



*Better Housing for  
a Brighter Future*

# LIVABLE COMMUNITIES

## ELIZABETHTOWN

Thursday, January 28, 2016

Ray D'Agostino, CEO

Lancaster Housing Opportunity Partnership





*Vision: A healthy and vibrant community ensuring housing choices for everyone.*

*Mission: To cultivate partnerships and resources to increase the availability of quality, fair and affordable housing.*

LHOP is a Community Benefit Organization that is a 501(c)3 and a U.S. Treasury Department certified Community Development Financial Institution (CDFI) with a 21 year track record of assisting people access, create and preserve affordable housing.

- Provided \$10 million in down payment assistance loans to over 2,000 first time homebuyers in Lancaster County.
- Invested \$5 million in loans to create and preserve over 735 units of affordable housing in Lancaster County.



# PROGRAMS & SERVICES

- HOME OWNERSHIP CENTER
  - Financial, Home Buying & Home Ownership Education
  - Down Payment & Closing Cost Assistance
  - Home Ownership & Financial Education Fair
- HOUSING RESOURCE CENTER
  - Fair Housing Rights & Responsibilities
  - Landlord/Tenant Education, Consultation and Mediation
  - Housing Resource Room & Landlord Risk Reduction Fund
  - Housing Search Database & Coordination
- NEIGHBORHOOD REVITALIZATION & LHIFT of SCPA
  - Low interest, flexible loans for the creation, preservation of affordable housing
  - Neighborhood Improvement & Revitalization
- OUTREACH & RESEARCH
  - County Housing Market Analysis
  - Scholarships
  - Legislative Forums
  - Publications



# LANCASTER COUNTY VISION FOR HOUSING

An adequate supply, and diversity, of housing opportunities will be available in Lancaster County to give current and future residents greater choice in housing type and tenure (rental and ownership), location, and price for a place to call home.



Source: *Choices*, the Housing Element of the Lancaster County Comprehensive Plan

In 2013 a Housing Market Analysis was undertaken through a partnership between...



*Better Housing for  
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*With funding assistance from:*

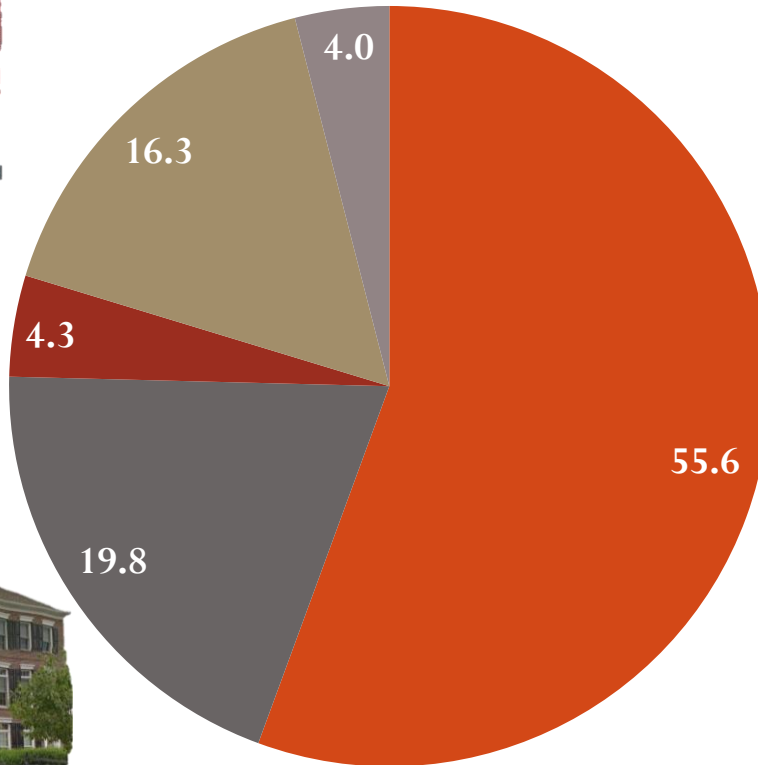


Lancaster County Planning Commission





# WE HAVE MORE SINGLE-FAMILY DETACHED HOUSING THAN ALL OTHER HOUSING TYPES COMBINED.



Housing Type by  
Units in Structure (2013)

Single-Family Detached

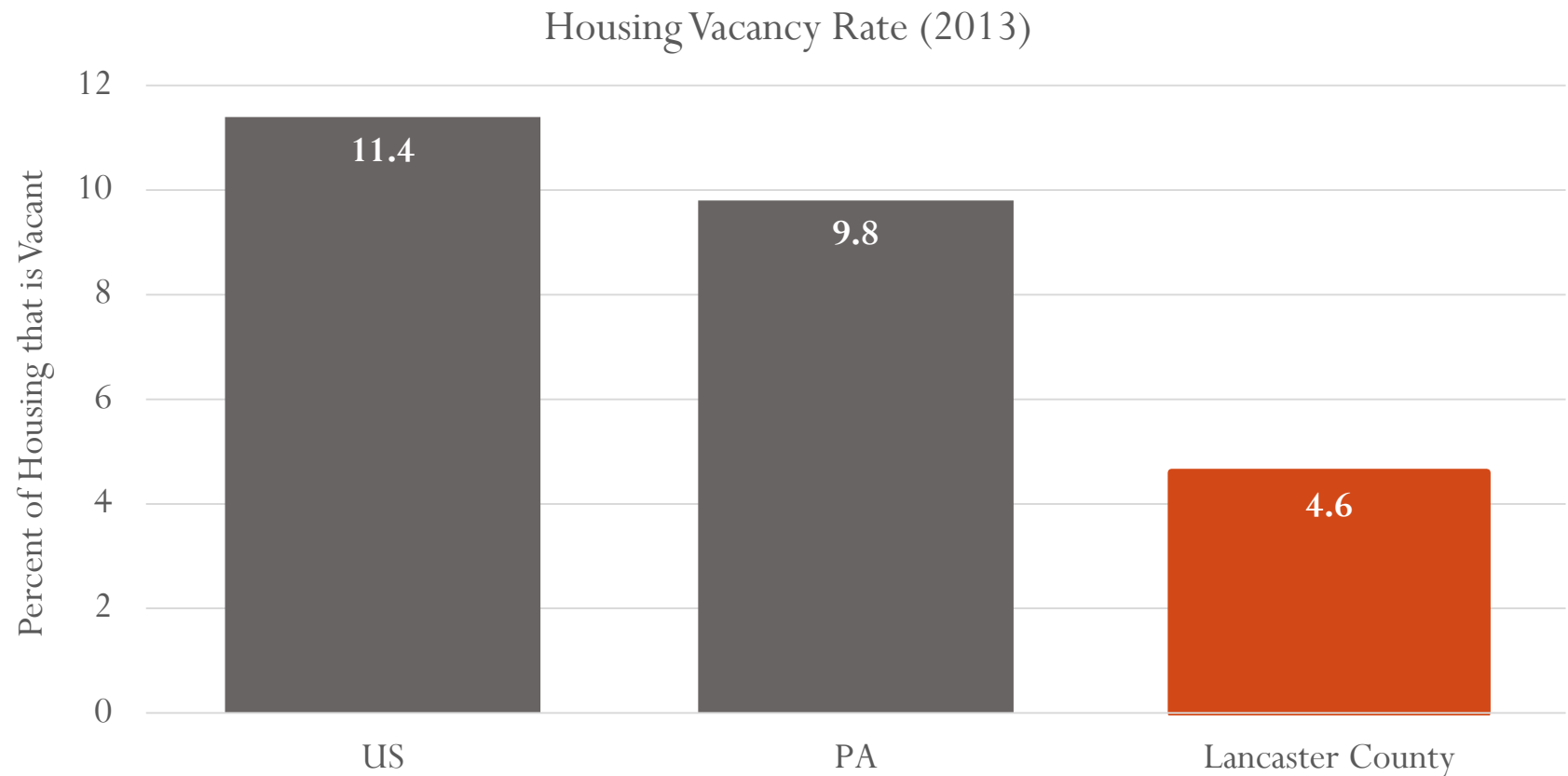
Single-Family Attached

Duplex

Multi-Family

Mobile Home

# THE HOUSING VACANCY RATE IN LANCASTER COUNTY IS EXTREMELY LOW; OUR HOUSING STOCK IS AT FUNCTIONAL FULL CAPACITY.



Source of US & PA Data: 2013 Claritas

Source of Lancaster Data: 2013 Claritas/HMA 2013 by Zimmerman/Volk Associates

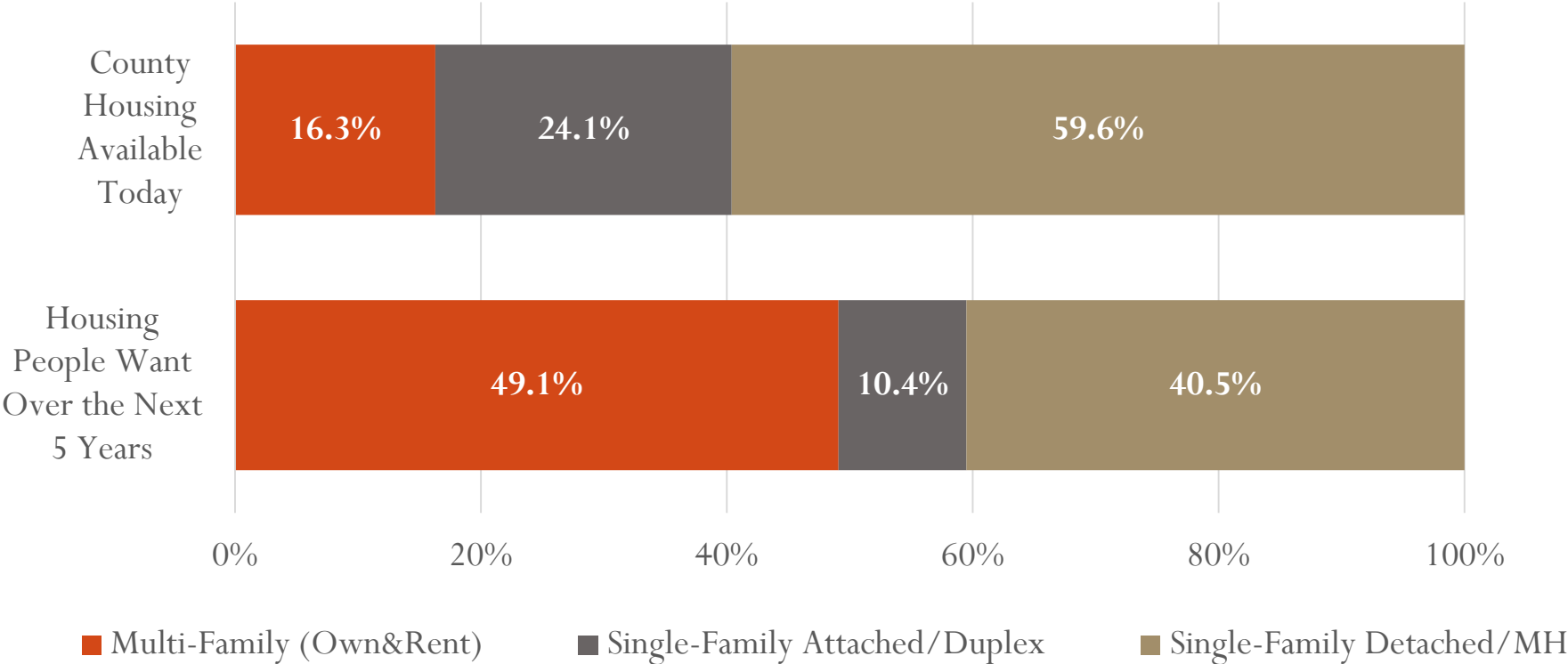
## LANCASTER COUNTY TODAY: AGE OF HOUSING STOCK

- 46% of housing units in the county were built more than 40 years ago.
- In Lancaster City...that figure is 84%.
- Older homes require investment in order to keep them in good condition.
- Maintenance costs can quickly add up & overwhelm lower-income homeowners or landlords.



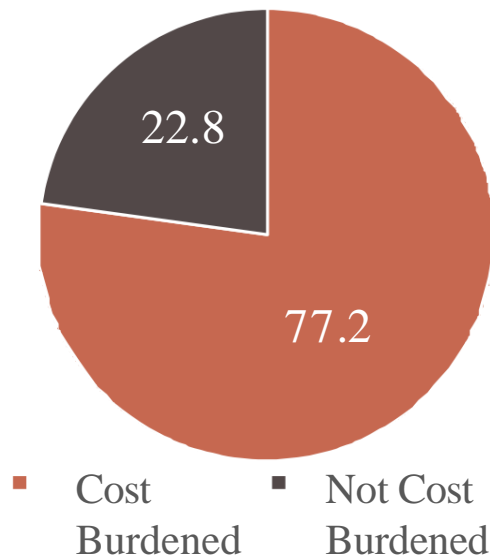


**OVER THE NEXT 5 YEARS, PEOPLE WILL BE LOOKING FOR FAR MORE MULTI-FAMILY HOUSING THAN IS CURRENTLY AVAILABLE.**



# HOUSEHOLDS ARE SPENDING LARGE PORTIONS OF THEIR INCOME ON HOUSING & TRANSPORTATION COSTS

Housing & Transportation Cost Burden: 45+% of Income Spent on Housing & Transportation Costs



Source: Center for Neighborhood Technology, H+T Index, 2010, <http://htaindex.cnt.org/map/>

Mean travel time  
21.9 minutes in 2010



to work is increasing  
22.8 minutes in 2014

More workers commuting  
14.9% in 2010



out of county  
17.0% in 2014

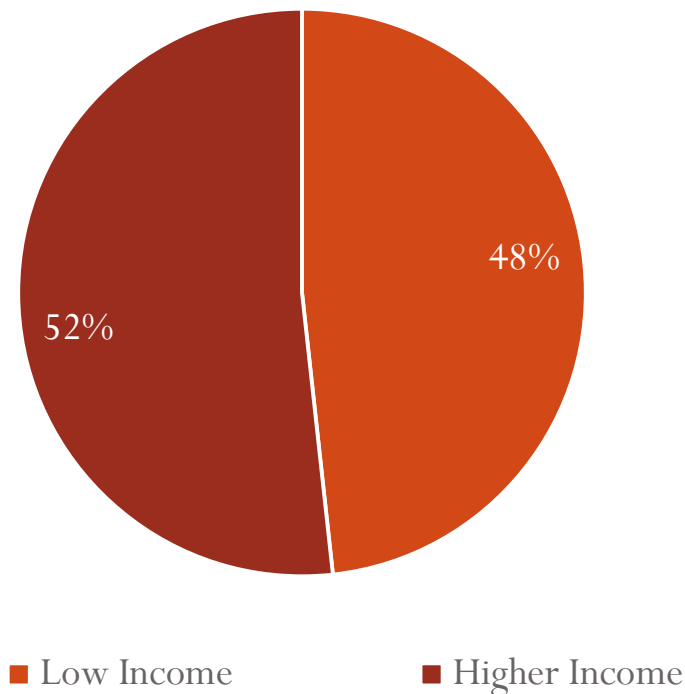
More workers, commuting greater distances, for longer periods of time...**MORE TRAFFIC & GREATER EXPENSE.**



Sources: American Community Survey 5-Year Estimates, 2010-2014  
American Community Survey 5-Year Estimates, 2006-2010

# NEARLY HALF OF THE HOUSEHOLDS LOOKING FOR HOUSING OVER THE NEXT FIVE YEARS WILL BE “LOW-INCOME.”

Percent of Households Looking for Housing  
Over the Next 5 Years by Income

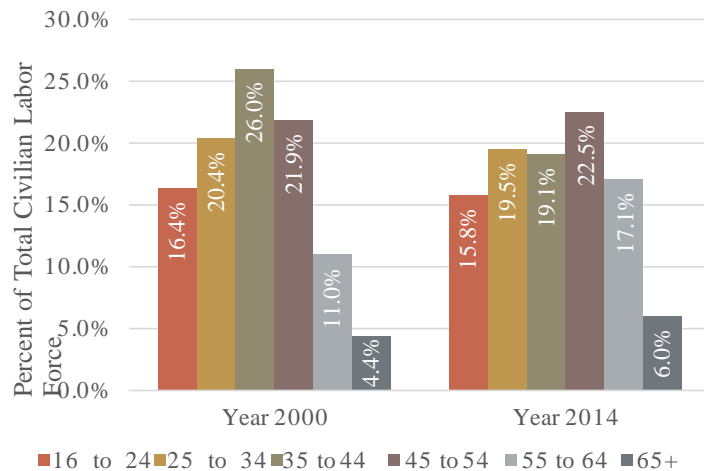


## What is “low income”?

- A household that earns less than 80% of the area median income (AMI).
  - Family of four: \$56,000
  - Single person: \$39,200
- Many people are employed full time at good jobs and are still considered to be “low-income.”

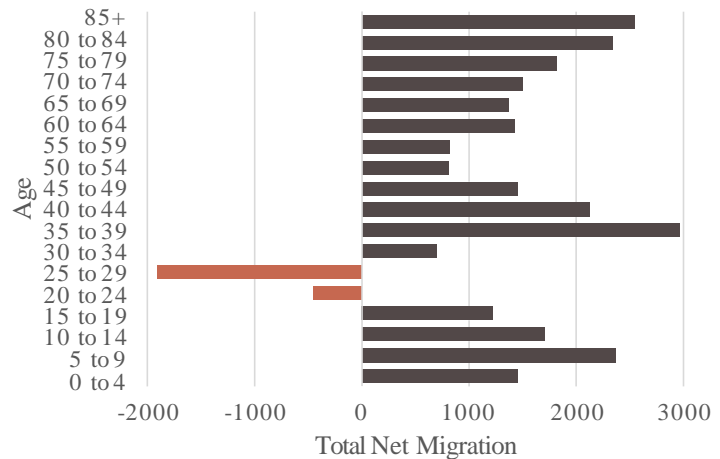
# WE HAVE AN AGING WORKFORCE LOOKING TO RETIRE AND DOWNSIZE...WHO WILL TAKE THEIR PLACE?

Our workforce is aging...  
Civilian Labor Force by Age  
2000 & 2014



...and our young people are leaving.

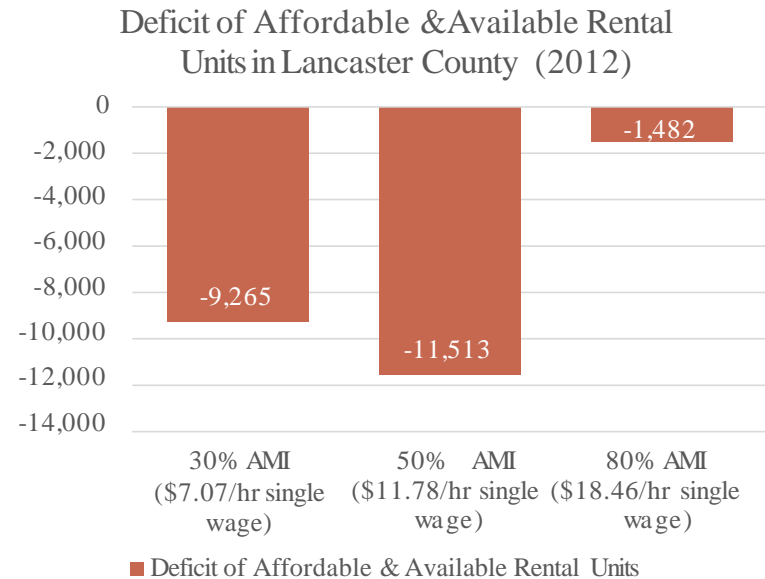
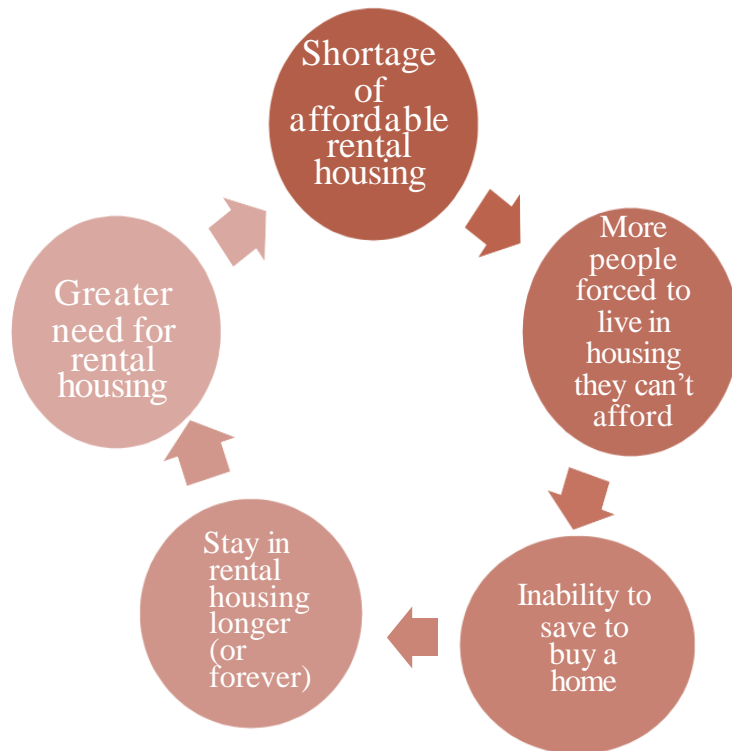
Lancaster County Net Migration  
2000 to 2010



Sources: American Community Survey 5-Year Estimates, 2010-2014  
US Census 2000 SF3

Source: Lancaster County Planning Commission, *Lancaster County: A Changing Place, 2000 – 2015*.

# HOUSING SHORTAGES AT THE MOST AFFORDABLE LEVELS IMPACT THE ENTIRE HOUSING CONTINUUM



Sources: Federal Reserve Bank of Philadelphia. *Cascade Focus*. "Affordability and Available of Rental Housing in the Third Reserve District: 2015."



# HOUSING SEMANTICS

## AFFORDABLE HOUSING

Housing that is affordable to low- or moderate-income individuals. The market often cannot build housing at prices lower income household can afford, so housing may be subsidized in various ways.

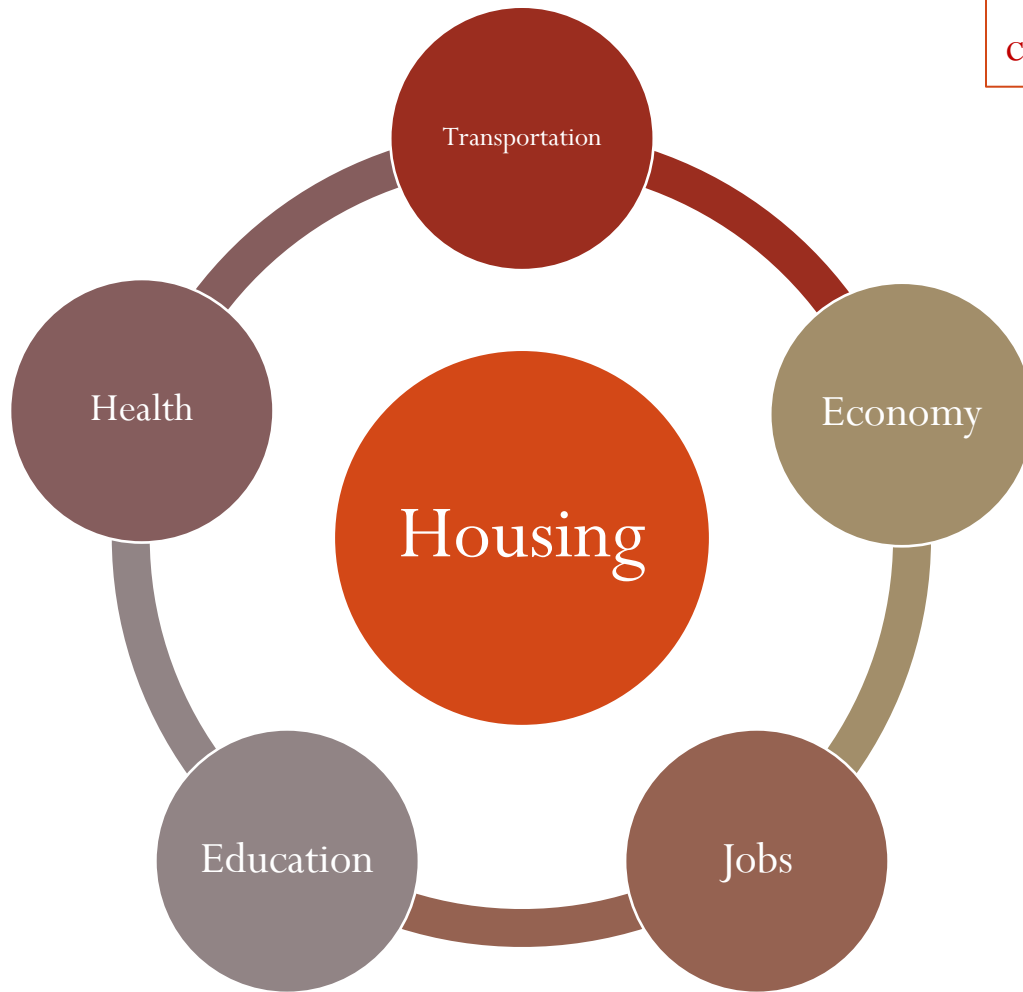
## HOUSING AFFORDABILITY

A systemic look at housing costs throughout the housing market, particularly as they relate to income. Can the people who were born here, work here, and want to stay here...afford to live here?

RULE OF THUMB...

HOUSING SHOULD NOT COST MORE THAN 30% OF A HOUSEHOLD'S INCOME.

# Why Housing Matters...



“Good housing is the *foundation* of a great community.”

- ❖ To maintain a strong economy, we need jobs.
- ❖ To continue to attract good jobs, we need an ample supply of well-educated and skilled workers.
- ❖ To get workers to their jobs, we need housing located near job centers and a diverse, efficient transportation system.
- ❖ None of this happens without quality, affordable housing...the right type, at the right price, in the right place for our residents.

## **Growth and Affordability Drive Market Sentiment**

“The dominance of “growth” markets in this year’s top ten is a testament to current market sentiment. Survey respondents and interviewees like markets such as Dallas/Ft. Worth and Atlanta...a factor that is prevalent among the top markets for 2016 is the affordability and ease of doing business. Dallas/Ft. Worth, Atlanta, Nashville, and Portland are all seeing company relocations to augment organic employment growth.”

“Affordable housing is much more than simply a real estate issue. It is a significant cultural issue. Products will be delivered that will accommodate millennials, small/young families, workforce housing – and how that housing changes...in size of home, style of home, where they are located, and they’re constructed. That challenge will not be going away in 2016, 2017, or 2018. It is safe to label it an “emerging trend.”

# Why Housing Matters...

“A continuation of current trends in Lancaster County—with the emphasis on new for-sale housing construction concentrated in single-use, single-family subdivisions, new rental construction largely limited to market-rate rents, and a lack of diversity in both housing types and affordability—risks economic stagnation and declines in housing values.”

Zimmerman-Volk, HMA 2013



- **LHIFT** is a regional revolving loan fund that attracts investment from the community in the form of tax deductible and Community Reinvestment Act (CRA) credit eligible contributions and investment loans.
- **LHIFT** is available to make *flexible, low interest* loans within the 8 county region of south central PA (Adams, Cumberland, Dauphin, Franklin, Lancaster, Lebanon, Perry and York) for affordable housing or mixed-use, mixed income projects.



## **COALITION FOR SUSTAINABLE HOUSING (C4SH)**

WHO: A diverse coalition of 60+ concerned people and organizations:

- Municipal officials/governmental agencies
- Non-profit organizations
- Employers/businesses
- Economic development professionals
- You?

GOAL: To accomplish an increase in the supply of rental housing (market rate & affordable) as part of a diverse housing market that contributes to the economic vitality of Lancaster County.



Lancaster Housing  
**Opportunity** Partnership

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**THANK YOU !**

**Ray D'Agostino**

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