

## **Senior Housing Partnership – Municipal Awareness Task Force**

November 6, 2020 Meeting Discussions:

### **I. Dory Brannon – Housing, YCPC: New Development**

The Housing Division, YCPC, received an application for a proposed Affordable Senior Housing Project in Dallastown Borough. After working with the developer to determine feasibility, the Housing & Community Development Loan Committee supported the project with an allocation of County Home Program funds. The project received Low Income Housing Tax Credits, along with Historic Tax Credits in June 2020 and will proceed to an anticipated settlement late first quarter of 2021, with construction beginning immediately after settlement.

The project is a unique and innovative new affordable housing project with the adaptive reuse of a former three-story warehouse that was constructed in numerous sections from 1900 through 1960 and housed the former Merchants Cigar Box Manufacturer. When completed the project, Lombard Commons, will offer forty-three one and two bedroom apartment units for low-to-moderate income seniors age sixty-two and older. The developer, working in partnership with the York County Community Foundation, Embracing Aging and other County ageing services, is committed to offer the highest level of support consistent with the anticipated needs of the target resident population.

The County of York is excited about the partnership, and is looking forward to the construction of the additional housing opportunity for the County's aging population.

### **Other Anticipated Opportunities**

The Housing Division is currently in discussion, with two Affordable Housing developers, for additional senior housing projects in the County of York. One project would offer housing opportunities in Hanover Borough and the other in Springettsbury Township. Both developers are participants of the Senior Housing Task Force, Developer Group, and understand the need for additional housing options in the County of York for our rapidly growing aging population.

One of the highlighted topics of the Development Group has been to “think outside of the box” to identify additional funding sources outside of the very competitive tax credit. One of the projects has recruited the support of the landowner, resulting in a financial commitment for pre-development cost.

The Development Group, when we resume meetings, will continue to discuss and seek other funding opportunities for affordable housing development to relieve the burden of the current competitive financing avenues to support additional housing opportunities.

## II. **David Kalinoski – AARP: Orange Splot**

- AARP teamed up with a group called Orange Splot (<http://www.oragesplot.net>), a housing development company and general contractor with a mission to pioneer new models of community-oriented, affordable housing. They are based in Portland, OR.
- Orange Splot and AARP will offer a webinar on expanding housing choices to support smart growth and affordable housing choices in York County. The webinar will be held on Thursday, December 3 from 1:00 – 2:00 pm and is intended for municipal officials, local leaders, policy makers, placemaking professionals and citizen activists who look to make communities more livable for people of all ages. An invitational flyer will be sent out from the York County Planning Commission. The webinar is free, but registration is required.
- The webinar is informed from interviews undertaken with a cross section of housing advocates, local leaders and planners. It will address barriers to building accessory dwelling units and help to dispel some myths with this particular housing option.
- There is agreement that an increase in affordable housing options for older adults in York County is desired. Municipalities may need a catalyst to help get that change going. AARP and other groups are available to support any municipality to help advance the development of accessory dwelling units or other affordable housing option.

## III. **Jesse King/Joe Simora – Municipal Planning/IT, YCPC: Mapping Application**

Following the distribution of the Municipal Profiles at the beginning of 2020, the desire for the ability to easily compare the senior demographics of multiple municipalities at the same time was voiced. In an effort to accomplish this, YCPC staff worked to create an interactive online mapping application that allows municipalities, developers, and residents to explore and compare municipal-specific senior demographics and housing data. This application was presented to the task force, and will soon be hosted on the YCPC website.