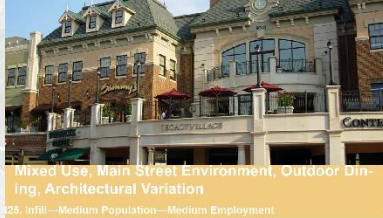
50.2% Encouraged



29.8% Encouraged



42.2% Encouraged



50.7% Encouraged



45.3% Encouraged



50.0% Encouraged

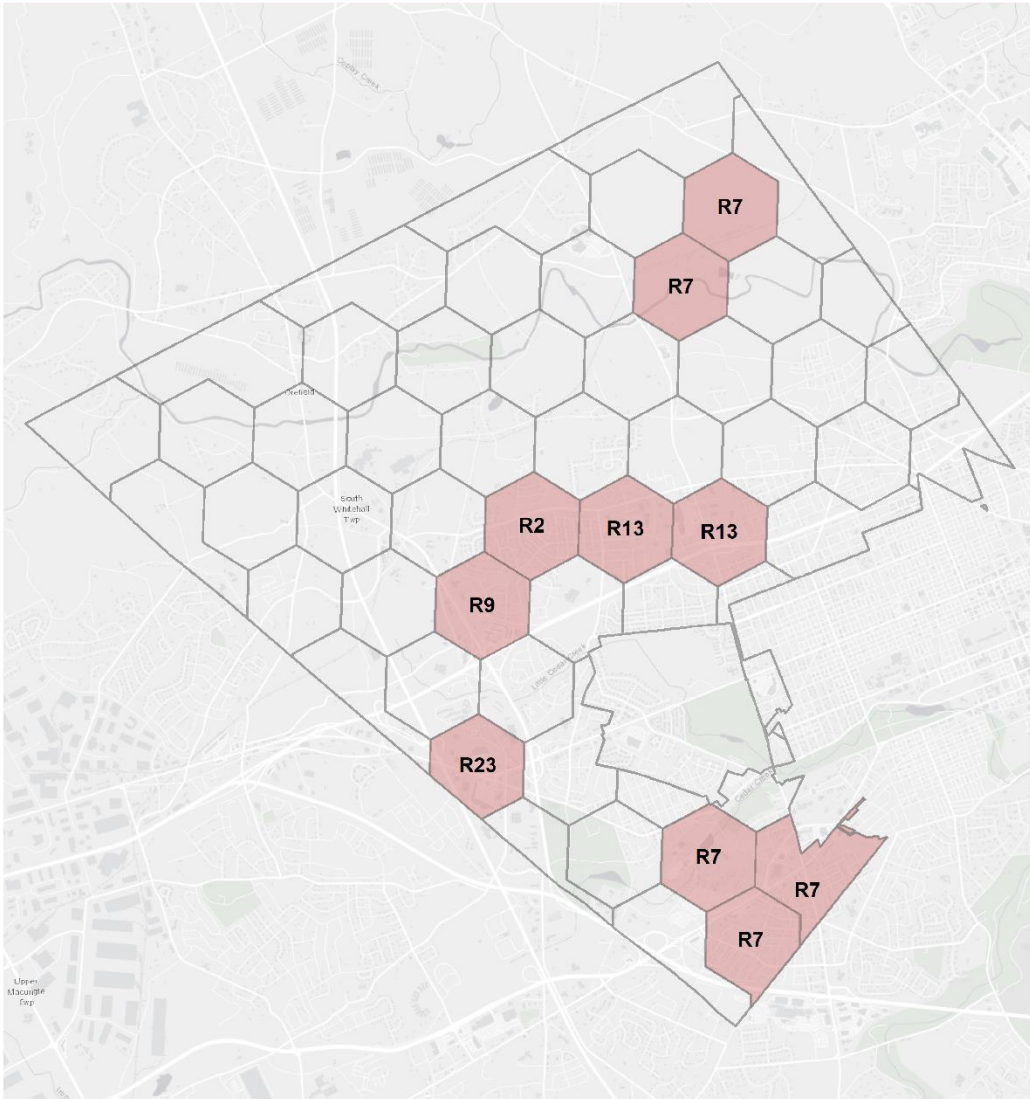


41.2% Encouraged



How Should We Grow? – Survey Results

REDEVELOPMENT



68.1% Encouraged
Single Family Dwellings, Adaptive Reuse
R2, Redevelopment—Low Population—No Employment

64.6% Encouraged
Commercial/Retail Use, Outdoor Dining, Adaptive Reuse
R7, Redevelopment—No Population—Low Employment

48.8% Encouraged
Mixed Use, Adaptive Reuse
R9, Redevelopment—Medium Population—Low Employment

54.4% Encouraged
Commercial/Retail Uses, Accommodates a variety of uses, Main Street Environment, Pedestrian Oriented, High quality Architectural Design/Materials
R13, Redevelopment—Low Population—Medium Employment

53.1% Encouraged
Mixed Use, Central Open Space, Pedestrian Oriented
R23, Redevelopment—Medium Population—High Employment

South Whitehall Economic Development Scenario Presented by 4ward Planning



A fiscal impact analysis examines the linkage between local government revenue generated by new development and its resultant municipal service costs (e.g., police, fire, schools, sanitation, etc.). The outcome of such an analysis is to produce a project-related estimate of community service costs to projected revenues, a “cost-revenue ratio,” which will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

4ward Planning will evaluate the projected fiscal impacts (utilizing current service cost and tax rate metrics) for various build-out scenarios according to proposed zoning within South Whitehall Township.

Utilizing its proprietary fiscal impact model (inclusive of the latest residential multipliers identified within Pennsylvania), we will incorporate projected revenue and expenditure figures provided by the township and local school district, allowing for an examination of their relationship to existing land-use, employment, and population factors. 4ward Planning will then use the model to evaluate the projected fiscal impacts and potential public facility needs associated with various development scenarios (e.g., single-family detached housing; multi-family housing; shopping center development, professional/medical office; light industrial, etc.).

We will examine the following prospective outcomes:

- Estimate of development-generated capital needs/costs
- Estimate of development-generated municipal service costs/revenues
- Estimate of development-generated public-school district costs/revenues
- Estimate of development-generated public school-age children
- Estimate of development-generated employment (permanent)

4ward Planning will use one or a combination of qualitative and quantitative methods to conduct the fiscal impact analyses, based on the two fiscal impact methodologies most often employed by land-use practitioners: Per Capita Method and Case Study Methods.

The fiscal impact model is designed to perform sensitivity testing, such that changes to development type or intensity, value factors, etc. will update impact outputs.

The value of incorporating a fiscal impact analysis during the comprehensive planning process is to identify likely service and/or capital costs associated with permitted future development. In this way, comprehensive plan stakeholders can determine, in advance of development occurring, if the projected impacts will be detrimental or beneficial to the township and by what degree.

It should be understood, however, that the fiscal impact analysis model is based on currently known factors and, as such, cannot precisely predict future impacts; however, its utility is in illuminating the likely direction (positive or negative impact) and scale (how many new residents and school students; how many new employees; what increase in municipal and school district personnel might result; what new municipal and/or school district facilities might be required).

South Whitehall Transportation Model Presented by Keystone Consulting Engineers



An Evaluation of Future Traffic Impacts Associated with Planned Greenfield, Urban Infill, and Redevelopment in South Whitehall Township

Keystone Consulting Engineers, Inc. has prepared this traffic evaluation in support of South Whitehall Township's comprehensive plan update. The purpose of this evaluation is to inform future planning efforts by identifying highlighting traffic impacts associated with greenfield, urban infill, and redevelopment in the areas identified during volunteer public workshop sessions. This evaluation will also provide various mitigating strategies that could be considered for areas where congested traffic conditions are anticipated.

The above noted analysis was performed in accordance with the following methodology:

- **Study Scope:** Critical intersections along the major roadway corridors within the Township have been identified to use as a basis of determining traffic impacts. These intersections were selected based on KCE's local knowledge of the Township and based on guidance received from Township Staff.
- **2040 Base Traffic Conditions:** A 2040 Base Traffic Scenario was developed to use as a baseline by which to compare the impacts of a future Township development scenario. This base scenario was prepared as follows:
 - Existing traffic counts were compiled for the study intersections using traffic impact studies submitted to South Whitehall Township as part of various land development projects. Where existing traffic count information was not available from prior studies, KCE engaged Tri-State Traffic Data to perform new traffic counts, which were subsequently adjusted to account for fluctuations in traffic volumes resulting from the COVID-19 pandemic. The existing traffic volumes were then projected to the year 2040 using a static growth rate for Lehigh County as published by PennDOT's Bureau of Planning & Research.
 - Anticipated traffic volumes from approved developments in the Township (not reflected in the above mentioned counts) were also obtained from submitted traffic studies and were layered onto the 2040 traffic projections to arrive at a 2040 base scenario. The quality of traffic flow was determined using the Intersection Capacity Utilization (ICU) method, which provides a quantitative index of intersection performance and also provides qualitative flow descriptions for Levels of Services (LOS) A through H, where LOS A indicates no congestion and LOS H indicates excessive prolonged periods of traffic congestion during peak periods.

South Whitehall Township Transportation Model – Continued

- **2040 Future Traffic Conditions:** A 2040 Future Scenario was developed based the greenfield, redevelopment, and urban infill conditions identified during the planning workshops. Specific locations where this traffic was expected to enter the roadway network were provided by Township Staff.
- **Trip Generation and Distribution:** Trip Generation for the various development types was determined using the ITE Trip Generation Manual, Tenth Edition, for representative land uses for retail, residential, and industrial land use types.
 - Trips generated from planned multi-use sites in the Township were reduced to account for internal (shared) trips between uses (an example of a shared/internal trip would be traveling to the grocery store and also stopping at the bank located on the same site as part of the same trip). Further, shared trips that were expected to occur between uses within the Township were also identified and generally accounted for in the analysis (an example of this would be a Township resident making a trip from their home to a retail shopping center located within the Township. In this event the trip originates and terminates within the Township and does not result in an external trip into or out of the Township).
 - The specified trip generation was also reduced to account for trips for retail uses being served by traffic that is already present on adjacent roadways. This is referred to as a “pass-by” trip (an example of a pass-by trip would be stopping for gas on the way home from work along the normal commuter route).
 - The analysis was limited to vehicular traffic, although it is generally recognized that other modal transportation choices would generally serve to reduce traffic impacts (i.e. LANTA bus service, Biking, and/or walking along sidewalks or other defined pedestrian routes).
 - The above noted trips were then distributed to the extents of the Township and/or to origins/destinations within the Township in a proportional manner in accordance with existing roadway traffic volumes and/or using engineering judgement.
- Anticipated traffic volumes from the future development types identified were then layered onto the 2040 Base traffic conditions and evaluated for quality of traffic flow using the above described Intersection Capacity Utilization method. Areas of significant degradation were noted and indicated as areas where special consideration is recommended to maintain the quality of traffic flow
- Since this evaluation was performed for planning purposes and was therefore not prepared to the rigors of a formal traffic impact study, specific mitigating improvements for areas anticipated to be affected by development traffic were not identified. However, structural mitigating improvements could generally include roadway widening/lane additions, interchange modifications, signal timing adjustments, and/or enhancement of alternate transportation modes and infrastructure, such as expanding public transportation routes, construction of sidewalks and/or bike paths, etc. Planning efforts could also be employed to help mitigate future traffic impacts including the encouragement of multi-use development to facilitate trip sharing. Lastly, travel-demand management strategies could be considered in an effort to influence driver behavior to reduce traffic congestion during peak periods (i.e. staggering of employment shift times, provision of incentives for ride-sharing, etc.).

Working Group Meeting #1: Existing Conditions

This meeting will focus on the current existing conditions for Housing in South Whitehall Township. Relevant information will be discussed and presented from the growth, economic development, and transportation scenarios, the South Whitehall Township 2009 Comprehensive Plan, Comprehensive Plan Update Guiding Principles [2019], Comprehensive Plan Update Existing Conditions Report [2019], and the 2019 regional comprehensive plan FutureLV.

Goals

- **Identify significant data trends within South Whitehall Township**
- **Identify where updated data and/or additional information is needed**
- **Complete Existing Conditions Discussion Template**

Outcome

Solidify a baseline understanding of current data and information to best inform the recommendation process.

MPC Guidelines: Housing

The PA Municipalities Planning Code (MPC), Act of 1968, P.L.805, No. 247 as reenacted and amended states in Article III, Section 301, that in the Preparation of Comprehensive Plans, in relationship to Housing, shall include:

(2.1) A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

2009 SWT Comprehensive Plan Goal Themes & Statements: Housing

Notes

Housing Opportunities and Choices

Goal: Provide a variety of housing and neighborhood choices for families of all sizes, abilities and income levels in the Township.

Goal Statements:

- 6.1 Evaluate the housing opportunities, particularly in the rural area.
- 6.2 Assess the benefits of mixed-use communities.
- 6.3 Assess the benefits of mixed-use buildings in appropriate locations.
- 6.4 Evaluate housing affordability in the Township.
- 6.4 Evaluate age-qualified housing needs in the Township.

2009 SWT Comprehensive Plan: Housing Recommendations

Housing Recommendations

First and foremost, the Township needs to provide sufficient land for projected housing needs, as discussed in this chapter. Projections estimate that South Whitehall Township will see approximately 750 new households by 2020 and an additional 800 by 2030. South Whitehall Township's exceptionally low vacancy rate, will not accommodate a significant portion of these households. Therefore, a combination of existing and new units will be needed.

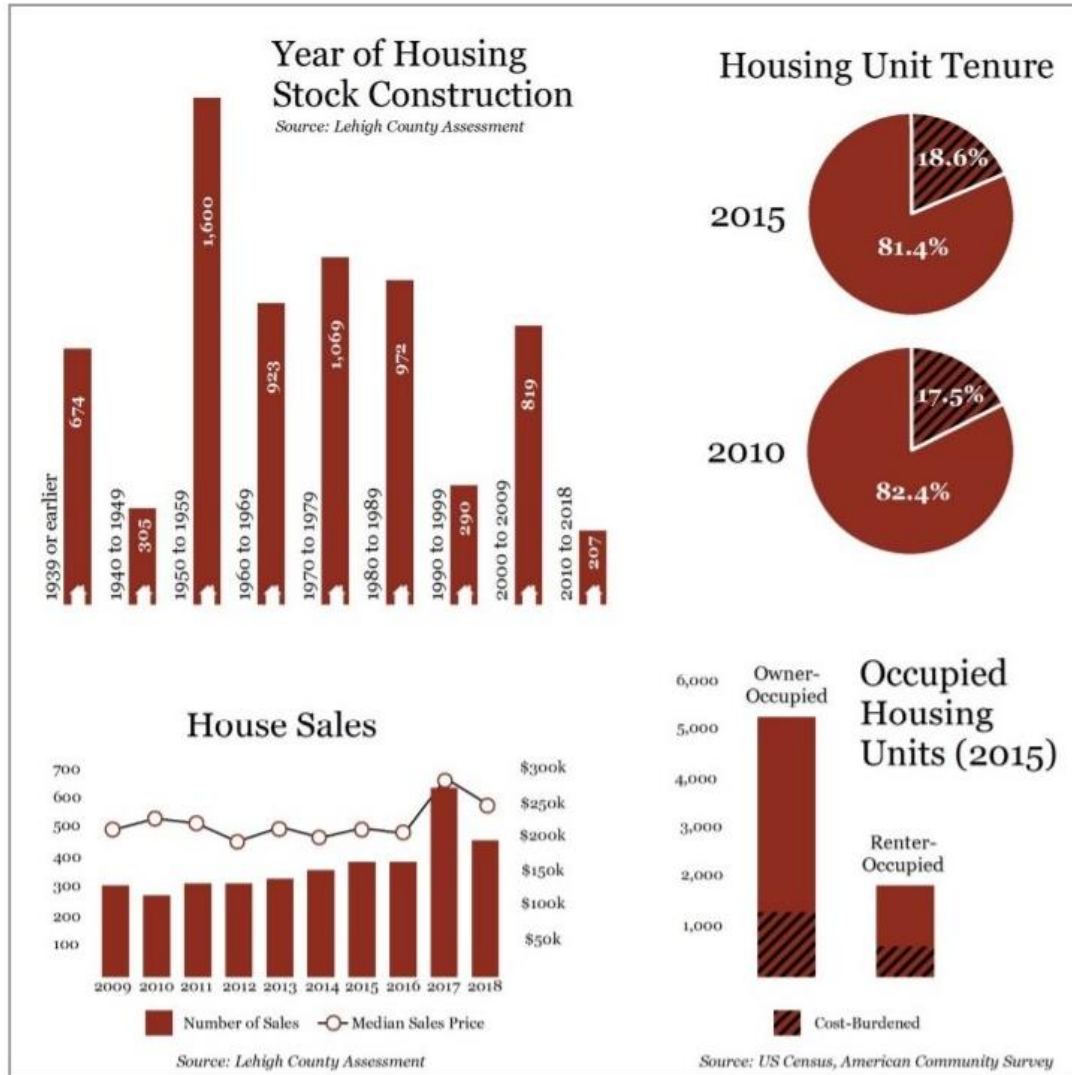
Specifically, the following steps are recommended to ensure the Township meets its housing needs in the future:

1. *Maintain existing housing stock.* Nearly forty percent of the housing stock is over 40 years old and may require rehabilitation and upgrading to accommodate new, affordable units. Existing dwellings should be maintained as part of the housing stock. The Township could consider incentives, such as grants or low-interest loans, to promote housing rehabilitation and/or adaptive reuse of existing buildings, including historic structures.
2. *Provide sufficient land for new housing units.* The Proposed Character Areas and Future Land Use Map is intended to provide sufficient land for new housing. The growth opportunity areas designated in the Proposed Character Areas could accommodate well in excess of 1,800 potential new units, as it is not intended to specifically plan for the 2030 projections, but for a long-term development pattern. The sequence of locations within the growth areas that will be developed is unknown, but as discussed in the Land Use Chapter, new development is intended to occur in a way that is fiscally responsible and which logically and incrementally extends infrastructure.
3. *Expand the supply and diversity of housing and neighborhood types and sizes.* The current housing stock predominantly consists of single-family detached dwelling units, a trend which will likely continue into the future. However, with the aging of the population, the demand for smaller, low-maintenance units, and the need for greater affordability in the housing market, alternatives to the conventional large lot single-family detached dwelling must be pursued. One method of achieving this is through zoning. The South Whitehall Township Zoning Ordinance could be updated to permit greater flexibility and expanding the permitted neighborhood and housing types for new development, as well as infill in existing villages. A greater variety of dwelling choices would permit more residents to retire and grow older in the Township, while also allowing their children and grandchildren to afford to live nearby. These intergenerational neighborhoods were expressed as an important sentiment in the Statement of Community Goals and Objectives. The amendments listed here could be used to generate a minimum of 10% of new dwelling units as alternatives to the large-lot dwellings now commonly found.
 - a. Permit a greater diversity of neighborhood types, including Traditional Neighborhood Development (TND), open space/cluster developments, and mixed-use villages in the Township.
 - b. Permit a wider range of fee simple housing types in the T-3 through T-5 zoning districts, while providing design guidelines to protect and preserve the character of existing neighborhoods.
 - c. Amend the R-10 and other districts to provide design standards for medium and higher density development that will blend in with surrounding character and function well in terms of circulation, mixing of uses, and creating socially vibrant places for neighborhood interaction and spirit.
 - d. Permit accessory dwelling units, the granny flat or in-law suite, in many, if not all of the zoning districts. These smaller units, often found over a garage or carriage house, can provide an affordable alternative for a renter and also help defray the costs of homeownership. Design Guidelines and user criteria will be needed to properly accommodate such units.
 - e. Provide incentives for senior and workforce housing, possibly through increased flexibility or density bonuses. Senior and workforce housing could also be accommodated in TNDs, as part of live-work units (apartments above commercial), granny flats or in-law suites, or in multi-family dwellings.
 - f. Consider a Transfer of Development Rights Program as part of an overall growth management plan to support diversified housing opportunities in receiving areas.

As discussed in Chapter 4, Land Use, and shown on the Future Character Areas and Land Use Map, development over the next 10 to 20 years is expected to be provided through more compact, mixed use, pedestrian-friendly development, with the opportunity for a diversity of housing types that will allow the growing retirement population the opportunity to age in place, close to family and friends

2019 Existing Conditions Report: Housing Data

Notes



Housing

A review of Lehigh County housing and sales data found that the majority of South Whitehall Township's housing stock was constructed after World War II and prior to 1990. A spike in housing construction occurred in the early 2000's prior to the recession but housing construction today generally remains below historic levels.

Annual home sales have seen a modest increase since 2009 with the exception of 2017, which saw over 600 home sales within the Township. This may be due to pre-sales related to new Township subdivisions. The median sales price has fluctuated since 2009 again with the exception of 2017 where the median sales price was approximately \$275,000.

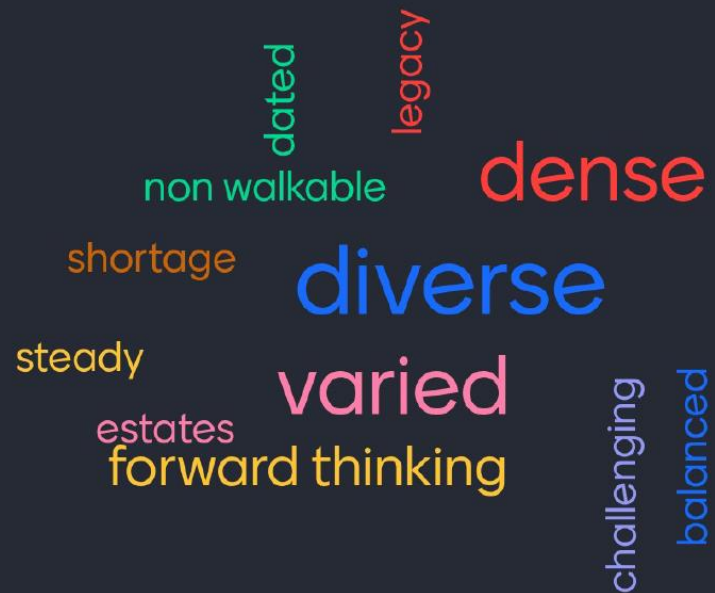
Affordability

US Census data shows an increase in median rent of roughly 30% between 2010 and 2015. Meanwhile, median mortgage payments increased by only 9%. HUD describes those who pay more than 30% of their income on housing as "cost burdened", making it difficult to afford other expenses such as transportation, medical, food and clothing. 30% of Township residents with mortgages and 42% of renters fall into this category.

Housing Today:
Phase 4 Kickoff Meeting March 31, 2021

What is a word you would use to describe Housing in South Whitehall Township today?

Mentimeter



5

Discussion Template

1. *What information or data is significant?*

- Flexibility in where we work
- Openness to affordable or middle/lower income units
- Planning for more condominiums -- one level
- Relation between market demand and low interest rates
- Affordability for younger generations
- Ability to downsize locally
- The rapid increase in prices
- Housing shortage and bubbles
- Maintenances of appearances
- 2009 Recommendation 3F: Transfer of Development Rights
- Cost-burdened households, lack of affordability
- The projected population growth and unit growth

2. *Why is it significant?*

- Missing middle housing
- Concerns of becoming unbalanced as a community, perhaps even exclusionary
- Availability of land for projected unit growth
- Pressures on road system
- Attainability for younger generations to live and grow here
- Unbalance -- missing young professionals and all age groups
- Ability of school systems to plan for and support projected housing growth

3. Where geographically is it significant?

- Ridge Farms
- North of Huckleberry Ridge expansion questions vs. infill/existing below ridge in Jordan Valley
- Red Carpet Inn, Hausman Rd
- Location of density
- Sewer, Infrastructure -- Huckleberry Ridge
- Optimize what we already have
- Where we have room to improve roads, and where we do not
- Blighted/Condemned units in need of rehabilitation

4. Do you disagree with anything?

- Overlay Districts
- Learn from past to be better prepared for future
- More "actionable" language in any future plan goals
- 2009 wording is hard to understand (T1s, Transects, etc..)
- Findings of survey being incorporated into plan

5. Is anything surprising?

- Return on Environment -- Proximity to Open Space
- Walkable, Bikeable Communities
- Lack of Public Participation
- Success of virtual engagement when compared to in-person meetings

6. What are we missing?

- Telecommuting and its effects
- Comparisons to county/state/national averages
- Effects/Data of this past year and how it will effect the future
- Apartments to meet family needs
- Migrating Population data
- Well-rounded public participation -- instead of older generations or established populations being the only ones offering input
- Birth Rate data, people starting families at later ages
- Consideration of housing preferences
- Missing out on input from people that WANT to move here, but do not currently live here

Key Takeaways – Working Group Meeting #1

- Clustering of housing to maintain density but also preserve open space connections and access
- Missing middle housing
- Attainability for newer/younger populations

Working Group Meeting #2: **LVPC Subject Matter Experts**

Subject Matter Experts (SMEs) from the Lehigh Valley Planning Commission (LVPC) will present relevant data, tools, and best practices to each working group. Participants will have a chance to discuss the ways to address problems in South Whitehall Township and move forward towards identifying recommendations with SMEs.

Goals

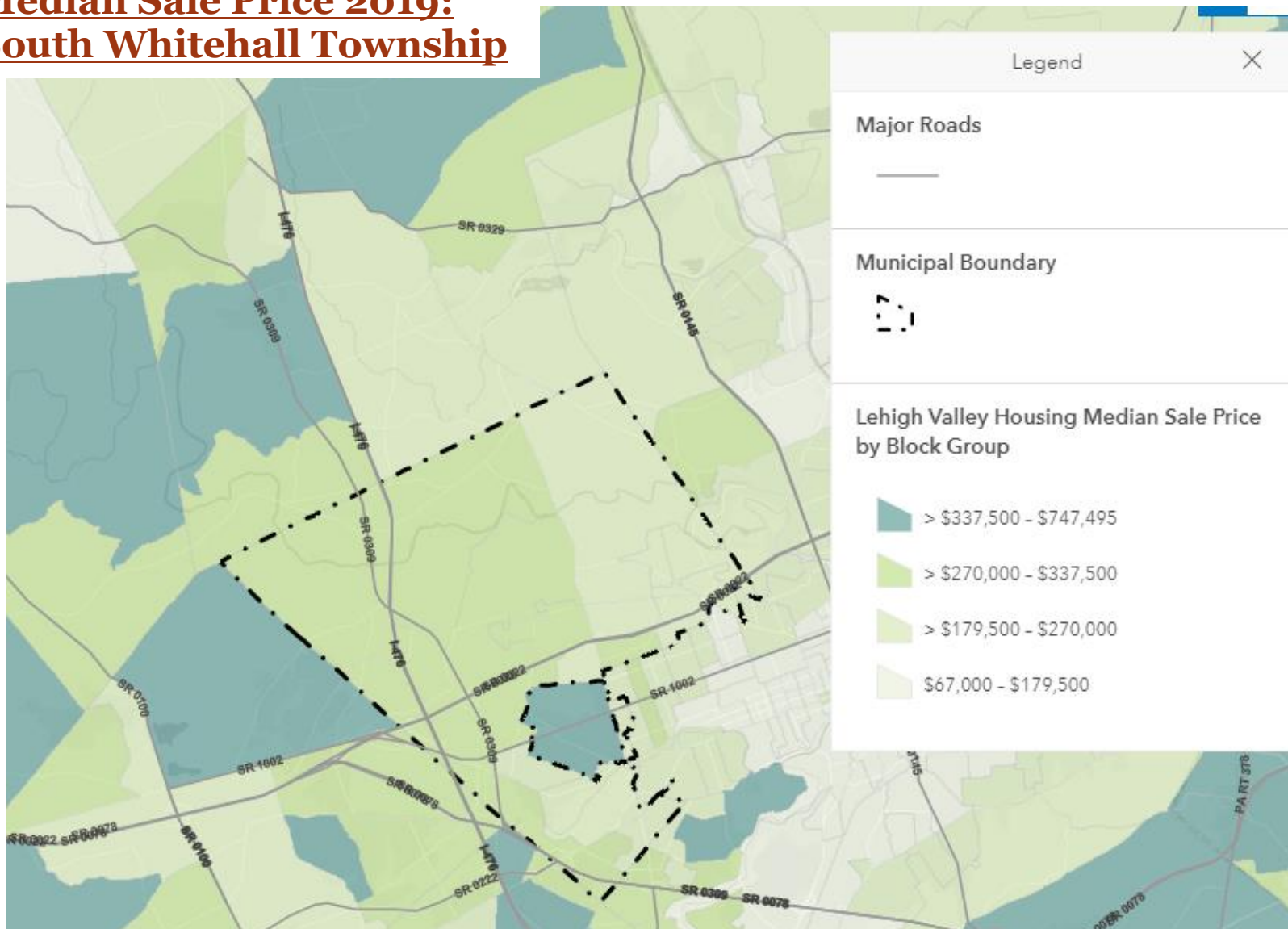
- **Review and discuss SME sourced data**
- **Learn about tools and best practices**
- **Identify initial recommendations**

Outcome

Create a high-level list of initial recommendations that will be prioritized and built out at Working Group Meeting #3.

Median Sale Price 2019: South Whitehall Township

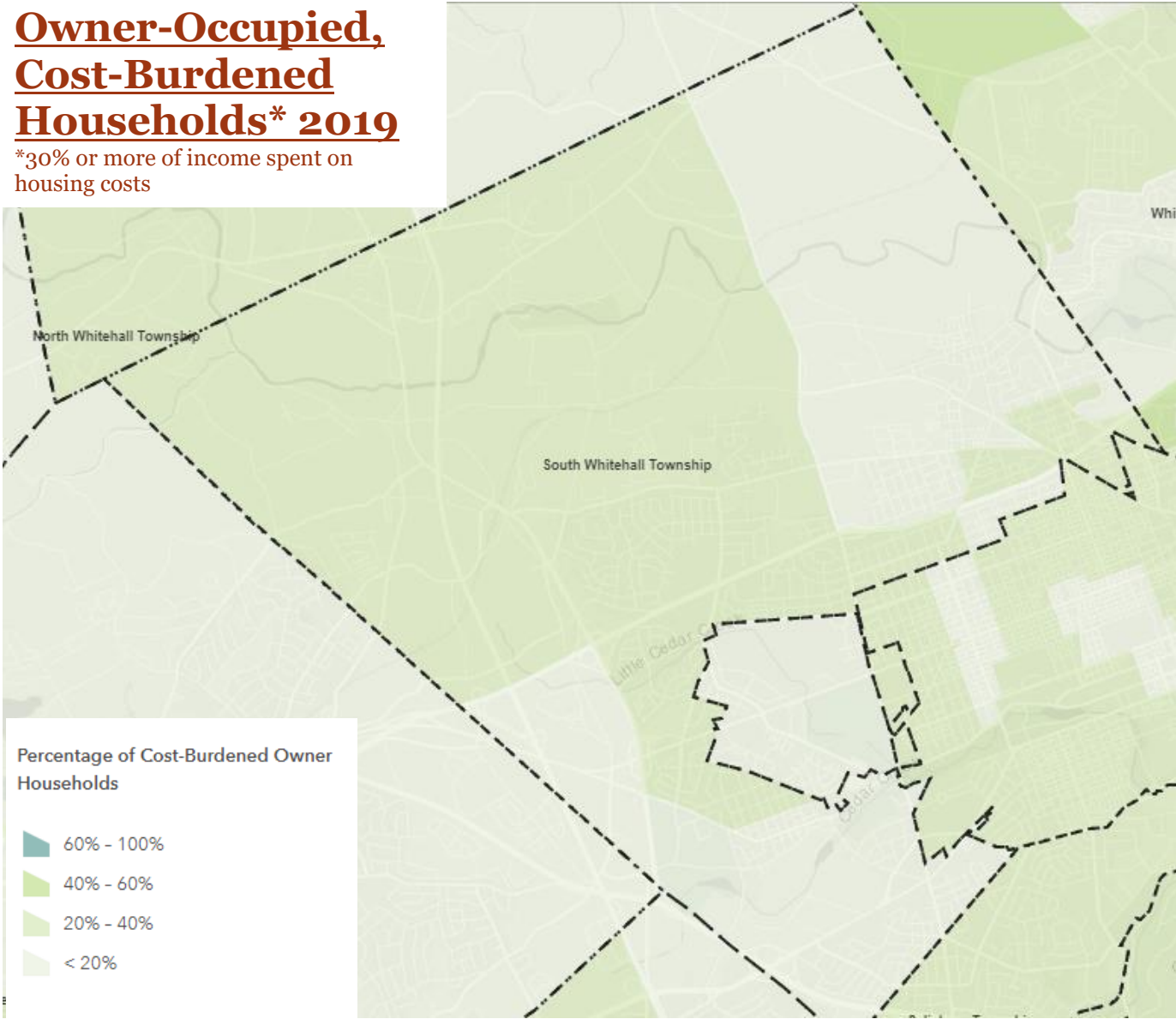
Notes



Owner-Occupied, Cost-Burdened Households* 2019

*30% or more of income spent on housing costs

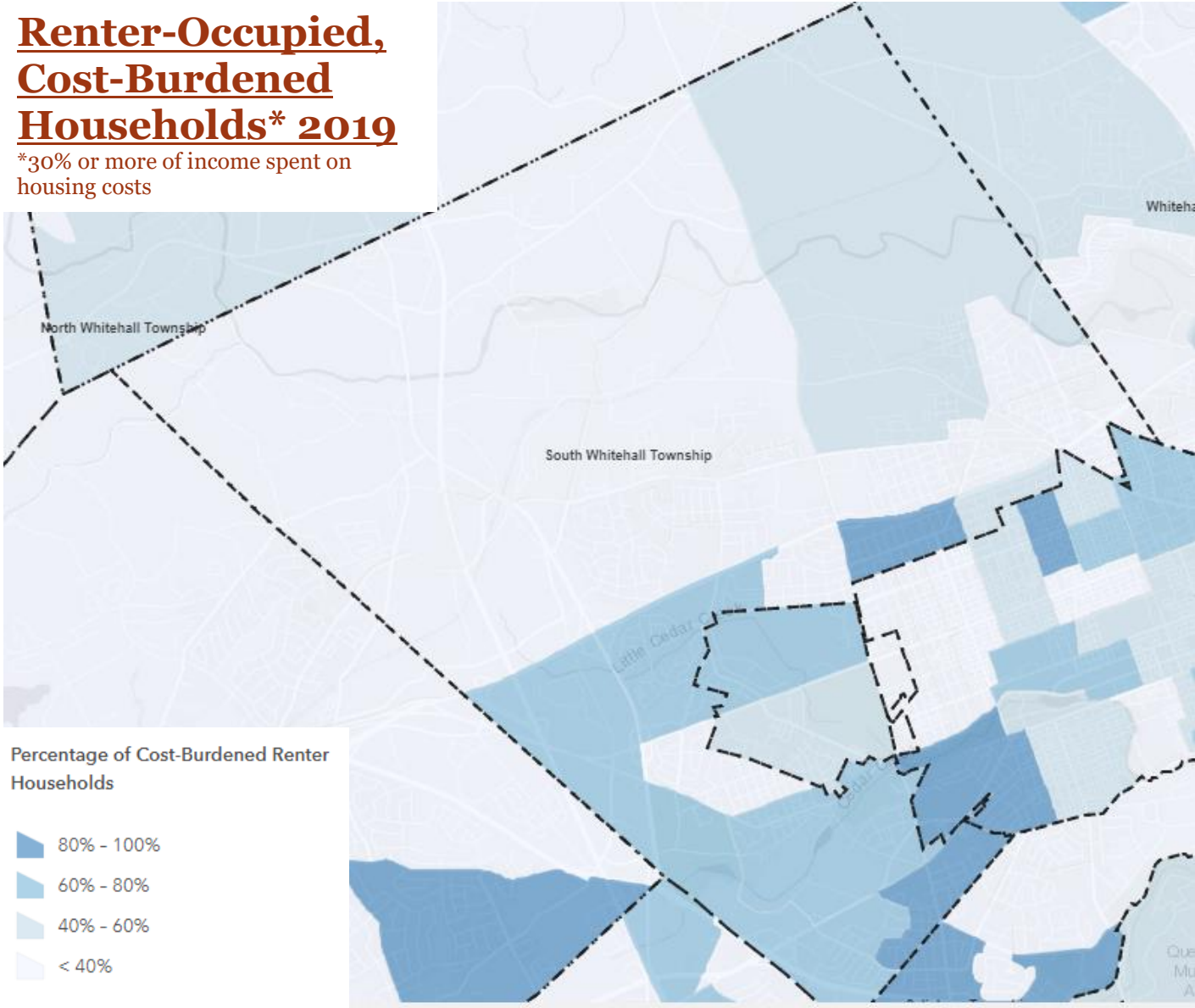
Notes



Renter-Occupied, Cost-Burdened Households* 2019

*30% or more of income spent on housing costs

Notes



South Whitehall Township: Housing Sales Data (2015 v. 2020)

2015
2015 Number of Sales: 290
2015 Median Sales Price: \$218,250

Median by Housing Type

Single-Family Detached	\$224,750
Single-Family Attached	\$156,560
Multi-Family	\$170,000
Mobile Home	\$0
Condominium	\$196,000

Total Units Sold by Housing Type

Single-Family Detached	238
Single-Family Attached	35
Multi-Family	1
Mobile Homes	0
Condominium	16

2020
2020 Number of Sales: 288
2020 Median Sales Price: \$279,750

Median by Housing Type

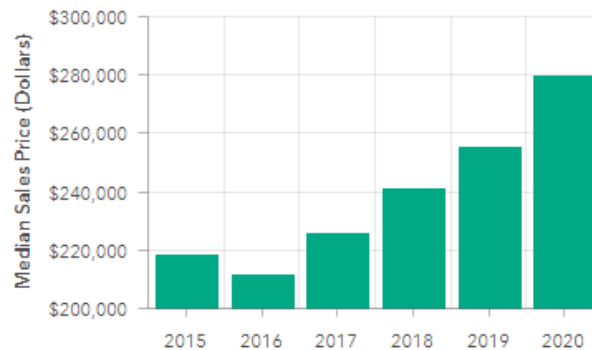
Single-Family Detached	\$284,250
Single-Family Attached	\$272,578
Multi-Family	\$293,750
Mobile Home	\$0
Condominium	\$0

Total Units Sold by Housing Type

Single-Family Detached	222
Single-Family Attached	64
Multi-Family	2
Mobile Homes	0
Condominium	0

Notes

Sale Price Trends



South Whitehall Township Rental Data (2015 v. 2019)

2015

2015 Total Rental Units: 1,541
2015 Median Gross Rent: \$1,150

Median Gross Rent by Unit Type

Studio	\$0
1 Bedroom	\$581
2 Bedrooms	\$1,129
3 Bedrooms	\$1,377
4 Bedrooms	\$1,641
5+ Bedrooms	\$0

\$0 means there was no value, or the sample size is insufficient

Units Rented by Type

Studio	11
1 Bedroom	411
2 Bedrooms	368
3 Bedrooms	458
4 Bedrooms	186
5+ Bedrooms	0

2020

2019 Total Rental Units: 1,492
2019 Median Gross Rent: \$1,389

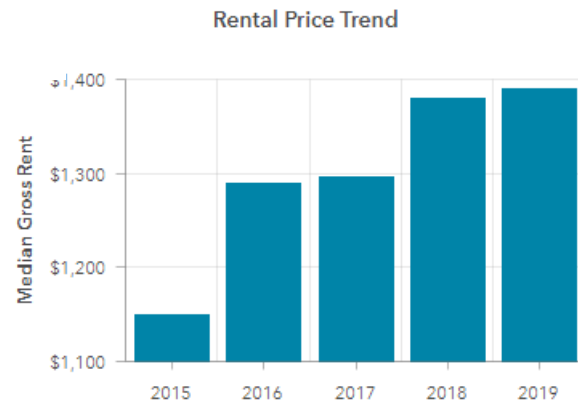
Median Gross Rent by Unit Type

Studio	\$0
1 Bedroom	\$774
2 Bedrooms	\$1,369
3 Bedrooms	\$1,474
4 Bedrooms	\$1,884
5+ Bedrooms	\$0

\$0 means there was no value, or the sample size is insufficient

Units Rented by Type

Studio	9
1 Bedroom	418
2 Bedrooms	443
3 Bedrooms	428
4 Bedrooms	142
5+ Bedrooms	27



Notes

Housing Future:
Phase 4 Kickoff Meeting March 31, 2021

What is a word you would use to describe Housing in South Whitehall Township over the next 10 years?

Mentimeter



Discussion Template

1. What is working well now in South Whitehall Township?

- Successful over 55 community (Regency)
- Family housing - Parkland School District
- Diversity of housing proposals

2. What are the problem areas?

- 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
- 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
- Lack of family options in rental units

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

- Blighting, Rehabilitation 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
- Which corridors have room for improvements
- Walkable/Bikeable Communities
- Live where you work
- Overlay Districts

4. *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
- Utilizing infill opportunities
- Affordable housing incentives
- Rental tracking and permitting
- Balance in land uses -- to offset costs of development types
- Examine opportunities to allow accessory dwelling units
- Shorter review periods to address changing markets
- Incentives, Options for family-sized units
- Transfer of Development Rights
- 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
- Match housing density and development to existing utility and transportation infrastructure
- Replicate successes of restricted communities without age requirements
- Opening planning efforts to younger, newer populations
- Recognize the likelihood of fast population growth as work-from-home and commuter needs change

Working Group Meeting #3: Prioritize and Develop Recommendations

Meeting #3 focuses on building out the recommendations identified in Meeting #2. Working Group members will prioritize their recommendations and develop recommendations utilizing the Recommendation Template.

Goals

- **Prioritize and assess recommendations**
- **Build out Recommendation Templates**
- **Prepare to present Recommendations at the Concluding Working Group Meeting**

Outcome

Prioritize recommendations and then identify key goals, key actions, leaders, partners, funding, and timeline. These recommendations will be presented to the South Whitehall Township Planning Commission at the Concluding Working Group Meeting, and will directly inform the Comprehensive Plan Update.

Prioritization Exercise

Recommendations	Final Working Group Recommendation Prioritization
<ul style="list-style-type: none"> • Cluster Incentives • Shorter review periods to address changing markets • Affordable Housing Incentives • Utilizing infill opportunities • Review and amend Zoning Ordinance to ensure all types of housing are provided for to meet the needs of current and future residents • Rental tracking and permitting • Transfer of Development Rights • Examine opportunities to allow for accessory dwelling units • Planning for walkable/bikeable communities • Opening planning efforts to younger/newer populations • Replicate success of restricted age communities without age requirements • Recognize the likelihood of fast population growth as work-from-home and commuter needs change 	<ol style="list-style-type: none"> 1. Cluster Incentives 2. Affordable Housing Incentives 3. Review and amend Zoning Ordinance to ensure all types of housing are provided for to meet the needs of current and future residents 4. Transfer of Development Rights 5. Planning for walkable/bikeable communities 6. Replicate success of restricted age communities without age requirements

Recommendation: Cluster Incentives

Key Goals:

- Increase property values
- Complete Jordan Creek Greenway, trails integrated into housing
- Educate the community on what this is
- Walkability, bikeability
- Less expensive to construct and maintain infrastructure
- Housing affordability
- More open space, trails

Key Actions:

- Right standards to ensure open space is useful
- Good examples to present to public (from county planning commissions)
- Buffer from transportation corridors, industrial uses
- Answer WHAT will look like - examples, aesthetics
- Incentives for family sized units
- Stay off steep slopes
- Incentive for infill?
- Add to existing parks, open space
- We need new housing - encourage this type?
- Proper standards to make sure works way intended

Stakeholders

Who Leads?

- CED
- Planning Commission

Who Partners?

- LVPC
- County Planning Commissions doing the work

Funding Sources

- Township Budget
- Enhance clustering incentives (i.e. R2/R3 zoning)

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

- Near-term for zoning changes

Measures of Success:

- Acres of open space preserved
- Community consensus that it is a good idea

Recommendation: Affordable Housing Incentives

Key Goals:

- Close to infrastructure and amenities
- Walkability, bikeability
- Look at requirements to see if change, updates needed (i.e. lot sizing)
- Have new construction for middle market (seniors, young families, downsizing)
- Education on standards, parameters
- Infill opportunities

Key Actions:

- Update current ADU regulations, permissions
- Shared inspectors across municipalities (can cover if out/on vacation)
- Affordable housing tax credits
- Education
- Update zoning
- Expedited permit reviews
- Streamline inspections, approvals
- Attractive ways to integrate Accessory Dwelling Units (ADUs, granny flats)
- Office building conversions to apartments?

Stakeholders

Who Leads?

- BOC, Planning Commission, CED

Who Partners?

- Developers
- Nonprofit housing organizations

Funding Sources

- Affordable housing tax credits

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

- Continuous
- Short-term for planning
- Review annually

Measures of Success:

- Middle price housing available

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)
- Match housing density and development to existing utility and transportation infrastructure

Key Actions:

- Water, sewer capacity
- What roads can be improved and what can't
- Adding, reexamining assisted living and personal care
- Include recommendation in Comp Plan process
- What levels of infrastructure support what levels of density where
- Evaluate by-right development

Stakeholders

Who Leads?

- BOC (speed of process), Planning Commission, CED

Who Partners?

- Utilities

Funding Sources

- Township Budget

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

- Planning now to understand restraints and 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

Recommendation: Transfer of Development Rights

Key Goals:

- Written into the Ordinance
- More middle priced housing (lower infrastructure costs per unit)
- Incentive for infill, redevelopment
- Preserve substantial areas of woodland, farmland
- Farmland preserved close to population
- Minimize land consumed by grouping housing

Key Actions:

- Density incentive
- Revise Zoning Ordinance
- Education (farmers and developers; community)
- Identify sending and receiving areas in zoning

Stakeholders

Who Leads?

- Planning Commission, CED

Who Partners?

- LVPC, Lancaster County (for examples)

Funding Sources

- Preservation -- self-funding

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

- Plan early (near-term)
- Continuous for prioritization of areas

Measures of Success:

- How many units transferred
- Successful utilization of land
- Amount of land preserved

Recommendation: Planning for walkable/bikeable communities

Key Goals:

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

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
- Bike lanes
- Sidewalk inventory

Stakeholders

Who Leads?

- BOC, Public Safety, Public Works, New Committee?

Who Partners?

- Bicycle Organizations

Funding Sources

- Act 209
- ADA funding
- Safe Routes to School
- PennDOT Multimodal Grants

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

- Planning for near-term
- Continuous

Measures of Success:

- Contiguous bike routes, sidewalks
- Accessibility
- Connection to other trails
- Feet of sidewalk added

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:

Working Group Concluding Meeting

Each Phase 4 Working Group will present their recommendations to SWT staff and the Planning Commission to generate constructive feedback and discussion. The recommendations, feedback, and discussion will inform the drafting of the Comprehensive Plan Update.

Goals

- **Present recommendations**
- **Provide feedback and facilitate discussion**
- **Advance recommendations to Planning Commission drafting of Comprehensive Plan**

Outcome

Phase 4 will conclude with presentations of Working Group recommendations to the Planning Commission, informing the Comprehensive Plan Update.