



Warwick Region Comprehensive Plan Update

Community Planning Meeting #3 Housing

June 8, 2023

Listrak

Community Planning Meeting #3 – Housing

7:00pm

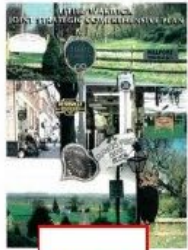
- Welcome and Purpose of the Meeting
- Key Housing Insights and Trends for the Warwick Region
- Panel Discussion
- Community Preference Survey
- Small Group Discussions

9:00pm

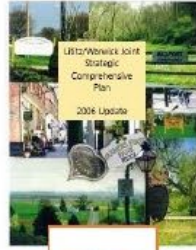
Mark Evans AICP PP AIA
Director of Planning



Comprehensive Planning Timeline & Accomplishments 1999 - 2022



1999-2005



2006-2011

JOINT COMPREHENSIVE PLAN UPDATE
ELIZABETH TOWNSHIP
WARWICK TOWNSHIP
LITITZ BOROUGH
2017

2012-2017

FORGE THE FUTURE
2022

2018-2022



Warwick Region Comprehensive Plan Update

Warwick Township

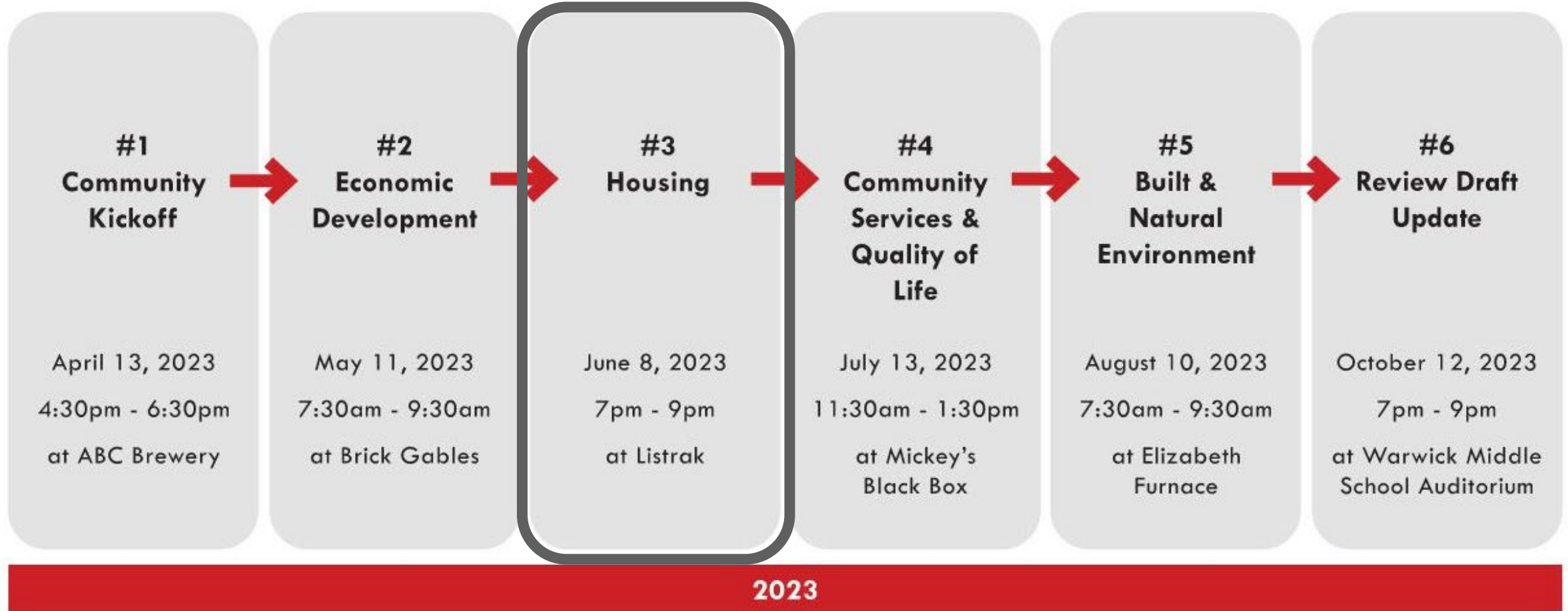
Lititz Borough

Elizabeth Township



Project Timeline

Public Meetings Timeline & Topics



Steering Committee & Core Working Group

Steering Committee

Warwick Township

Ken Eshleman
Ken Kauffman
Tom Zug
Dan Cicala
Dale Keeney
Brent Kreider
Joyce Gerhart
Alex Piehl
Brian Donmoyer
Sue Verdegem
Karen Mailen

Lititz Borough

Karen Weibel
Cory Van Brookhoven
Steve Lee
Rebecca Branle
Rob Myallis
Duane Ober
Scott Hain
Gaylord Poling
Charis Pankratz
Deborah Willwerth
Ryan McCrory

Elizabeth Township

Carol Moulds
Jordan Martin
Jason Garman
Harold Fox
Jeremy Sauder
David Snavelly
Laura Snavelly
Matt Clair
Jim May
Shawn Musser
Ben Hurst
Amos Lapp
David Brubaker
Tom Zorbaugh

Brian Harris
Billy Clauser
Ezra Rothman
Jim Wenger
Mark Evans
Pat Moulds

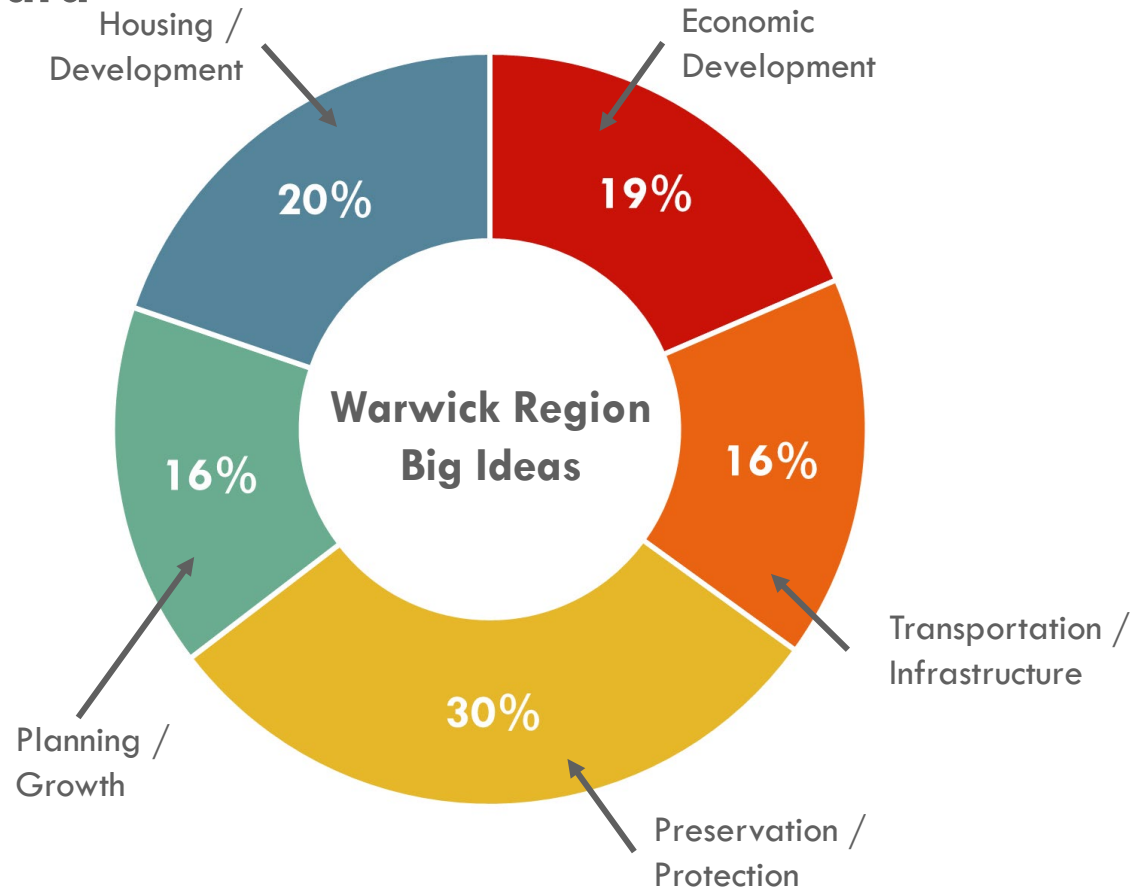
Core Working Group

Elijah Yearick
Barbara Kreider
April Hershey
Kelly Gutshall
Kendel Baier
Loren Miller
Dan Zimmerman
Melanie Calender
Mike LaSala
Rick Jackson

April 13th Public Meeting results:

Which of the Big Ideas and Strategies from the 2018 – 2022 Forge the Future Plan is still a top priority for you?

What We Heard



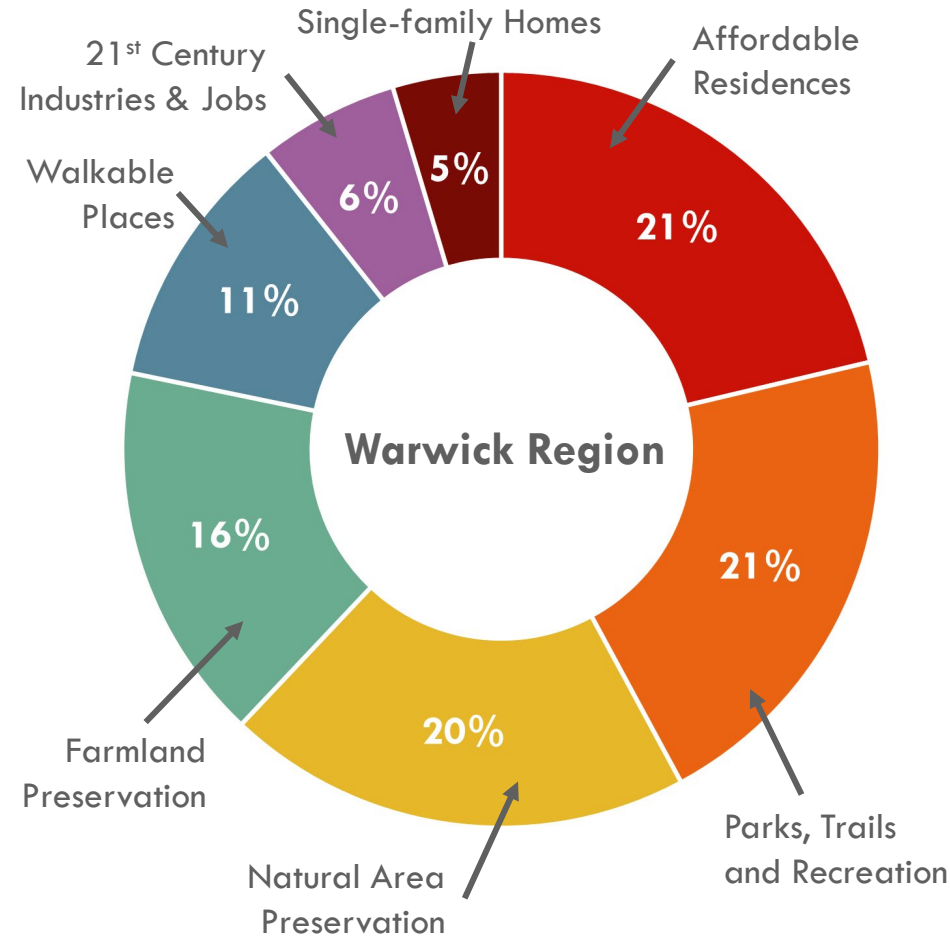
April 13th Public Meeting results:

Which three land uses are your highest priorities for how to use the limited land and infrastructure available in the Warwick Region?

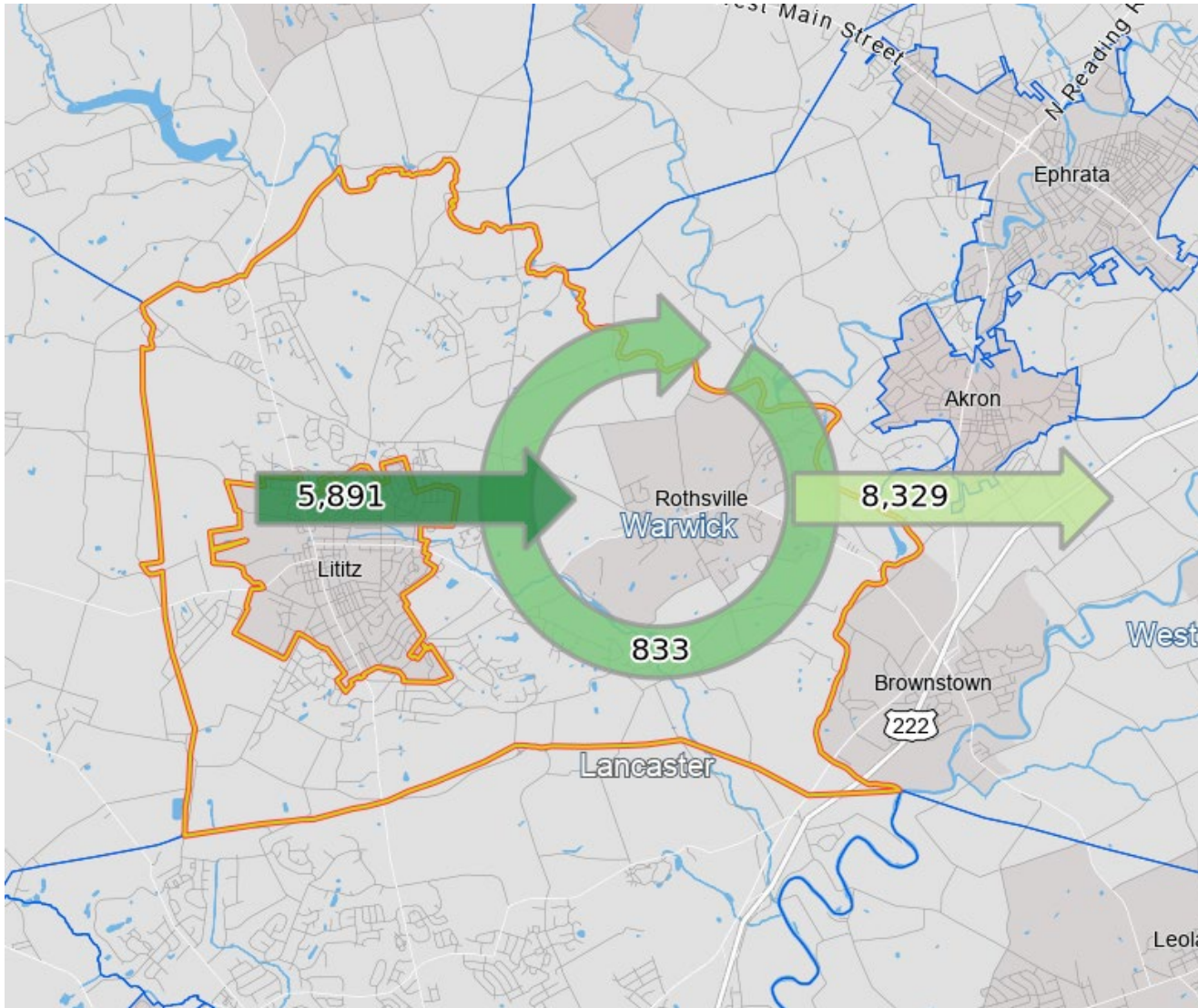
What We Heard

Highest priorities are:

1. Residences that service providers, teachers, and essential workers can afford



Warwick Township: Live – Work Map



As of 2020,
6,724
are employed in Warwick Township

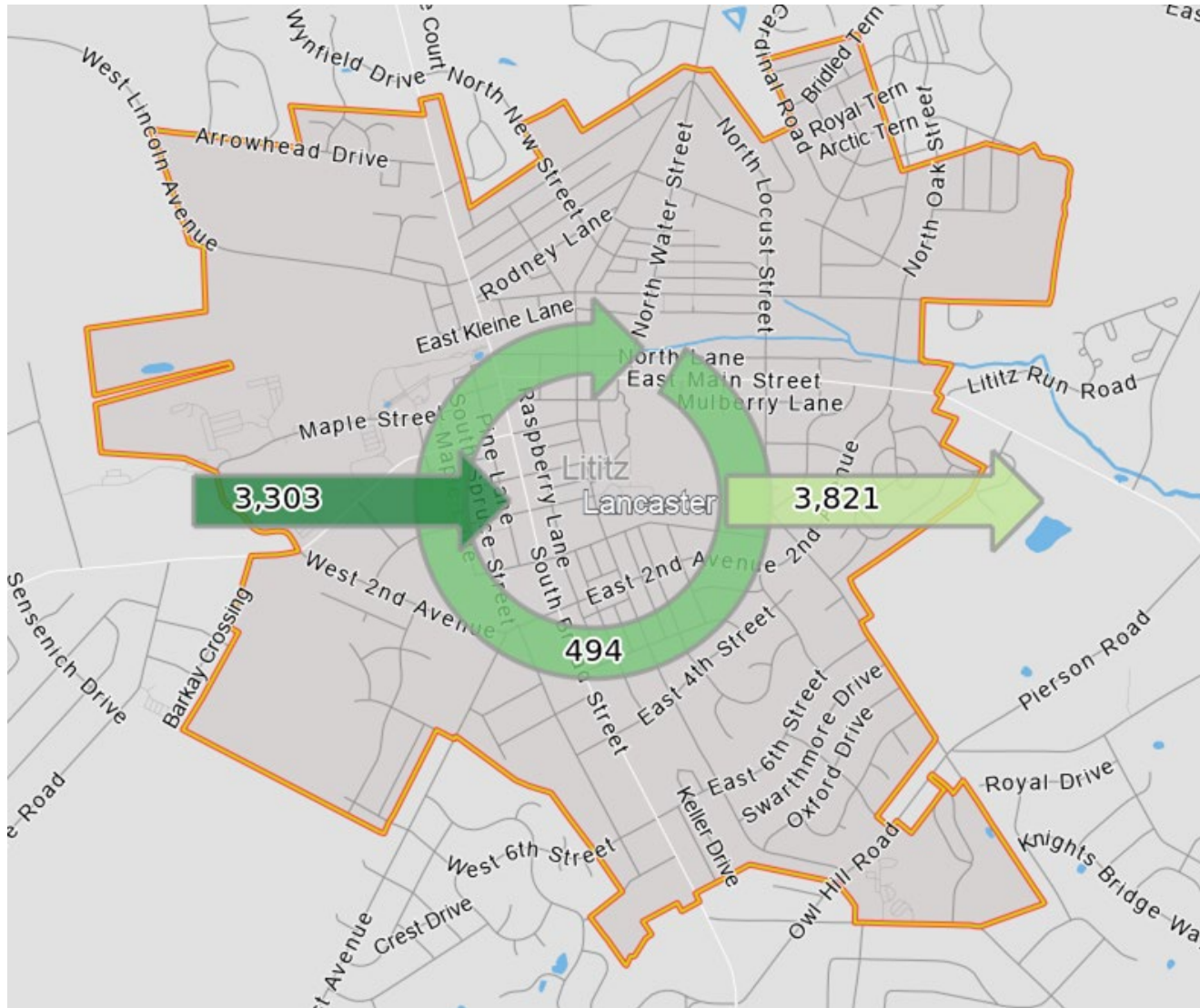
19,022
live in Warwick Township

9%
of the workforce, Work and Live in
Warwick Township

91%
of the workforce, Live in Warwick Township and
Work outside Warwick Township

Source: US Census Bureau 2020

Lititz Borough: Live – Work Map



As of 2020,
3,797
are employed in Lititz Borough

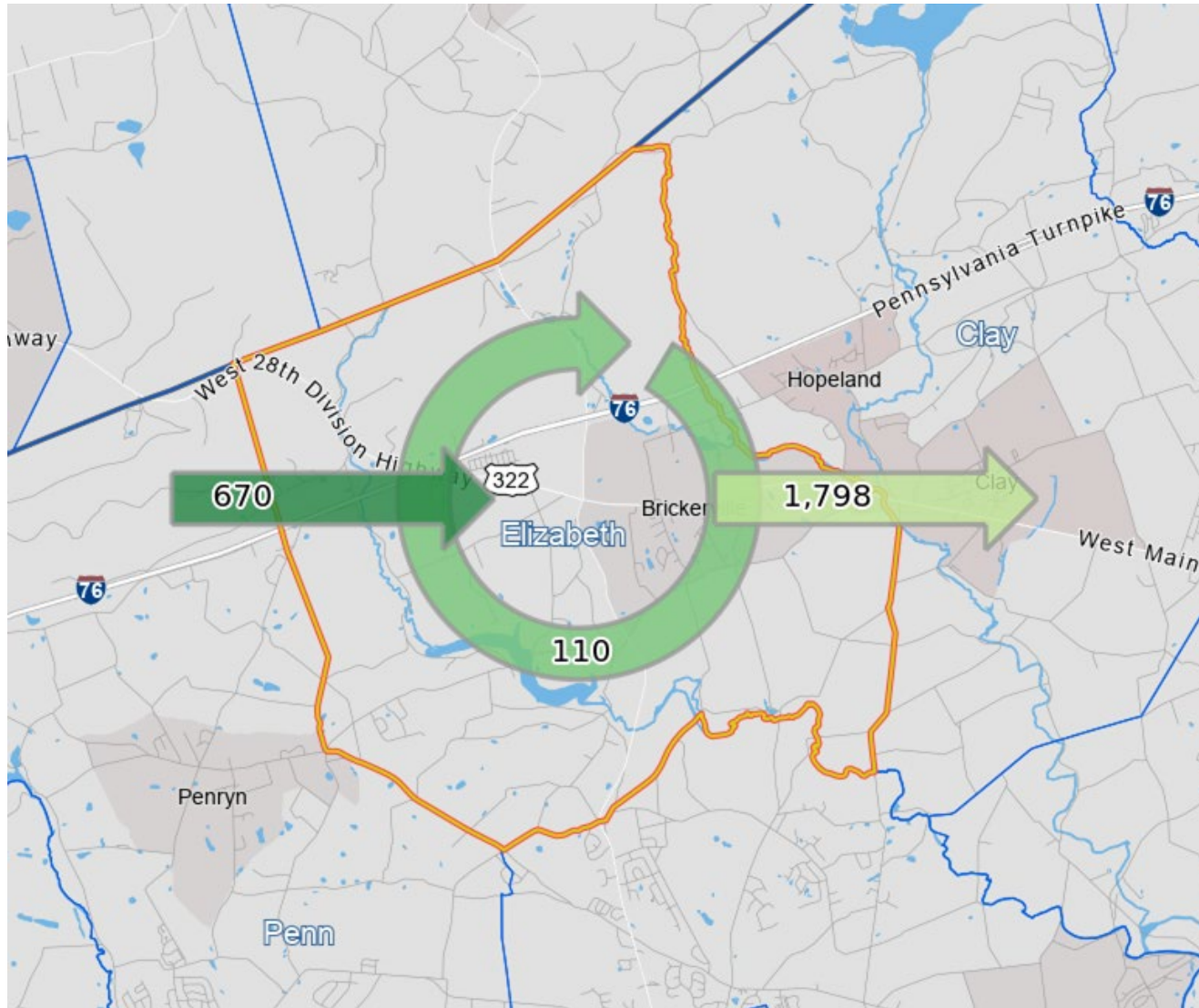
9,381
live in Lititz Borough

11%
of the workforce, Work and Live in
Lititz Borough

89%
of the workforce, Live in Lititz Borough and
Work outside Lititz Borough

Source: US Census Bureau 2020

Elizabeth Township: Live – Work Map



As of 2020,

780

are employed in Elizabeth Township

3,985

live in Elizabeth Township

6%

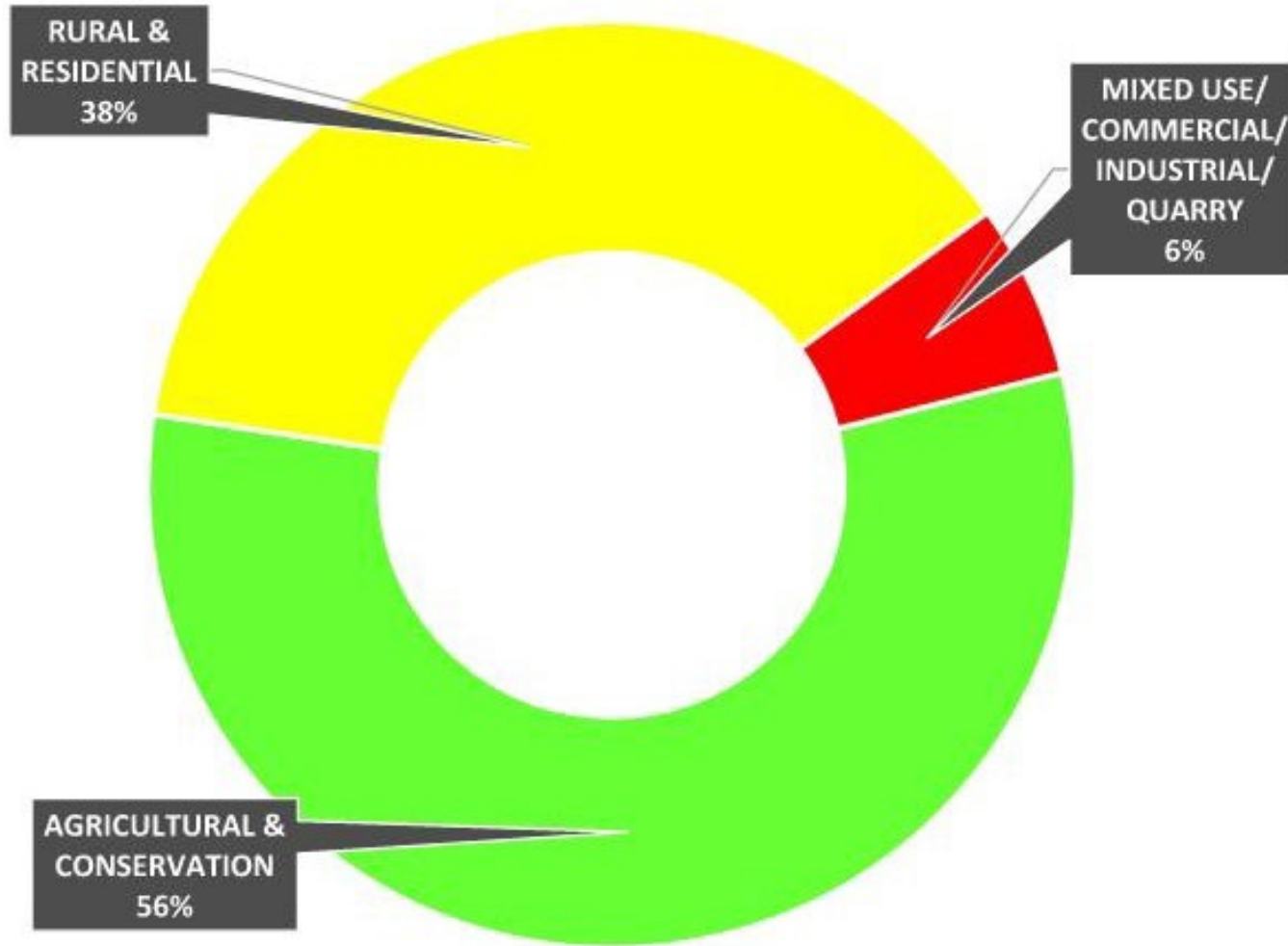
of the workforce, Work and Live in Elizabeth Township

94%

of the workforce, Live in Elizabeth Township and Work outside Elizabeth Township

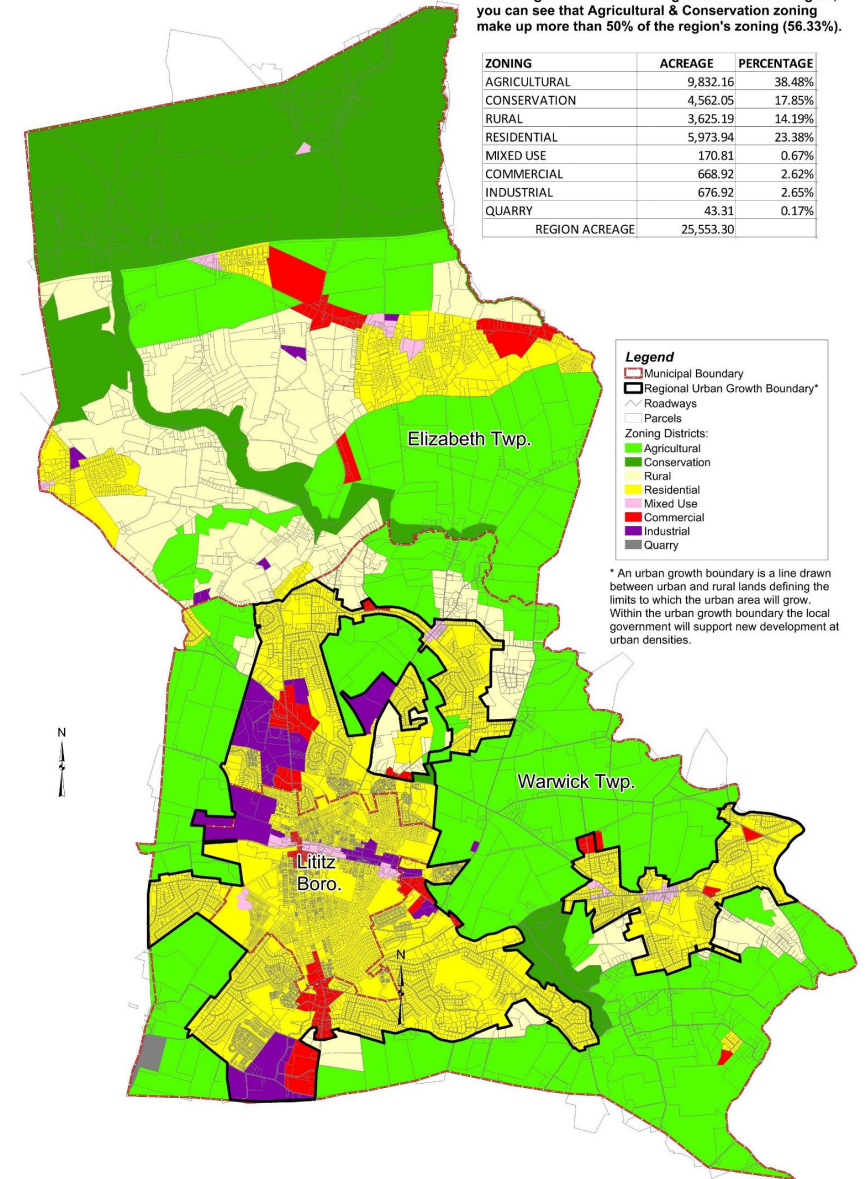
Source: US Census Bureau 2020

Regional Zoning Districts

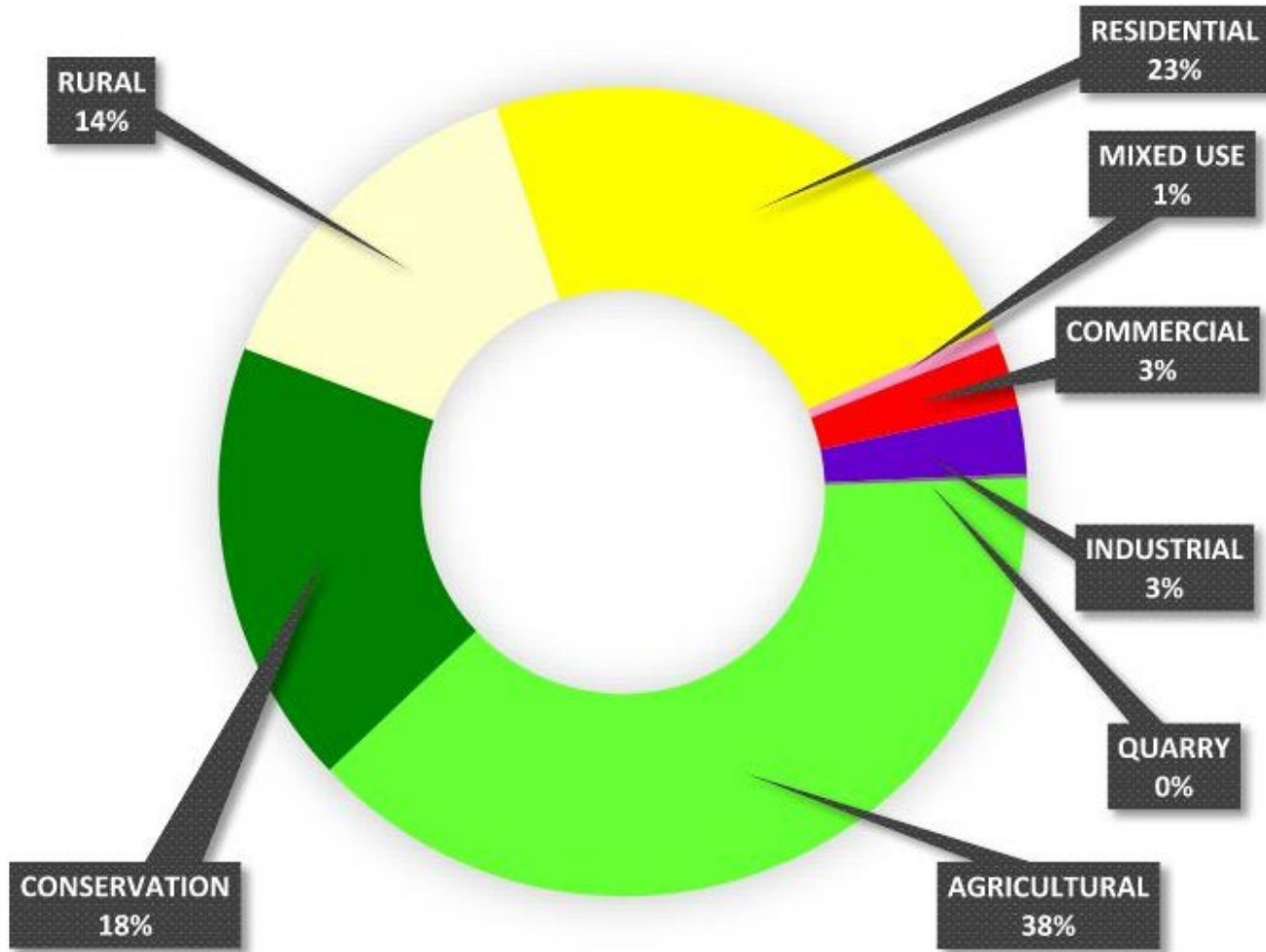


This map illustrates a summary of the zoning districts in the region. Based on zoning districts in each region, you can see that Agricultural & Conservation zoning make up more than 50% of the region's zoning (56.33%).

ZONING	ACREAGE	PERCENTAGE
AGRICULTURAL	9,832.16	38.48%
CONSERVATION	4,562.05	17.85%
RURAL	3,625.19	14.19%
RESIDENTIAL	5,973.94	23.38%
MIXED USE	170.81	0.67%
COMMERCIAL	668.92	2.62%
INDUSTRIAL	676.92	2.65%
QUARRY	43.31	0.17%
REGION ACREAGE	25,553.30	

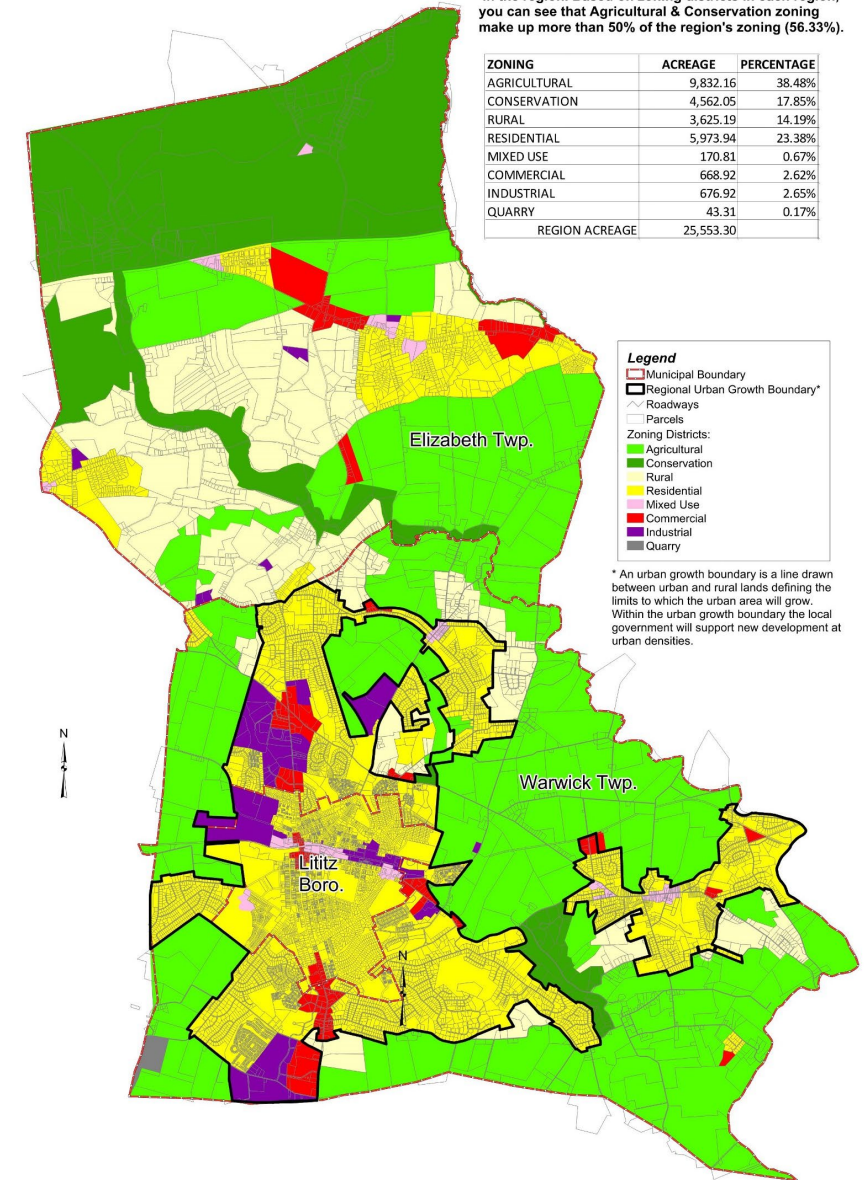


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REGION ACREAGE	25,553.30	



Household Size is Declining




Site	2000 Average Household Size	2010 Average Household Size	2020 Average Household Size	2022 Average Household Size	Household Size since 2000
Lancaster County	2.64	2.62	2.61	2.61	-1%
Warwick Region	2.62	2.54	2.51	2.52	-4%
Elizabeth Township	2.94	2.82	2.81	2.81	-5%
Lititz Borough	2.31	2.27	2.27	2.33	1%
Warwick Township	2.75	2.64	2.58	2.58	-7%



Percentage of Housing-Cost-Burdened Residents

Housing Cost Burdened:
 Cost of Housing exceeds 30% of Household Income

Source: 2021 American Community Survey
 5-Year Estimates

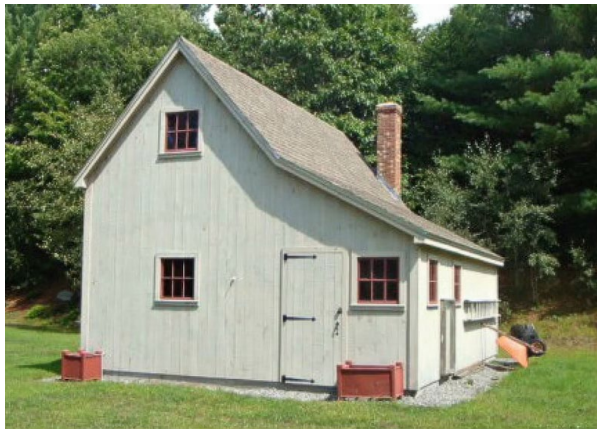
Percentage of Housing-Cost-Burdened Residents		
	<i>Renter</i>	<i>Homeowner (with Mortgage)</i>
County	45.89%	24.56%
Warwick Region	44.36%	17.54%
 Elizabeth Township	20.67%	20.77%
 WARWICK TOWNSHIP Est. 1729 • Lancaster County, PA	50.93%	17.89%
 BOROUGH OF LITITZ	45.12%	15.29%

Missing Middle Housing Types



Missing Middle Housing Types

Tiny house/smaller residences



Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



Missing Middle Housing Types

Two and three family homes



Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



Missing Middle Housing Types

Accessory dwelling units on the same lot as a single-family residence



Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



Missing Middle Housing Types

Multifamily residences designed to look like a single-family homes



Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



Missing Middle Housing Types

Mixed use residential buildings



Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



Our Goal for this Community Meeting

- Listen to Regional Experts
- Provide Key Insights on the Changing Demographics and Land Uses
- Understand Community Preferences
- Listen to Community Members and Understand Your Priorities

Key Housing Insights and Trends for the region

- **Allison Deutsch** – Realtor, Homesale Realty
- **Michaela Allwine** - Lancaster County Housing and Redevelopment Authority
- **Alex Rohrbaugh** – Lancaster County Planning Department

Key Housing Insights and Trends for the region

Allison Deutsch

Realtor

Berkshire Hathaway | Homesale Realty

ALLISON DEUTSCH

WARWICK REGION
COMPREHENSIVE PLAN
COMMUNITY MEETING

JUNE 8TH 2023



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1) Current Trends

2) Affect on Prices

3) Inventory Needed



Inventory



Price



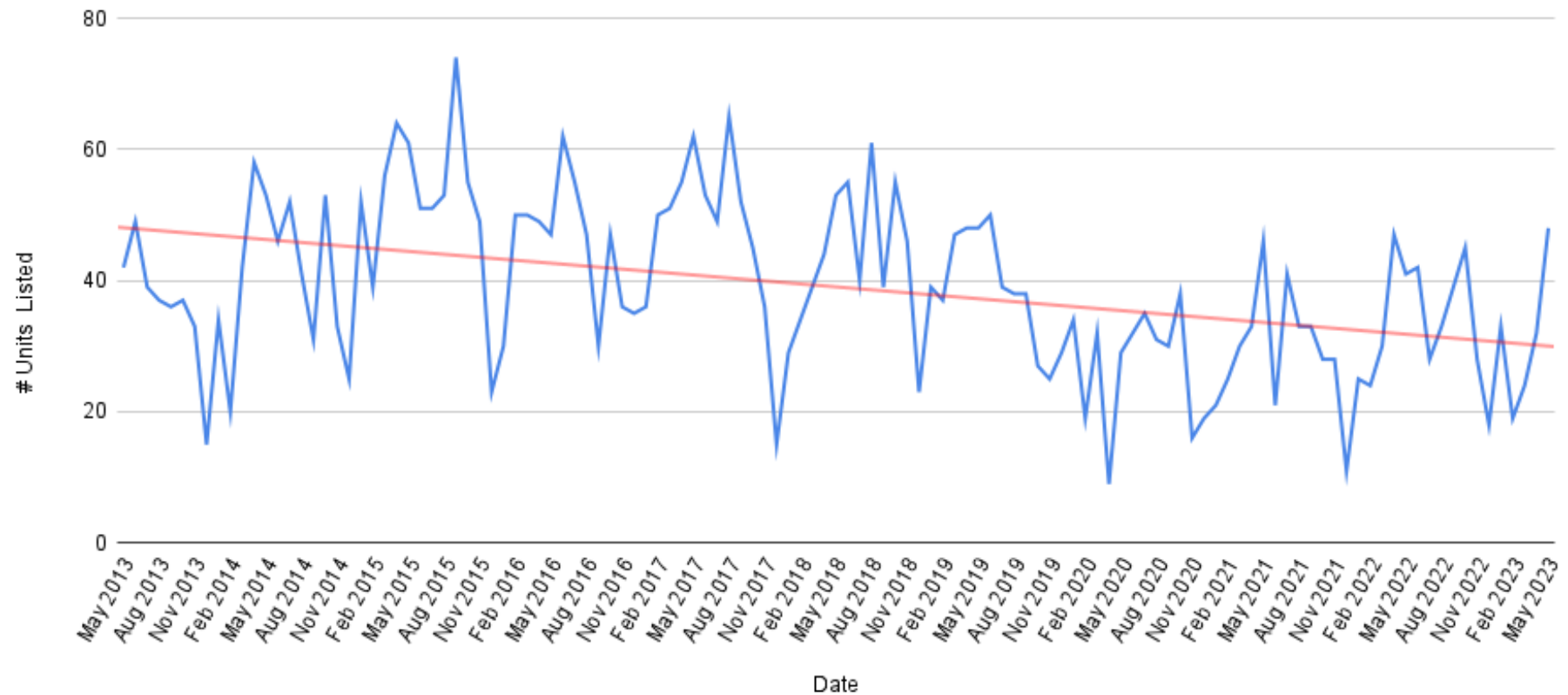
Interest Rates



Current Trends

Current Trends- Inventory

of Units Listed vs. Date (Warwick, Lititz Boro, Elizabeth)

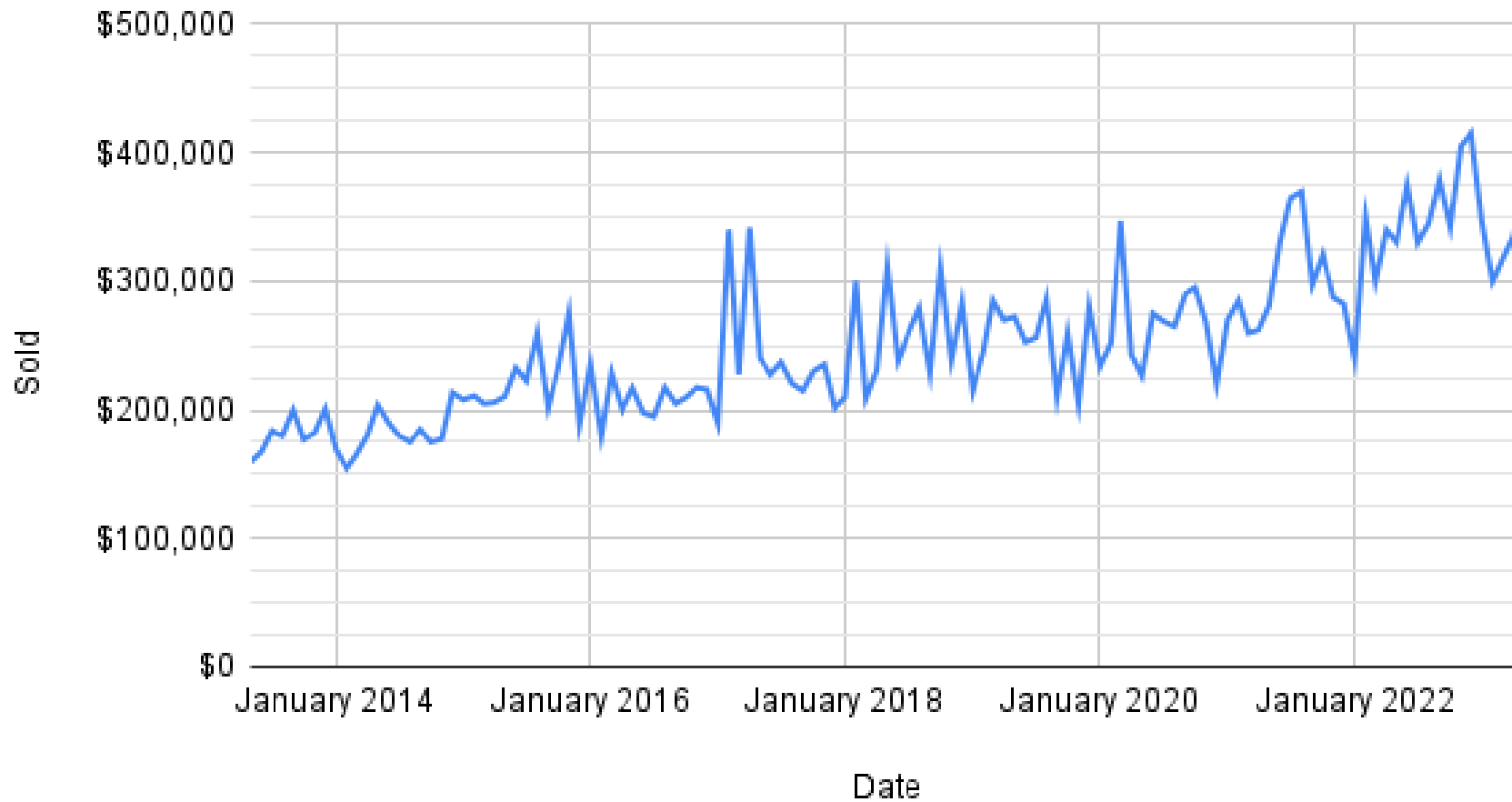


30-Year Fixed Rate Mortgage Average in the United States



Interest Rates

Sold Median vs. Date (Warwick, Lititz Boro, Elizabeth)



Price

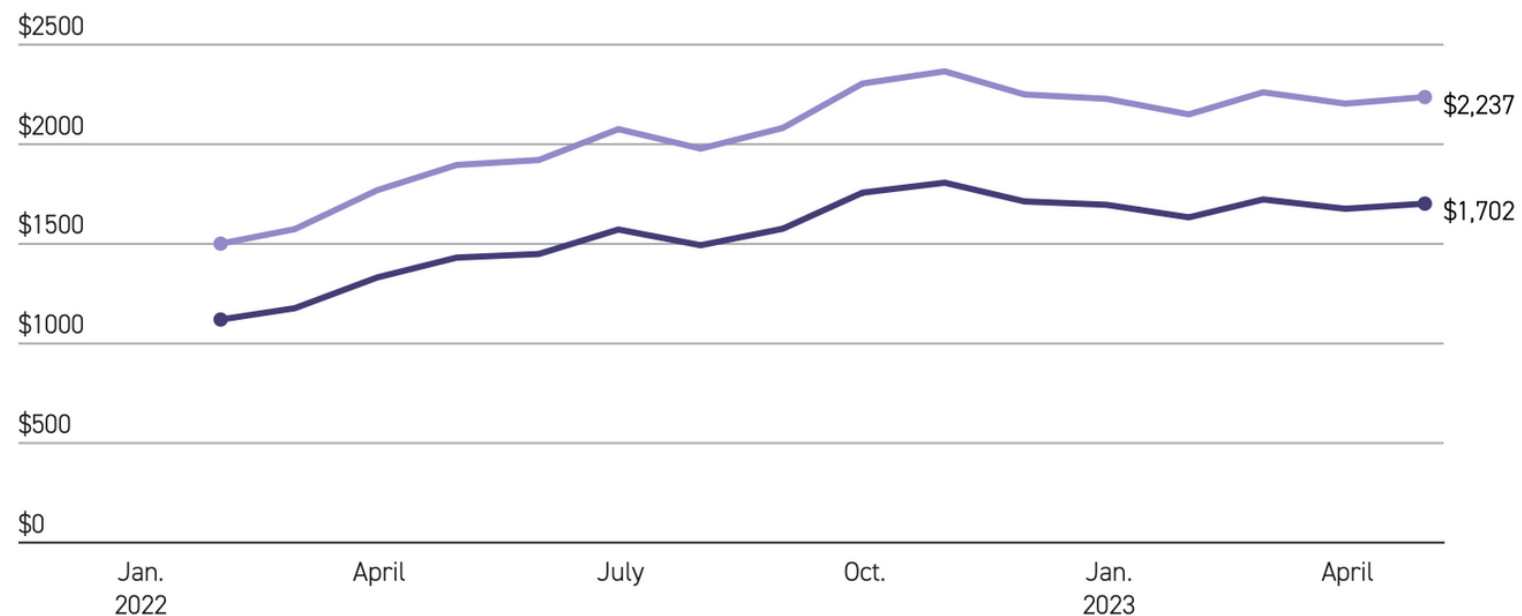
Sold Median Price
5/19 \$272,400
5/23 \$386,000
+ \$113,600

Buyer Financing	Number of sales
Cash	31
Conventional	32
USDA/FHA	3

Cash Sales

The average monthly mortgage payment for a typical U.S. home has grown by 50 percent since Jan. 31, 2022

- Monthly mortgage with 5% down payment and 30-year fixed rate
- Monthly mortgage with 20% down payment and 30-year fixed rate



Note: A "typical" home as measured by Zillow is based on an estimate of the average value of homes in the middle 30 percent of the value distribution.

Source: Zillow
Katy O'Donnell/POLITICO

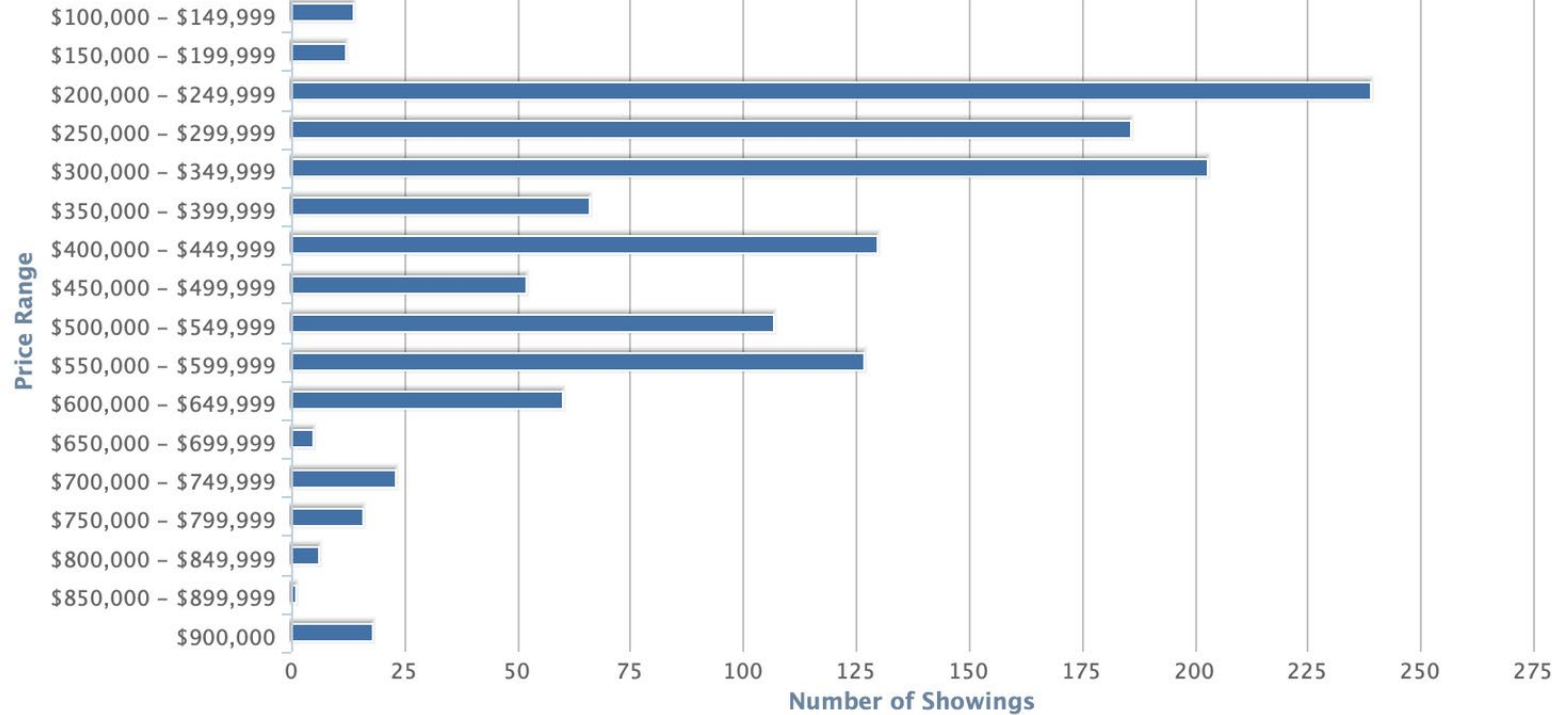
Affordability

Activity Detail

Price	Total Showings	Percent of Showings at this Price	Monthly Average	Weekly Average	Showings per Listing
\$100,000 - \$149,999	14	1.11 %	4.62	1.08	7.00
\$150,000 - \$199,999	12	0.95 %	3.96	0.92	6.00
\$200,000 - \$249,999	239	18.89 %	78.79	18.38	34.14
\$250,000 - \$299,999	186	14.70 %	61.32	14.31	14.31
\$300,000 - \$349,999	203	16.05 %	66.92	15.62	16.92
\$350,000 - \$399,999	66	5.22 %	21.76	5.08	13.20
\$400,000 - \$449,999	130	10.28 %	42.86	10.00	11.82
\$450,000 - \$499,999	52	4.11 %	17.14	4.00	7.43
\$500,000 - \$549,999	107	8.46 %	35.27	8.23	10.70
\$550,000 - \$599,999	127	10.04 %	41.87	9.77	14.11
\$600,000 - \$649,999	60	4.74 %	19.78	4.62	12.00
\$650,000 - \$699,999	5	0.40 %	1.65	0.38	2.50
\$700,000 - \$749,999	23	1.82 %	7.58	1.77	11.50
\$750,000 - \$799,999	16	1.26 %	5.27	1.23	8.00
\$800,000 - \$849,999	6	0.47 %	1.98	0.46	6.00
\$850,000 - \$899,999	1	0.08 %	0.33	0.08	1.00
\$900,000	18	1.42 %	5.93	1.38	9.00

Price Point
Most in Need

Activity Chart



Price Point
most in need

Showing Activity vs. Showing Volume

Price Range	Average # Showings per listing	# Closed Units (last 90 Days)
\$200,000-\$249,000	34	3
\$250,000-\$299,000	14	11
\$300,000- \$349,000	17	12

Active: 4 Homes



Contact Me

Email : adeutsch@homesale.com

Phone : 717-847-9322

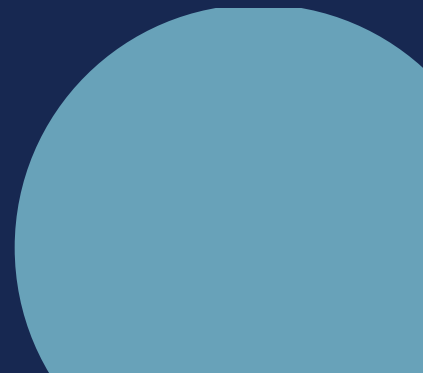
Key Housing Insights and Trends for the region

Michaela Allwine

Director of Housing and Community Development

Lancaster County Housing and Redevelopment Authority

**AFFORDABLE
HOUSING
LANDSCAPE
IN
LANCASTER
COUNTY**



AREA MEDIAN INCOME + FAIR MARKET RENT

HUD INCOME LIMITS: 80% AMI OR LESS

A FAMILY OF FOUR CAN EARN UP TO **\$72,160** AND STILL QUALIFY FOR AFFORDABLE HOUSING, INDIVIDUAL UP TO **\$50,555** (AT 80% OF THE AREA MEDIAN INCOME).

Lancaster County 2022 Area Median Income
\$90,200/Household

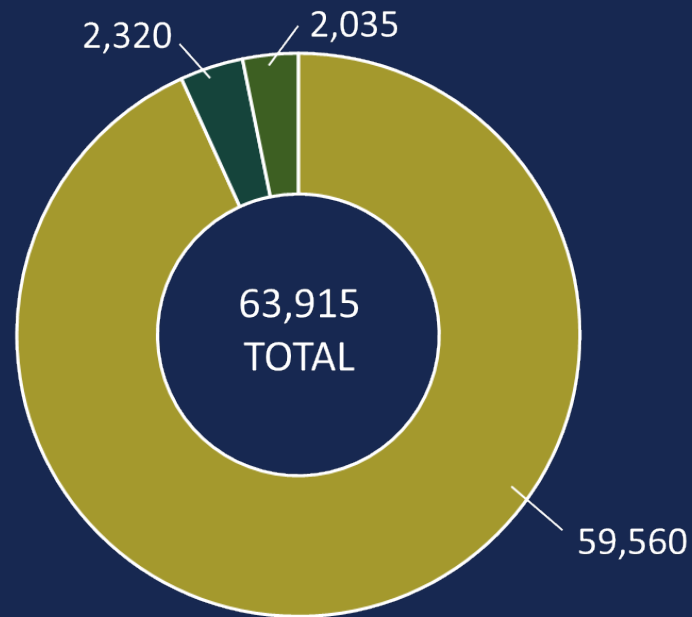
FMRs BY NO. OF BEDROOMS

YEAR	EFF	1 BRM	2 BRM	3 BRM	4 BRM
2023	\$893	\$1,025	\$1,286	\$1,631	\$1,728
2022	\$783	\$913	\$1,148	\$1,450	\$1,557
2021	\$684	\$809	\$1,018	\$1,283	\$1,380

determined annually by HUD

AFFORDABLE RENTAL LANDSCAPE

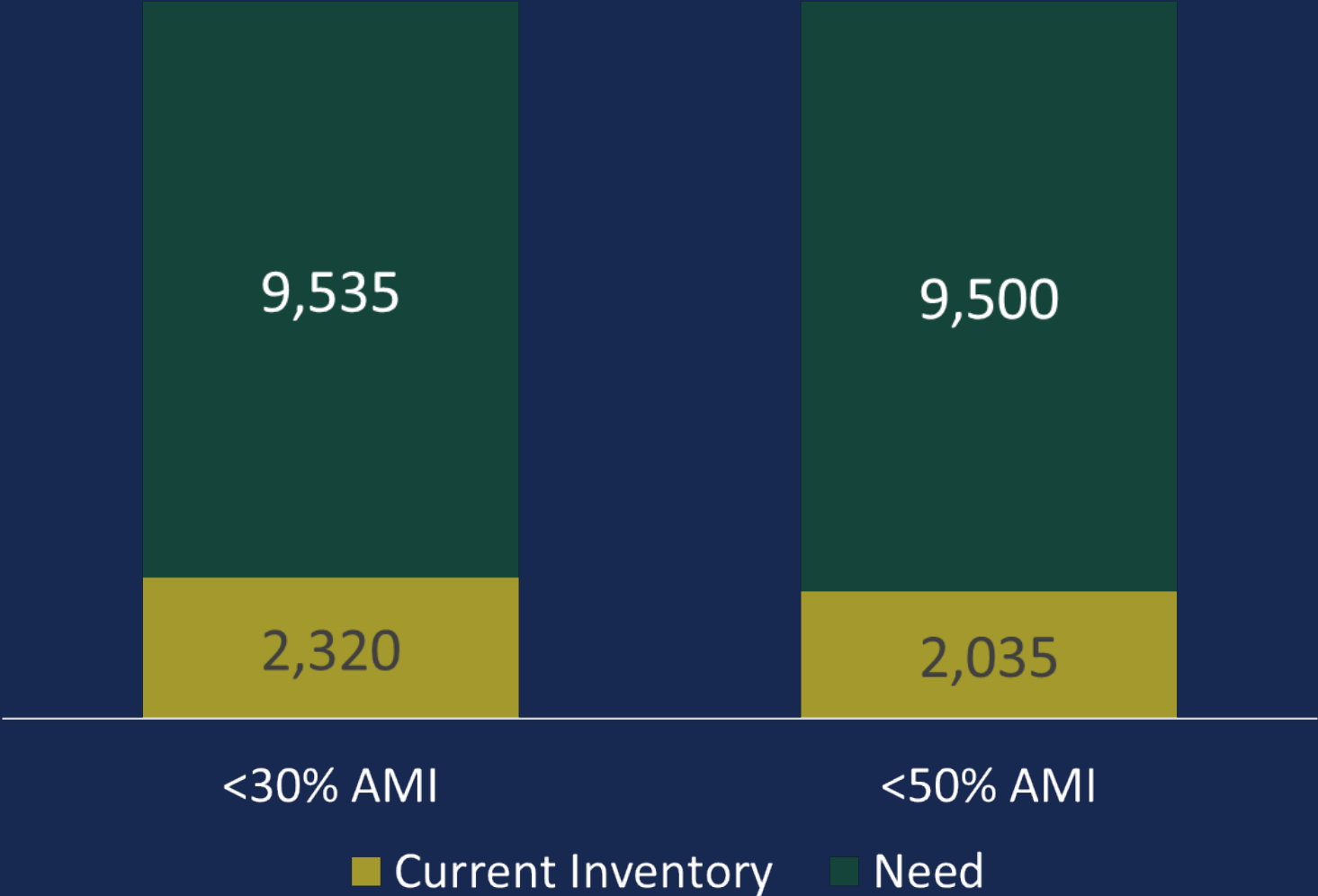
Number of Existing Rental Units



In 2020, Lancaster County saw 290 new rental units under construction. The US Department of Housing and Urban Development (HUD) Comprehensive Housing Market Analysis forecasted Lancaster County would need to get 1,150 per year or 18,500 total new affordable units online to keep up with demand.

INVENTORY V. NEED

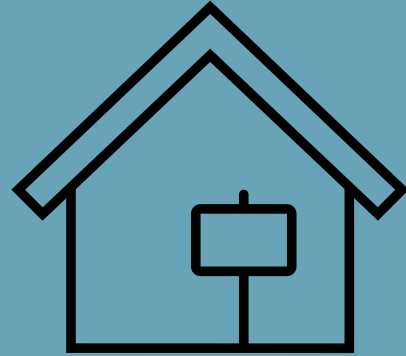
TO PREVENT COST-
BURDEN ON FAMILIES
(PAYING OVER 30% OF
INCOME.



JUNE 2022



\$294,300



566 homes
for sale

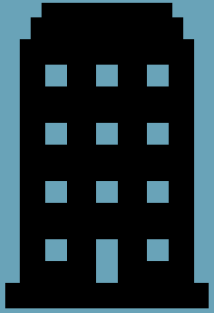


4% vacancy
rate

HOMEOWNERSHIP

June of 2021 to June of 2022, the average sale price of single-family homes in Lancaster County rose 14% to \$294,300

JUNE 2022

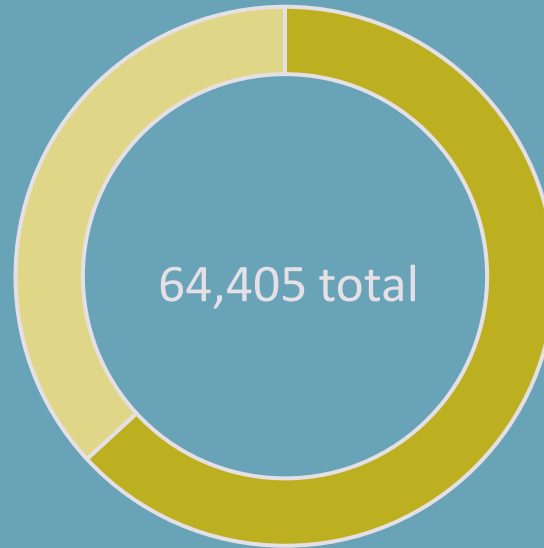


\$1,346



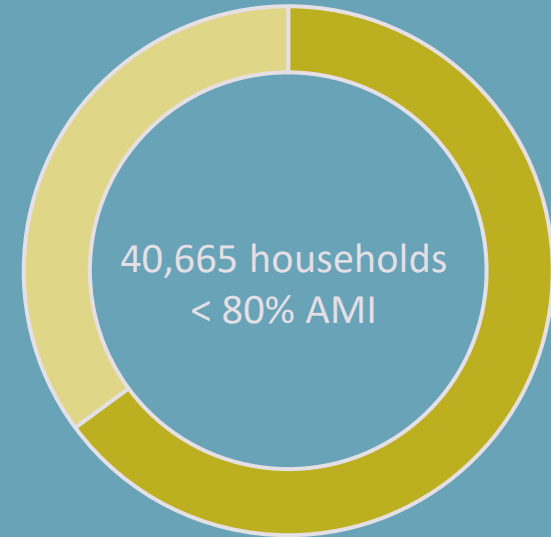
190 new units permitted

Renter Households



- Renters making < 80% AMI
- Renters making > 80% AMI

Renter Cost Burden of low- and moderate- income households



- Renters paying > 30% Income
- Other

RENTAL HOUSING



June of 2021 to June of 2022, the rent increased 9% to an average of \$1,346



Around 45% < 80% AMI



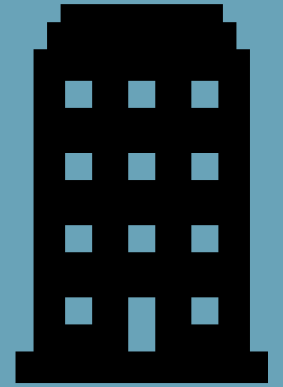
23.4% Cost Burdened



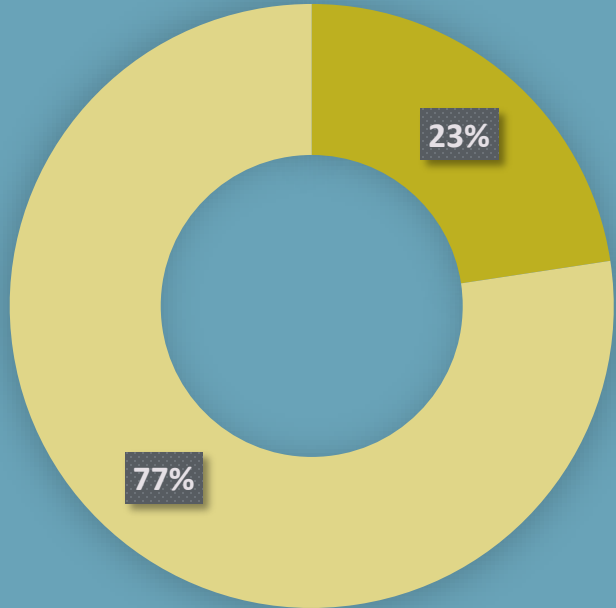
5.3% Vacancy



\$255,700
Average cost of
Owner-
Occupied Unit

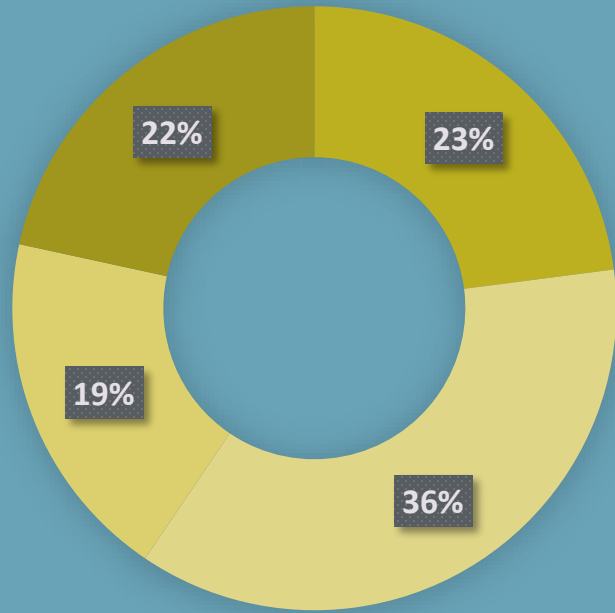


\$1,207
Average Rent



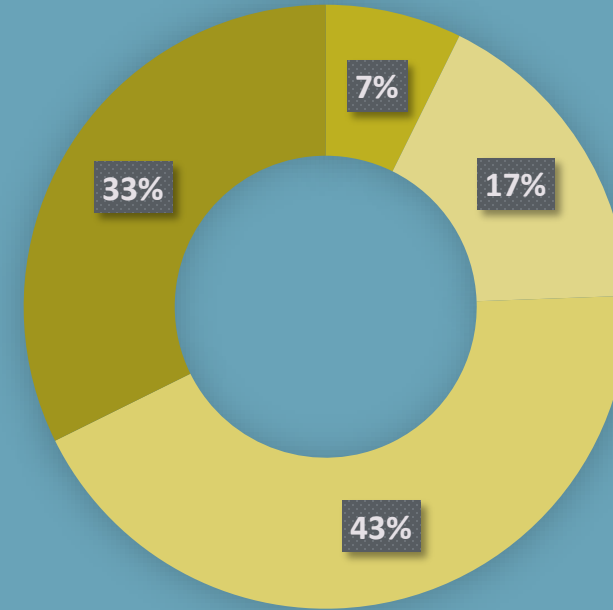
Housing Tenure

- Rental: 23%
- Home Owner: 77%



Household Size

- 1-person
- 2-person
- 3-person
- 4+-person



Unit Size

- 1-bed
- 2-bed
- 3-bed
- 4+-bed

WARWICK AREA DATA

CONCLUSIONS

- Homeowner Vacancy – 1%
- Lower income residents = higher percentage of cost burden
- Disproportionate number of large units for household size

Michaela Allwine

Director of Housing and Community Development

mallwine@lchra.com

Lancaster County Housing and Redevelopment Authority



Key Housing Insights and Trends for the region

Alex Rohrbaugh, AICP

Senior Planner

Lancaster County Planning Department



LANCASTER COUNTY
PLANNING

Strengthening Community 2030

Housing Community Meeting

Thursday, June 8, 2023



thinking beyond boundaries

What's our role as a county planning agency?

Under State Law, it's our responsibility to:

- Produce a county comprehensive plan
- Ensure consistency between county and local comprehensive plans



places2040
a plan for lancaster county pa

thinking beyond boundaries

How we're implementing places2040

- **Workshops** – Focusing our energy on a few key policies in the plan; policies everyone should address
- **Regional comprehensive plans** – Working with regions to develop plans closely following places2040; or encouraging them to borrow heavily from places2040 as they do own plan
- **Municipal plans** – Encouraging other communities to borrow heavily from places2040 when doing their own plans

The Warwick region

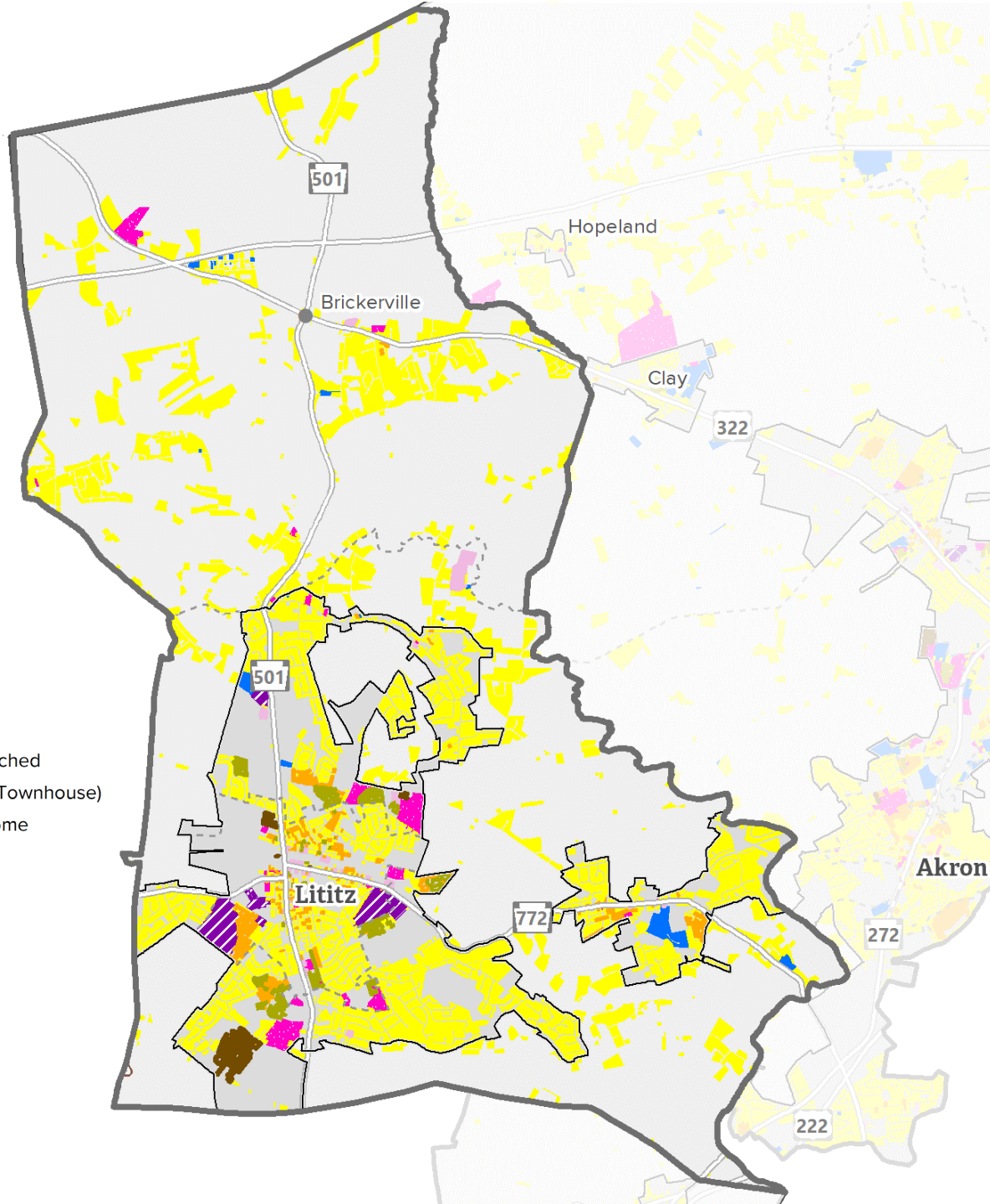
Existing Housing

Affordability Factors


Housing Type


- Single-Family Detached
- Single-Family Semi-Detached
- Single-Family Attached (Townhouse)
- Mobile/Manufactured Home
- Condominium
- Apartments - Mixed
- Apartments - Complex
- Senior Living

- Growth Area
- Road
- Rural Village
- Quarry
- Municipality





Flexibility of Residential Zoning Districts


 Most # of Housing Types Permitted


 Least # of Housing Types Permitted


 Zoning District Served by Sewer

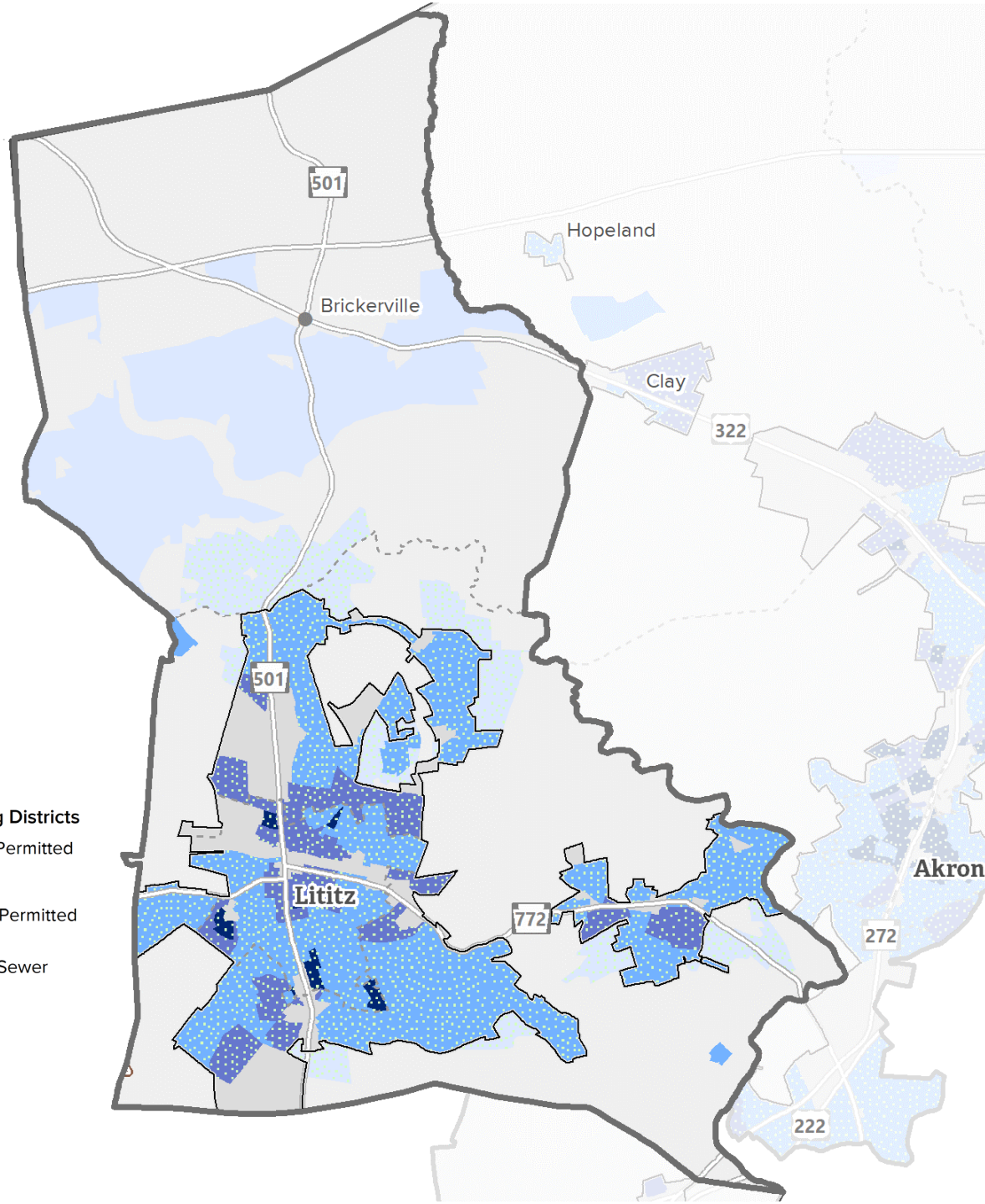
 Growth Area

 Road

 Rural Village

 Quarry

 Municipality



Key Findings

- 70% of region's housing is single-family
 - 8% is apartments
 - 6% is senior living
- More than half of region's housing built 1980 and after
- Most flexible residential districts in and around Lititz, but few buildable lots remain in these districts
 - Not many buildable lands remain in these areas

What does a full-time worker need to make to afford a modest 2-bedroom home in the region at fair market rent?

Zip Code	Northeast Planning Area Municipalities	Hourly Wage
17540	Manheim, Warwick, West Earl Townships	\$21.15
17543	Clay, Elizabeth, Ephrata, Manheim, Warwick Townships, and Lititz Borough	\$22.12

All of These Are Myths!

Multi-family units and affordable housing:

- Have more cars and create more traffic
- Have more school-age children and lead to overcrowding in schools
- Lead to an increase in crime
- Depress the value of neighboring real estate

The residents in these units:

- Do not work
- Do not pay taxes

The Facts

Multi-family units and affordable housing:

- Tend to have fewer cars and generate fewer vehicle trips
- Tend to have fewer occupants and school-age kids
- Become catalysts for additional neighborhood investments
- Do not have a higher impact on crime than market rate developments of comparable densities

- The residents in these units are typically employed and many are essential workers
- Owners pay the same property taxes as other housing types

To provide more housing choice, simplify zoning!

- Permit more residential land uses by right
- Amend regulations that discourage a range of housing types. Such regulations include:
 - Off-street parking minimums, maximum building heights, minimum lot sizes, setback requirements, and impact fees
- Incentivize land assembly for infill and redevelopment
- Build more compactly and efficiently

Thank you!

www.lancastercountyplanning.org

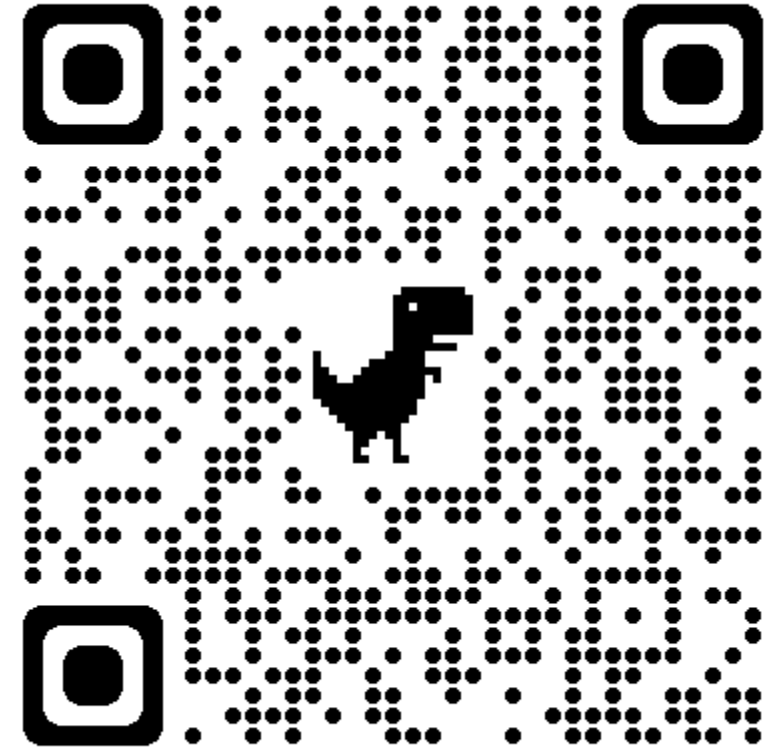
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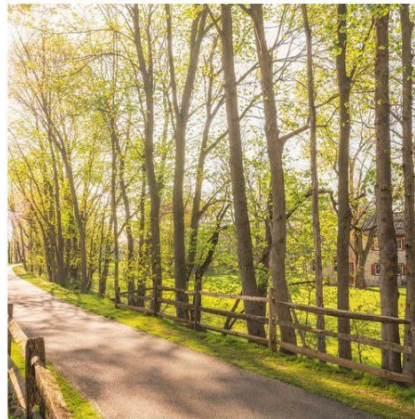
LANCASTER COUNTY
PLANNING

Panelists

- **Michaela Allwine** – Lancaster County Housing and Redevelopment Authority
- **Alex Rohrbaugh** – Senior Planner, Lancaster County Planning Department
- **Allison Deutsch** – Realtor, Homesale Realty
- **Ethan Demme** – Supervisor, East Lampeter Township
- **David Swartley** – President & CEO, Moravian Manor
- **Shelby Nauman** – Coalition for Sustainable Housing/ CEO, Tenfold
- **Lisa Greener** – Executive Director, Community Basics
- **Randy Hess** – President, Hess Home Builders



STRENGTHENING
COMMUNITY
2030



Panel Discussion Questions

1. Which policies or practices should municipalities adopt to expand affordably priced housing in the Warwick region?
2. Which policies or programs would you like to see employers or non-profits adopt to expand affordably priced housing in the Warwick Region?
3. What types of public transportation or infrastructure improvements should be encouraged to help make the cost of housing more affordable?

Small Group Discussions

1. Which of the presented housing types should be allowed and encouraged in the Warwick Region?

- a. tiny/ smaller residences
- b. two and three family residences
- c. accessory dwelling units
- d. multifamily residences designed to look like a single-family homes
- e. mixed use residential building

Small Group Discussions

2. How important is it for the Warwick Region to support and allow residents to adapt their homes for aging in place?

- a. Very Important, Neutral, or Not Important?
- b. Why?

Small Group Discussions

3. How important is it for local zoning ordinances to allow residential home types such as tiny/ smaller residences, two and three family residences, accessory dwelling units, multifamily residences designed to look like a single-family homes, mixed use residences?
- a. Very Important, Neutral, or Not Important?
 - b. Why?

Small Group Discussions

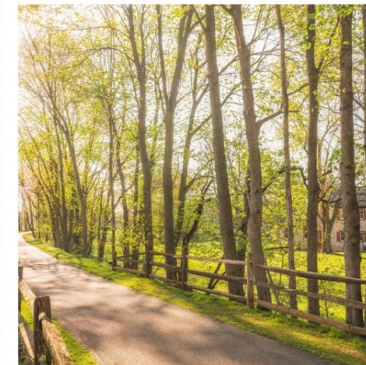
What were the 3 biggest takeaways from your small group discussion?

Strengthening Community 2030 website



Warwick Township, Lititz Borough,
and Elizabeth Township

Strengthening Community 2030 is an initiative designed to involve you and other community members in important planning



Warwick Region Comprehensive Plan Update

Warwick Township

Lititz Borough

Elizabeth Township



Strengthening Community 2030 website



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[BE HEARD](#)

Be Heard

Wish to share your thoughts on the direction of our community but are unable to attend an upcoming meeting? Drop us a note here.

Name *

First Name

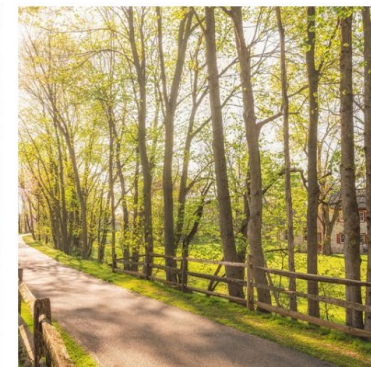
Last Name

Email *

Phone

(###) ### ####

Message *



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Warwick Township

Lititz Borough

Elizabeth Township



Strengthening Community 2030 website



Data

4/13/2023 Kickoff Meeting:

- [Copy of Boards with responses](#)
- [Summary of Response Boards](#)

5/11/2023 Economic Development:

- [Presentation \(includes data results from 4/13/2023 meeting\)](#)

6/8/2023 Housing

- [Housing survey](#)

Maps

[Farmland Preservation](#)

[Historic Centers](#)

[Primary & Secondary Conservation Corridor Delineation](#)

[Regional Recreation, Park & Open Space](#)

[Regional Zoning](#)

[Timeline](#)

[Warwick School District Region \(municipalities\)](#)

Prior Plans:

[Lititz/Warwick Joint Strategic Comprehensive Plan \(1999-2005\)](#)

[Lititz/Warwick Joint Strategic Comprehensive Plan-2006 Update \(2006-2011\)](#)

[Impact 2017 \(2012-2017\)](#)

[Forge the Future 2022 \(2018-2022\)](#)

Surveys

[Housing survey \(6/8/2023 meeting\)](#)

Related Documents:

[Lancaster County Planning Department Places2040](#)

Warwick Region Community Meeting #3 - Housing Survey

Thank you for participating in the Warwick Region Housing Survey, we look forward to hearing your input!

3. Which of the following tiny house/smaller residences do you feel are appropriate for the Warwick Region? (select up to THREE of your preferred residences)



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Strengthening Community 2030 on Facebook

facebook

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Elizabeth Township, Lititz Borough, and Warwick Township in northern Lancaster County have joined together to update their Comprehensive Plan, making ... See more

366 people like this

391 people follow this

<https://www.strengtheningcommunity2030.com/>

Typically replies within a day
Send message

administrator@warwicktownship.org

Community

Photos See all

Upcoming events See all

THU, APR 13 AT 4:30 PM
Community Kickoff!
Appalachian Brewing Co. - Lititz
39 guests

Interested

Create post

Photo/video Check in Tag people

Strengthening Community 2030
March 17 at 2:36 PM

Did you know Warwick Township, Lititz Borough, and Elizabeth Township are partnering for another update to our Joint Strategic Plan? Originally started in 1999, we have progressed through 3 updates and are currently working on our 4th, Strengthening Community 2030. Below is a timeline that illustrates just a few of the results from these plans; we're sure you'll recognize a few.

3 1 share

Like Comment Share

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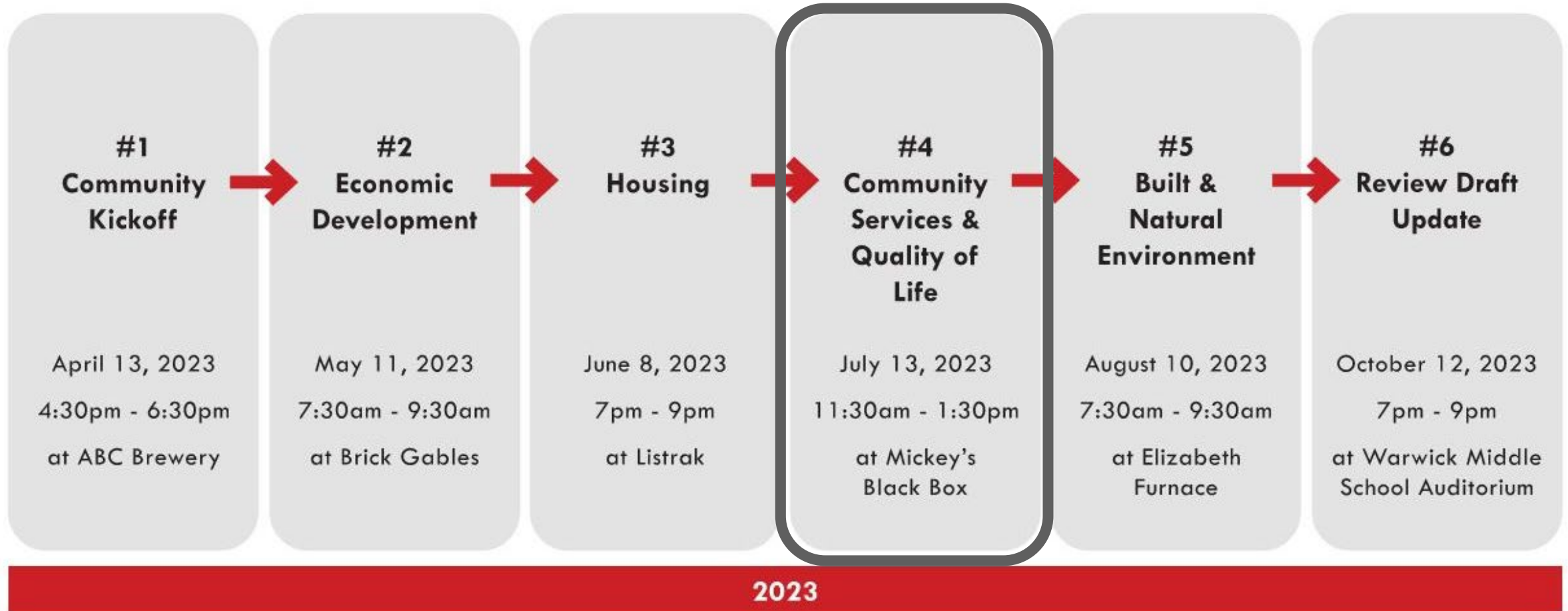
Lititz Borough

Elizabeth Township



Project Timeline

Public Meetings Timeline & Topics





Warwick Region Comprehensive Plan Update

Community Planning Meeting #3 Housing

June 8, 2023

Listrak