

UNLOCKING AFFORDABLE HOUSING IN THE LEHIGH VALLEY

A Community Discussion

WELCOME

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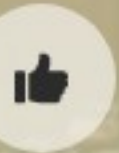
We're here to contemplate several issues...

- What are the main challenges?
- How severe is the crisis in the Lehigh Valley?
- Are there specific neighborhoods/demographics disproportionately affected?
- What existing policies/regulations hinder affordable housing development?
- Are there any successful methods/best practices from other regions?
- How can developers, landlords, politicians, and community organizations work together?
- How can we engage residents and community members in the decision-making process?

Current Conditions & National Discussions

Becky Bradley, AICP
Executive Director
Lehigh Valley Planning Commission

QUESTIONS



Instructions

Go to

www.menti.com

Enter the code

1512 6442



Or use QR code

Opening the floor to YOUR housing concerns.

Young people are giving up on the prospect that they'll ever own a home.

Cities bearing the brunt of providing affordable housing.

Suburban unwillingness to develop attainable and affordable housing thus further concentrating poverty.

Most people only care when it affects them. Everyone needs to be part of the housing solution.

The pace of wage increases is outmatched by the increase of housing prices

Cost of construction to create housing units

lack of walkable communities where I can walk to the grocery store and coffee shop.

Getting people to realize that the shortage of housing at all price levels is pushing up prices for everyone in the Valley.

Opening the floor to YOUR housing concerns.

Year over year rent increases making it difficult to stay in place.

Local codes and ordinances don't allow for property owners that have larger lots or detached garages to develop them into extra housing.

Affordable Housing for homeless population.

Housing costs in the region are becoming unobtainable for middle and even upper middle class workers, and units that are priced within reach are often not in great condition

Educating landlords on section 8 vouchers as a requirement so they understand the process at least

Long term affordability. More people being displaced and no resources to help. Multigenerational housing increasing due to lack of housing or affordable housing.

Not enough landlords /developers are willing to create affordable housing/accept Section 8 (HCV)

The frustrations of a young person when home shopping after repeatedly getting beat out by cash offers

Opening the floor to YOUR housing concerns.

I am frustrated with the increase in rent making it impossible for families to live in

I wish vacant lots and dilapidated housing could be converted into usable housing more quickly to meet demands

Challenges with zoning issues in smaller suburbs to LV. They want to see their downtowns develop and some have run out of sewer capacity.

Inventory of houses in certain price ranges very limited

Home prices are too high for the first time homebuyers. Higher interest rates deter people from purchasing a home.

There is a rent gouging law but not a rent cap law. Is this something that could be obtainable. I understand everyone is entitled to earn money, but just having a law that rent can not increase 3%

Finding investment opportunities in affordable housing— financing projects to receive a fair return, to build and maintain housing that's attainable for mid to low income.

Everyone deserves to have a safe place to call home.

Opening the floor to YOUR housing concerns.

Local residents have been begging for home ownership opportunities. They are asking for home ownership opportunities (condominiums) versus rental opportunities (apartments).

Younger generations not being able to afford housing while also paying for college and overall increased expenses.

Cities shouldering the majority of affordable housing work. Too many people only care about their own property rights and financial situation; cannot see the inner connectedness of housing crisis.

I believe that in order to provide affordable housing to our community, it is vitally important to educate the community not only how to obtain housing, but to also be able to maintain and keep it.

I would personally like to see change in how Developers (especially ones outside of PA) are allowed to just pay waivers to get out of renting units (at least 10%) to extremely low income families.

High rates and home prices keeping younger generations from affording a home

I think in addition to the housing shortage is the challenge for young to middle-age adults to save because of other living cost constraints making it more difficult to afford housing.

Charging rents higher than mortgages but not able to qualify for a mortgage

Opening the floor to YOUR housing concerns.

Most new construction apartments are marketed as "Luxury". There are many folks who would be looking for basic affordable apartments.

Financialization of real estate market and arrival of major out of state investors

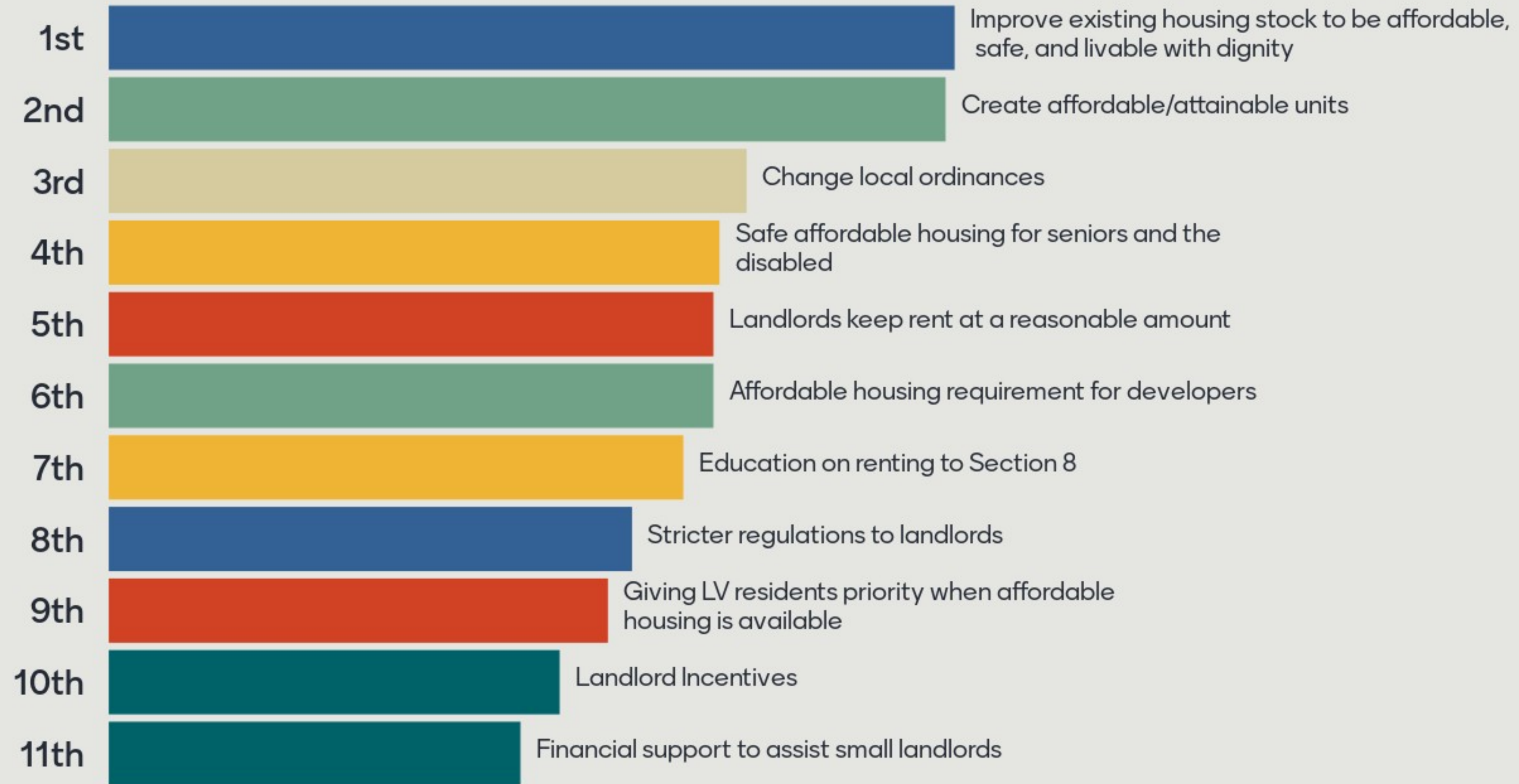
Limited

Having options

Setting the Stage

WHAT ARE THE PRIORITIES IN ADDRESSING THE AFFORDABLE HOUSING CRISIS?

- Landlords keep rent at a reasonable amount
- Education on renting to Section 8
- Affordable housing requirement for developers
- Stricter regulations to landlords
- Landlord incentives
- Change local ordinances
- Giving Lehigh Valley residents priority when affordable housing is available
- Safe affordable housing for seniors and the disabled
- Create affordable/attainable units
- Improve existing housing stock to be affordable, safe, and livable with dignity.
- Financial support to assist small landlords



What else should we know or discuss?

Improving municipalities infrastructure to accommodate development

Cooperative ownership communities

What are the challenges for developers?

Public advocacy for housing needs

Rent to own options

Counseling for young adults interested in buying home

Developer grants need to require affordable and attainable housing provisions.

Regional planning and state level advocacy to update MPC

What else should we know or discuss?

Growing number of extremely lower income families in the LV

education is key!

Helping smaller investors find affordable housing projects to be involved with.

Increase housing availability and adorability for family of 4 or more of various income levels.

Revise ACT 37 to raise income for counties

Education on home purchases.

Deed restrictions to keep houses for certain income levels

Research and development of adaptive re-use of existing buildings through a sustainable design and process

What else should we know or discuss?

incentivize equitable and denser development

Find a way to get more individuals investing in affordable housing to build competition for business

Lawmakers could designate a percentage of taxes if citizens approved to specifically incentivize affordable housing

Mortgage approval qualifications- ability to qualify based off ability to pay rents

I think home ownership adds a connection to the community & pride in your home. Having more opportunities like that might cut down on illegal dumping

Providing Housing for homelessness teenagers who are too young to afford Housing, but too old to be in foster care.

More job opportunities

What will happen if the needed changes don't take place by 2050?

What else should we know or discuss?

Environmentally Healthy housing (Lead, Radon, Asbestos free)

How will improvements to infrastructure be paid for?
What tax changes might we plan for to reduce burden of fund development?

Need for building federal grant management capacity in small municipalities and nonprofits to reduce barriers to using complex federal funds

First time homebuyer education

The importance of eco-friendly homes and energy savings

Higher priority to rebuild public housing with focus on mixed income sites with amenities and social services.

SHORT TERM GOALS

Housing needs assessment for each local municipality

urge your municipality to update zoning codes and join multi-municipal plane if not already in one

City and county grants for first time home buyers.

Hud section requiring a c/o or rental registration

Rethink section 8

Strong push for affordable housing.

Educate municipal and township leaders on housing crisis and the need to respond

Make it a requirement for landlords to learn about section 8 vouchers

SHORT TERM GOALS

Bring developers into this discussion

Create collaborative task force with developers

Redevelopment of existing buildings versus building new

Maximize public dollars with partnerships

Change local ordinances to hold landlords accountable for the living conditions of the units.

More funding for local municipalities to address owner occupied / rehab affordable housing units. LV should work collectively on this for funding.

Tax incentives for homeowners wanting to rent to extremely low income families.

Newsletter / information hub for people interested in expanding inventory of affordable housing. Opportunities and resources.

SHORT TERM GOALS

Encourage more deregulation around housing and encourage zoning changes to create options

Incentives for builders to start building new single family, affordable homes

Brainstorming opportunities to improve existing housing units to make them available for affordable housing.

Increasing the availability of subsidized housing units through partnerships with developers and local government agencies. Advocating for policy changes at the local and state levels to prioritize AH

Identify how to get municipalities and entities in the region to collaborate across jurisdictions

Advocate for state legislation that would update zoning.

Work with stakeholders to plan for more rental housing and affordable housing for purchase.

Home Maintenance assistance for folks who may have deferred maintenance or don't know where to start with contractors.

SHORT TERM GOALS

Begin town hall style outreach efforts as a way to reach suburban homeowners with information about development projects in their communities, to reduce misinformation and to increase community involvement

Hearing what developers are doing to address this. What projects are coming on the market soon? How to incentivize developers to make such building a high priority

Request investors to build affordable housing units

Prioritize homebuying for homeowners discouraging homebuying by landlords, preserving stock of single family homes.

LONG TERM GOALS

Rent cap law

Reduce cost burden in the LV

update the MPC

Reduce overall housing costs in the Lehigh Valley

Develop incentives for developers to create affordable housing

More deed restrictions regarding income levels on each property

Shorter approval and development cycles

Promoting mixed-income developments and inclusive zoning policies to foster diverse and vibrant communities.

LONG TERM GOALS

Community incentives for fully sustainable developments

Implement solutions for environmentally sustainable housing

Redevelopment of vacant or underused retail centers to mixed use

Incentivize affordable housing development

Build/Educate for stronger inclusive communities.

Build more affordable rental housing and homes for purchase.

Build less apartments and develop and or rehab more single family detached homes.

Address generational poverty by paying daycare workers livable wages and increase quality daycare opportunities for all who want to work

LONG TERM GOALS

Advocate to increase HUD funding on programs like Choice Neighborhood

Complete proposed affordable housing/units to be available

Renovate old/abandoned homes. Allow homes to keep their charm/uniqueness and stop building so many cookie-cutter units/quick builds

Introduce universal basic income and rent control.

Restoring properties for homebuyers.

Helping people find locations that fit their lifestyle—whether in or outside of LV

Stress the need for financial planning & savings with our youth to plan for housing costs in the future

Alternative federal lending programs for only specific groups with the most needs.

THANK YOU!

FUTURE MEETING DATES:

Tuesday, June 18

Friday, September 13

Tuesday, December 10

TIME: TO BE DETERMINED

LOCATION: TO BE DETERMINED

