

INCLUSIONARY HOUSING RESOURCES

DATA

- **Comprehensive Plans-Elements include:**
 - Housing elements
 - Existing and future land use
 - Growth management plans

- **US Census data sets include:**
 - Median household income
 - Value of housing
 - Age of structure
 - Housing starts

<http://censtats.census.gov/bldg/bldgprmt.shtml>

- **US Census**
<http://factfinder.census.gov>

- **AMI (Area Median Income)**
<http://www.huduser.org/portal/datasets/il.html>

- **Comprehensive Housing Affordability Strategy Data (CHAS)**
The Comprehensive Housing Affordability Strategy (CHAS) data shows housing problems which is defined as, "...cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities." (Source: HUD/CHAS website)
<http://socds.huduser.org/scripts/odbic.exe/chas/index.htm>

- **Market data from the County REALTORS® Association** typically provides average sales prices for residential units for each school district.

- **MPO (Metropolitan Planning Organization) and RPO (Rural Planning Organization) Growth Forecasting Data**

- **Building permits**

- **GIS Data¹**

- **School district strategic plans or facilities planning** provide data on school district population projection, forecasting areas where growth will occur. Contact the school district for current demographic data and community growth projections.

¹ Developers or builders interested in new residential development opportunities may take advantage of GIS (Geographic Information Systems) data available through the Centre County Planning and Community Development Office which shows vacant parcels or lots located in residential zoning districts. This data is updated every four years through the Long Range Transportation Plan growth forecasting process with the most current plan being adopted in 2010.

- **US Department of Labor's Bureau of Labor Statistics** provides a listing of occupations and hourly wage estimates.

Data on earnings is helpful in understanding the home buying potential for income eligible households. The standard rule is that a household should not pay more than 30% of its gross income on housing costs.

http://www.bls.gov/oes/2008/may/oes_pa.htm

- **Housing Costs:**
Homeowners: Principal, Interest, Taxes, Insurance, and PMI (Private Mortgage Insurance), and Homeowners Association Dues/Condominium Fees, if applicable

Calculating Mortgage costs may be done by using internet-based mortgage calculators. Local lenders may be able to assist with the calculations and also providing cost averages.

- **Housing Costs:**
Rental: Rent and Utilities

National Low Income Housing Coalition's Out of Reach Data

Provides data on FMR (Fair Market Rent) and income needed to afford FMR units, paying no more than 30% of a household's gross income for housing costs.

<http://www.nlihc.org/oor/oor2010/area.cfm?state=PA>

GENERAL HOUSING RESOURCE

- **National Low Income Housing Coalition's 2010 Advocates' Guide to Housing & Community Development Policy**
The National Low Income Housing Coalition's *2010 Advocates' Guide to Housing and Community Development Policy* is intended to provide advocates, policymakers, students, and others with information on the most relevant housing and housing-related programs and issues at the federal level, as well as information related to the community planning process.
<http://www.nlihc.org/doc/2010-ADVOCATES-GUIDE.pdf>

BARRIERS ANALYSIS

- **An Analysis of Regulatory Barriers to Housing Affordability in Lancaster County, PA**
<http://www.co.lancaster.pa.us/toolbox/cwp/view.asp?a=3&Q=631970&PM=1>
- **Centre County Affordable Housing Needs Assessment: A Blueprint for Action**
http://www.co.centre.pa.us/planning/housing/needs_assessment/Public%20Policy%20Barriers.pdf

MODEL INCLUSIONARY HOUSING POLICIES

- **Model Affordable Housing Density Bonus Ordinance**
Model Smart Land Development Regulations
Interim PAS (Planning Advisory Series) Report-American Planning Association, March 2006
<https://myapa.planning.org/smartgrowthcodes/pdf/section44.pdf>
- **Montgomery County Planning Commission's Workforce Housing Reports**
Report #3: Promoting Workforce Housing: Expanding Locations and Development Potential, Density Bonus Model Ordinance, Page 9
<http://planning.montcopa.org/planning/cwp/view,a,1629,q,58514.asp>
- **Inclusionary Zoning-Guide/Model Regulations, Lehigh Valley Planning Commission,**
December 2008
<http://www.lvpc.org/pdf/inclusionaryZoning.pdf>
- **Inclusionary Housing: Model Policies for Centre County, June 2010**
<http://www.co.centre.pa.us/planning/housing.asp>

TOOLKITS

US Department of Housing & Urban Development's

REGULATORY BARRIERS CLEARINGHOUSE

Affordable Housing Toolkits provide community leaders with a set of best practices that can help meet your affordable housing needs. Toolkits offer assistance on a variety of topics, including developing partnerships with stakeholders, overcoming affordable housing myths, implementing

flexible zoning and building codes, gaining community support, and providing incentives that encourage affordable development.

<http://www.huduser.org/rbc/nca/toolkits.html>

FEE IN LIEU OF OPTIONS

Business and Professional People for the Public Interest at: <http://www.bpichicago.org/index.php>

SUSTAINING HOUSING AFFORDABILITY

- **Community Land Trust Toolkit**
National Community Land Trust Network
<http://www.cltnetwork.org/index.php?fuseaction=Blog.dspBlogPost&postID=111>
- **Champlain Housing Trust of Burlington, Vermont** <http://www.champlainhousingtrust.org>
- **"Shared Equity Homeownership: The Changing Landscape of Resale-Restricted, Owner-Occupied Housing"**, John Emmeus Davis An excellent resource for components of affordability controls. <http://www.nhi.org/pdf/SharedEquityHme.pdf>

VISITABILITY

- VisitAbility ensures that everyone has basic access to visit homes with ease. Visitable features include: one no-step entrance, bathroom on the first floor, wide doorways, and a clear path of travel on the main floor. (Promoting VisitAbility in Pennsylvania). For more information on visitability, go to http://www.sdhp.org/promoting_visitability_in_pennsy.htm.
- Concrete Change
www.concretechange.org

ENERGY EFFICIENCY & GREEN BUILDING

- ENERGYSTAR® www.energystar.gov
- ICC National Green Building Standard™, <http://www.nahbgreen.org/>
NOTE: The ICC National Green Building Standard is available for purchase. You may want to consider contacting your local Builders Association to review a copy of the document.
- LEED <http://www.usgbc.org/>
- ENERGY MORTGAGES
http://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.energy_efficient_mortgage

LOW IMPACT DEVELOPMENT (LID)

Low Impact Development (LID) techniques should be encouraged. The US Environmental Protection Agency defines, "...an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions."

<http://epa.gov/nps/lid/>