

# THE VANTAGE POINT



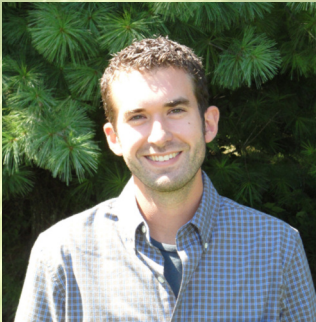
American Planning Association  
Pennsylvania Chapter

Making Great Communities Happen

A Publication of the Pennsylvania Chapter of the American Planning Association

## Legislative Update

In August of this year, **Kyle Guie**, was appointed the Chair of the Legislative Committee.



**KYLE IS EXCITED** to help strengthen the role of the Legislative Committee within the Chapter. He also wants to continue to develop long term relationships with Federal, State, and local officials to educate them on the importance of planning issues. "I am honored to have the opportunity to Chair a great committee that consists of so many outstanding planners" Guie said. Kyle encourages all young planners, like himself, to step up and get more actively engaged in the Chapter.

Kyle works for the Lan-

CONTINUED ON PAGE 3



## Tackling the HOUSING CRISIS in Pennsylvania's BOOMTOWNS

**The influx of workers** to Pennsylvania's Marcellus Shale region has triggered a housing crisis in many communities. The production of natural gas since 2005 from the Marcellus Shale formation — a formation buried deep beneath the surface that contains untapped natural gas reserves — is proving to be an **economic boon for the state of Pennsylvania**.

**THE NATURAL GAS FIELDS** can be found beneath 60 percent of Pennsylvania's total land mass, stretching from the southwestern portion of the state to the northeast corner. In many parts of the state, the rapidly expanding natural gas industry has created jobs as well as royalties for property owners with wells developed on their land, spurring the first substantive economic development in years. However, this rapid expansion challenges local governments to deal with a lack of affordable housing.

### State Response to Housing Crisis

Counties with the highest drilling activity in southwestern and northcentral Pennsylvania are facing an affordability crisis as an influx of workers caused housing demand to spike amid an already



CONTINUED ON PAGE 2



# Tackling the HOUSING CRISIS

CONTINUED FROM PAGE 1

inadequate housing supply. In some of the most supply-constrained areas, rents have tripled over the last few years. And although the effects of the housing shortage have rippled throughout the market, they dis-

proportionately affect low-income residents faced with limited housing options. In response to these growing challenges, the state of Pennsylvania passed legislation in February 2012 that allows local governments to assess impact fees on developers of natural gas wells within their jurisdiction.

Act 13 creates two funding streams for housing: one for local and county governments that adopt the fee and the other for the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund, which was created in 2010 but not funded. The local share is not exclusive to housing and can be used for various community needs, whereas the money allocated to the PHARE fund will be devoted entirely to housing.

In the impact fee's first year, \$50,000 will be assessed for each nontraditional gas well in the Marcellus region drilled before 2012. A portion of the total rev-

enue generated (\$5 million a year) will be directed to the PHARE fund. The Housing Alliance of Pennsylvania estimates that with a steady revenue source the Pennsylvania Housing Finance Agency (PHFA) — which administers the housing fund — could generate up to \$70 million by financing a bond.

## Flexible Funding To Address a Range of Housing Needs

In addition to its financial benefits, Act 13 has helped draw attention to the affordable housing crisis, fostering innovative strategies and expanding public-private partnerships across the state. At a housing summit held at Lycoming College in Williamsport, local governments, nonprofit organizations, and developers exchanged ideas about creating housing solutions.

Thinking critically and creatively about the use of the

PHARE Fund is essential to informing how the PHFA allocates its resources. The agency is currently asking the public for input about how to allocate Act 13 funds. Because of the complexity of the issue and the diverse challenges facing communities and regions, a one-size-fits-all approach is unlikely. Brian Hudson, executive director of the state's housing finance agency, highlights the responsive role the PHARE fund will play in meeting the needs of local governments. "We are considering numerous strategies, from rental assistance to helping establish community development and faith-based organizations in regions that lack capacity and technical expertise. At this point, nothing that fits within the parameters of the legislation is off the table, and the public comment process is allowing [the PHFA] to vet ideas." ♦

**And although the effects** of the housing shortage have rippled throughout the market, they disproportionately affect low-income residents faced with **limited housing options.**



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Please help us close the loop  
and recycle this newsletter.

# Legislative Update

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caster Farmland Trust which is a private non-profit organization that preserves farmland, promotes conservation practices, and advocates for effective planning. Kyle is also an adjunct instructor in the planning program at Temple University. In his free time Kyle enjoys trail running, talking politics, and traveling with his new fiancé. If anyone is interested in being on the Legislative Committee, contact Kyle at [kguie@lancasterfarmlandtrust.org](mailto:kguie@lancasterfarmlandtrust.org).

## Committee Update

• **Act 13 Amicus Brief** – The committee worked with an attorney to draft and file an amicus brief in support of the Commonwealth Court's ruling that Act 13 is unconstitutional. Specifically the Commonwealth Court ruled that Section 3304 of the Act "allows incompatible uses in zoning districts and does not protect the interests of neighboring property owners from harm, alters the character of the neighborhood, and makes irrational classifications." The State is appealing the Commonwealth Court's decision to the Pennsylvania Supreme Court. The Act restricts a municipality's zoning power to determine

where and when gas drilling can occur. The committee believes that municipalities are best suited to make zoning decisions and should have limited State oversight. Stay tuned for updates regarding the amicus brief filing.

• **Federal Policy and Program Briefing** – Kyle will be attending APA's Federal Policy and Program Briefing in Washington D.C from September 30th to October 2. The first two days

will include sessions on Federal legislation. The last day is Planners Day on the Hill where planners from around the country will have an opportunity to interact with elected officials and discuss planning issues.

• **Consultant RFP** – The committee is developing a request for proposal to hire a consultant that will monitor legislation and provide updates to the committee. ♦



**The committee** will be hosting two gatherings during the annual conference in Erie. On Sunday, October 14th we will have our legislative committee meeting from 4pm to 5:30pm. Join us on Tuesday from 10:15am to 11:30am for the concurrent session entitled, "PA Chapter of APA Legislative Update and Chapter Initiatives."

## PA Chapter

### Executive Committee

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Montgomery County Planning Commission

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### Section Chairs

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**Rachelle Abbott, AICP**

Lancaster County Planning Commission

#### Lehigh Valley

**Sara Pandl, AICP/RLA**

Lower Macungie Township

#### Northeast

**Steve Pitoniak**

Lackawanna County Planning

#### Northwest

**Roy Brant, PhD**

Crawford County Planning Commission

#### Southeast

**Martha Cross, AICP, PP, LEED AP**

The Reinvestment Fund – Development Partners

#### Southwest

**Jim Segedy, PhD, FAICP**

PA Environmental Council

### Committee Chairs

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*Development Committee*

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**Dennis Martinak, AICP**

#### Education Committee Chair

**Cliff Kanz, AICP**

#### 2012 Conference Co-Chairs

**Amy McKinney**

**Jake Welsh, AICP**

#### Legislative Committee

**Kyle Guie, Chair**

**Susan Smith, Esq., AICP, Vice Chair**

**Contact information is available at [www.planningpa.org](http://www.planningpa.org) under "About Us".**

## thank you Shannon

We extend our thanks to Shannon Debes, SEED, who has served as Legislative Chair for the past 1 ½ years. Shannon helped the Chapter increase our visibility and continue to foster meaningful and productive relationships with legislators. PA of APA held two very successful "Planner on the Hill" days under Shannon's leadership – one in May of 2011, and again in November. ♦





**Hello Fellow Planners.** Have you ever wondered what the Chapter does versus what the six Sections do? I know I have. Here's a brief overview of the two roles of the different parts of our organization.

**PA CHAPTER** – The Chapter acts as the voice for planning in Pennsylvania. Some of our major efforts include:

- **Holding an Annual Conference** – Our annual conference is the premier planning event in Pennsylvania and usually has 300 to 500 attendees. After the conference in Erie this year, the next conference will be in Harrisburg in 2013. We're working hard to schedule the 2014 conference for Philadelphia (in the city) and hope to have the 2015 conference in the west again.

- **Supporting Training and Education** – Another major role for the chapter is its training and education, ranging from AICP test preparation to courses on zoning and subdivision ordinances. We support the PMPEI program and often

work with DCED, such as the recent course on creating an implementable comprehensive plan.

- **Advocating for Planning** – The Chapter advocates for planning in many ways, including legislative analysis and participating in state-wide discussions. Recently for example, we wrote an amicus brief, perhaps for the first time in our history, supporting the Commonwealth Court ruling overturning provisions of Act 13 that prevent local municipalities from zoning and regulating unconventional gas well development.

- **Informing Planners** – A fourth key Chapter role is getting information to planners who need it. This is done through our emails, newsletters, and website. If you haven't poked around our new website yet, I encourage you to do so. It looks great!

## Membership of Each Section by Category

The following table shows the membership of each section by category as of September, 2012. These numbers change frequently. Individual members are people who belong to the Chapter but not APA. A single organization member, such as a township planning commission, normally has multiple people who receive our information.

	INDIVIDUAL MEMBERS	ORGANIZATIONS	APA MEMBERS
Central Section	8	42	231
Lehigh Valley Section	3	21	15
Northeast Section	2	23	27
Northwest Section	14	22	20
Southeast Section	8	25	548
Southwest Section	9	25	185

**SECTIONS OF THE CHAPTER** – The Chapter has six sections; three of these sections are relatively large, by membership, while three are relatively small. All of the sections, no matter what size they are, have an important role to play, bringing together planners at the local level on a frequent basis. Section activities can include:

- **Holding an Annual Event** – The sections hold an annual event that is partially social and partially educational. These events offer a great opportunity for members to network and discuss local planning issues.

- **Providing Training, Education, Information, and Tours** – Like the chapter, the sections provide many training, education, and informational resources, usually targeted at local issues. Many sections hold their events in unique settings and offer tours of these places.

**OVERALL**, both the Chapter and the Sections have important roles for supporting planning in Pennsylvania. I encourage you to get involved at either or both levels, and hope to see you at a future Chapter or Section event.

*Keep up the great planning work and advocating for a better future. ♦*

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### Central Section Updates

by *Rachelle A. Abbott, AICP*,  
Section Chair

### Two Upcoming Events Planned to Engage Central Section Members

The Central Section has been busy in the past few months. In July, surveys were sent to Central Section members to get a better understanding of what members want from the Section. The information gathered was very valuable and we thank all members who participated and sent back their survey data. The Central Section has and will use the survey results to frame upcoming events and initiatives.

One of the Central Section's upcoming events is our annual Fall Workshop to be held on October 26, 2012 at Pennsylvania State Association Township Supervisors (PSATS) Office in Enola, Pennsylvania. The workshop titled *Guideposts for Decision Making: Ethics and Land Use Law* is pending for 5.25 CM credits.

The workshop will take place from 8:30 am to 4:00 pm with lunch and breaks included. The morning law session will be provided by Susan J. Smith, Esquire, while the afternoon ethics session will be presented by Dr. Steven Gimbel from Gettysburg College. The registration fee for members is \$40.00 and for non-members is \$45.00. For more information, please check the Chapter's website.

The other upcoming event is the Irv Hand Schmooze Event. Some of you may remember the premise as it is based on a session that used to be held at the annual conference. The Central Section is bringing back the opportunity for planners to discuss and learn planning history from one of the founding fathers of planning in Pennsylvania, Irv Hand. The event will be held on Thursday, November 15th at The Colonial Country Club in Harrisburg, Pennsylvania starting at 6 pm. The evening will include a buffet dinner and

be very participatory with a discussion of planning history and evolution of the profession with Irv Hand. Additional information about the event, including registration, is forthcoming, but please mark your calendar and plan on attending this special event!

### Lehigh Valley Updates

by *Sara Pandl, AICP, RLA*,  
Section Chair

**PLAY BALL!** On a beautiful night back on August 30 Planners from the Lehigh Valley Region heard first-hand about the economic and community development impacts of the Coca-Cola/IronPigs stadium project. Pete Reinke from the region's economic development agency LVEDC as well as Kurt Landes, facility's general manager, spoke to the group about economic impacts of this large land use from a local and regional perspective. Within this overview, it should be noted that the Coca-Cola Park is Minor

League Baseball's most visited venue in 2011 with 628,985 total fans frequenting the turnstiles. The development of this stadium was a huge success for Allentown, PA and helped put the Lehigh Valley on the map as a region. Coca-Cola Park became an overnight sensation and drew rave reviews for its intimacy, fan-friendly atmosphere and architectural design. The return of professional baseball to the Lehigh Valley for the first time since 1960 was met with remarkable community support during the club's inaugural season of 2008. The Lehigh Valley Section of the APA-PA Chapter strives to integrate education within all its section events and publicized events. Attendees heard about job creation, community development aspects, land development challenges, and redevelopment planning implications associated with stadium development within an urban environment. It should be noted that the Iron Pigs won the game that night! ♦

### Central Section seeking mentors

**THE CENTRAL SECTION COUNCIL** of the Pennsylvania Chapter of the American Planning Association is seeking mentors for their newly established mentorship program with Shippensburg University.

To assist college students to better understand the planning profession, the Central Section's Mentorship Program will match interested students and willing mentors. Mentors will be encouraged to communicate with their mentees about the planning profession, and the various career paths within the field. In person events may also be planned based on location of the mentors and interest.

Any interested planner, who would like to be a mentor, is asked to contact Pam Shellenberger via email at [pshellenberger@ycpc.org](mailto:pshellenberger@ycpc.org) and provide contact information.

## SAVE THE DATE

**LEHIGH VALLEY  
PA CHAPTER OF APA  
PRESENTS:**

**CHOICE OR CHANCE?**

**GREAT COMMUNITIES  
DON'T HAPPEN BY ACCIDENT  
WHAT CAN PLANNING DO FOR YOU?**

**MITCHELL SILVER, APA PRESIDENT  
THURSDAY NOVEMBER 29, 2012**

**LEHIGH UNIVERSITY  
CHANDLER-ULLMAN HALL  
BETHLEHEM, PA**

**6PM OPEN HOUSE  
6:30-7:30 PRESENTATION  
7:30 RECEPTION**

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**AICP MEMBERS** should be aware of a change regarding **Certification Maintenance (CM)** credits available as distance learning from APA, and that is **the discontinuation of CD-ROMs**. In the past, educational CDs were available for purchase by individuals or organizations. The PA Chapter built up a lending library of CDs, which were loaned out to Chapter members for a shipping and handling fee. For those unable to attend training in-person or view online to fulfill the required 32 credits, the CDs were a low-cost alternative.

Earlier this year APA determined that **all future distance learning will be through online options**. CDs with content that is not being converted to the new streaming format will cease to carry CM credits as of 12/31/12. CDs with content that is being converted to a streaming product will continue to carry CM credits for a limited period of time. Unfortunately, few existing CDs are being converted, and only three of the CDs that the PA Chapter owns.

The PA Chapter, along with other organizations and individuals, have discussed with APA various issues with their new plan – notably, that some areas of the country (and therefore some AICPs) continue to lack internet access that permits streaming, and that there is no group viewing option in the streaming format (as is currently possible with CDs). **APA has responded that it will continue to investigate the possibility of group viewings for streaming products.**

One potential low-cost, distance education, physical product for CM credits is the **webcast series** sponsored by chapters, divisions, and universities, of which the PA Chapter is a member. The series began registering a very limited number of sessions for distance education last year, limited to law and ethics credits and only available for online viewing. The webcast series has determined for 2013 that more sessions will be registered for distance education, and chapters will be permitted to create and loan CDs of the sessions as they choose. The series

has already moved sessions onto **YouTube** to improve viewing of past sessions. The specifics of increased distance education registrations and creation of CDs are still being worked out, but if demand exists among members, the PA Chapter can re-create a CD lending library from these sessions. If you have thoughts on this issue, feel free to contact me at [selks@chesco.org](mailto:selks@chesco.org).

Speaking of continuing education, the **newly redesigned PA Chapter website** is a great loca-

tion to check for upcoming training. The full calendar of events is available under the **"EVENTS"** heading, and upcoming events are also listed along the left side of the main page. Information for professional planners, such as **CM** events, general AICP member information, and AICP exam prep information, is available under the **"FOR PLANNERS"** heading, **"Professional Planners"** subheading. Be sure to visit the new website and explore. ♦



*vote!*

**NEW  
BYLAWS**  
*for the Chapter*

The PA Chapter of APA embarked on an extensive re-write of the Bylaws in 2011-2012.

#### **A BYLAWS COMMITTEE**

worked countless hours – months actually – to craft a new set to guide the Chapter. Our thanks to committee members: **Shannon Debes, Jeff Grim, Tara Hitchens, and Pam Shellenberger** for their tireless efforts! The revisions are extensive and do not present for easy review as small changes to the Bylaws have in the past. **We will be posting the Bylaws on the "new" Chapter website for your review, followed by an electronic vote.**

However, if you are a voting member who does not have email, you will receive a copy of the Bylaws and a ballot in the mail. ♦

**review  
&vote!**



*welcome*

#### **New Chapter Members!**

**WE WELCOME THE FOLLOWING NEW MEMBERS** who joined the PA Chapter over the past few months. The PA Chapter membership includes nearly 3,000 planning officials, professional planners, and others who care about how Pennsylvania continues to grow the places where we live, work, and enjoy recreation. The board and staff are available to answer any questions. Feel free to contact the Chapter Office at 717-671-4510. Board member contact information is available at [www.planningpa.org](http://www.planningpa.org) under About Us.

#### **Individual Members:**

**Alan J. Knapp**, professional individual, Northwest Section  
**Amanda Chapel**, professional individual, Northwest Section

#### **Organizational Members:**

**County Commissioners Association of Pennsylvania**, Central Section ♦





## Scholarships Awarded

The PA chapter of APA awarded scholarships from the Pitkin scholarship fund, the Richard P. Byler Charitable Fund of The Philadelphia Foundation, and the Leslie & Greta Spaulding Education Fund in time for the fall academic cycle.

**IN ONE OF OUR LARGEST** award years ever, five students benefited from the generosity of these funds and donations from our members.

*The following students were recipients:*

**JEZREEL APELAR**  
University of Pennsylvania

**CHARLES J. DOYLE**  
Temple University

**MEGAN KNOWLES**  
University of Pennsylvania

**CHRISTOPHER TOWNLEY**  
Indiana University of Pennsylvania

**MATTHEW ZOCHOWSKI**  
Temple University

We look forward to hearing from these "emerging professionals" in the near future! ♦



## planner notes...

**McMahon Associates, Inc. hires new project manager Natasha G. Manbeck, P.E., AICP**


**MCMAHON ASSOCIATES, INC.**, a full-service transportation engineering and planning firm providing responsive client solutions since 1976, is proud to announce the addition of **Natasha G. Manbeck, P.E., AICP** as project manager to its **Mid-Atlantic Transportation Planning Department**.

Ms. Manbeck draws on extensive professional experience with expertise in transportation planning and engineering with **a focus on coordinating land use and transportation systems**. With the addition of Natasha Manbeck to McMahon's depth of senior professionals, the firm strategically seeks to grow our transportation planning group of professionals in the Mid-Atlantic region to serve our client's needs.

Ms. Manbeck's broad background includes developing local and regional transportation plans, preparing successful grant applications, managing multi-modal improvement projects, and public outreach, including stakeholder coordination and facilitating public meetings. In her prior role as **Director of Transportation Services for the Chester County Planning Commission**, she was responsible for programming federal and state transportation funds, managing multiple planning grant projects, providing technical assistance to municipalities, and coordinating with the public and numerous transportation agencies.

Ms. Manbeck is a graduate of the **Georgia Institute of Technology** with a Bachelor's Degree in Civil Engineering. Additionally, Ms. Manbeck has dual Master's Degrees in City Planning and Civil Engineering from the University of California, Berkeley.

**For more information, please contact Casey A. Moore, P.E., Vice President, at (215) 283-9444, or via email to [casey.moore@mcmtrans.com](mailto:casey.moore@mcmtrans.com).** ♦



Lehigh Valley  
American Planning Association  
Pennsylvania Chapter

# SAVE THE DATE

what you don't know about the  
right to know law

This event will give you the opportunity to learn more about the responsibilities and nuances of the right-to-know law. The session is designed for public and private sector professionals.


Guest speaker, Craig J. Staudenmaier, Esquire, is a partner in the Harrisburg law firm of Nauman, Smith, Shissler & Hall, LLP. His practice is concentrated in the area of state and federal litigation and media law. He has presented lectures on right-to-know and sunshine law issues and has successfully argued public records issues before the Commonwealth and Supreme Courts of Pennsylvania, as lead counsel for media entities on open records cases.

**1.5 AICP LAW CREDITS PENDING**

OCTOBER  
**10th**  
2012

6:30-8:30 PM

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*listen up!*

## Educational Survey of Members Deadline is Near!

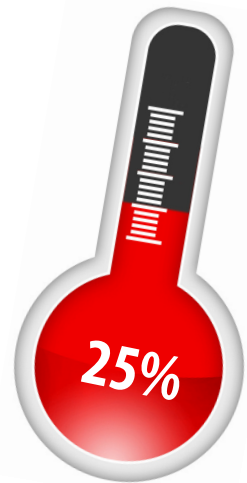
*by Cliff Kanz, AICP*

**The survey of members for a database on educational background is coming to a close on December 1st, 2012.**

**THE RESPONSE TO THIS POINT** has been outstanding! 25% of the membership has replied to the electronic survey sent in the beginning of August with a few follow-up reminders. The usual survey rate of 10-15% has been exceeded. But in bringing this to a close, please send your response if you haven't replied so the rate can be increased even more. An aspect to the survey method was that it was provided via email. However, if you or a member you know does not have email – the survey can be filled out on paper and sent in.

*To get the paper survey please contact:*

**Chapter Administrator  
Pennsylvania Chapter of the  
American Planning Association  
587 James Drive  
Harrisburg PA 17112-2273  
(717) 671-4510**



Return the survey via mail or fax, and then the data (all confidential) will be entered.

The Chapter Education Committee plans to use the results in a variety of ways to help guide chapter activities to be of service to members. The results will be in an upcoming newsletter after December 1st. Stay tuned.

Let's exceed the usual return rate for "surveys". Planners can do the usual in unusual ways. On the next newsletter, let's have that thermometer [above] reach a new level. Many thanks for your help. ♦