

Pennsylvania Chapter of APA Policy Statement on Housing

Vision

We see communities that provide a variety of housing options including size, location, and cost. This supports the fundamentals of planning ensuring that all people have the opportunity to make the best housing choice. By ensuring a variety of housing options, communities will grow in a vibrant, stable and healthy manner.

Affordable Housing

1. The Pennsylvania Chapter of PA supports the modernization of state planning laws to promote local planning efforts and provide housing resources to solve our most pressing affordability challenges.
2. The Pennsylvania Chapter of the APA supports the preservation of existing affordable housing. In order to stem the loss of existing affordable units in gentrifying neighborhoods due to permanent removal, conversion to other uses, and rent increases, local jurisdictions should support the preservation or replacement of these units.
3. The Pennsylvania Chapter of the APA supports the development of family affordable rental housing which can enable the next generation to have access to quality educational opportunities.

Housing and Community Design

1. The Pennsylvania Chapter of the APA supports reducing barriers to the allowance of a full range of housing types within logical growth areas, and seeks to end exclusionary zoning and practices.
2. The Pennsylvania Chapter of the APA supports inclusionary zoning incentives to seek that a specified percent of new housing units in larger developments are rent- or sale-restricted for households earning less than the Area Median Income. Planners should ensure that such units remain affordable through the term of their deed restriction.
3. The Pennsylvania Chapter of the APA supports housing designs that enable residents of varying levels of physical ability to live in all housing.
4. The Pennsylvania Chapter of the APA supports the modernization of local zoning ordinances to increase housing production, while taking local context and conditions into account. Local jurisdictions have many opportunities to allow for multigenerational, mixed use and multifamily development and should employ all methods to ensure affordability.
5. The Pennsylvania Chapter of the APA supports a better regional location balance for jobs, quality schools, and housing. Planners should support a regional fair-share distribution of housing, in general, and affordable housing, in particular, in proximity to employment opportunities.

6. The Pennsylvania Chapter of the APA supports ongoing and expanded efforts to build market-rate and workforce housing in rural locations.
7. The Pennsylvania Chapter of the APA supports efforts to combat housing discrimination and to foster racial and economic integration. It also includes support for the adoption of federal and state laws that would prohibit housing discrimination based on the source of incomes and whether a person is a member of a protected class.
8. The Pennsylvania Chapter of the APA supports options for older adults to age in place in their community.
9. The Pennsylvania Chapter of the APA encourages additional housing to be located in walkable, transit-accessible areas that are accessible to employment centers, to support broader low-carbon emission choices and goals.
10. The Pennsylvania Chapter of the APA supports work that ensures the inclusion of environmental sustainability and resilience in the design and construction of all housing.

Funding Desires

1. The Pennsylvania Chapter of the APA emphasizes the importance of having an adequate supply of housing, and especially affordable housing, as an integral component of economic development strategies. Additional state and or county funding are needed to assist municipalities with updating their development regulations to address housing issues.
2. The Pennsylvania Chapter of the APA supports increased financial resources from the federal government to support the preservation, production and continued occupancy of housing.
3. The Pennsylvania Chapter of the APA supports reforms to private financial resources to support the preservation and production of housing.
4. The Pennsylvania Chapter of the APA supports the federal Low Income Housing Tax Credit program that provides equity for new and rehab housing developments directed at low or moderate income households. Funding for the program should be increased to meet demand, and a State Low Income Housing Tax Credit program should be approved.
5. The Pennsylvania Chapter of the APA supports the ongoing creation and funding of Housing Trust Funds (HTFs) for the purpose of housing-related expenditures. These funds can be established at the local, county, or state level to receive ongoing sources of public funding to support the preservation and production of affordable housing.
6. The Pennsylvania Chapter of the APA supports federal and state funding and program

flexibility to provide services, shelters, and permanent supportive housing for people experiencing homelessness, veterans, immigrants, and the formerly incarcerated.

Intergovernmental & Public Coordination

We recognize that a common vision must be shared about the importance of providing a variety of housing options for all Pennsylvanians, and coordination encouraged among state, regional, county and local governments to communicate a statewide agenda.