

HOUSING PLAN

INTRODUCTION

The Housing Plan examines the characteristics of Franklin Township existing housing stock and provides strategies to address future housing issues. It is intended to meet the housing needs of current residents and to accommodate anticipated growth while maintaining community character. In addition, the Housing Plan seeks to ensure that the Township provides for housing of various types and in various arrangements.

Families and individuals of all income levels reside in Franklin Township and need continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home and senior citizens on fixed incomes must be addressed. Similar to commercial development, the Township can employ zoning to direct housing types and densities to the most appropriate locations.

The Pennsylvania Municipalities Planning Code requires *a plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.*

Zoning must provide for housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks.

HOUSING GOAL AND OBJECTIVES

GOAL: Provide for secure and sound housing in a variety of types and densities.

Families and individuals of all income levels live and work in the Township with homes ranging from very modest mobile homes to more recently constructed *McMansions*. Families with low to moderate incomes need continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home and senior citizens on fixed incomes must be addressed. Similar to commercial development, the Township can employ zoning to direct housing types and densities to the most appropriate locations. Conservation subdivision design with a density bonus and allowing multi-family dwellings as part of conservation design in all zoning districts are examples.

OBJECTIVES:

Current Residents **Meet the housing needs of current Township residents.**

- Sound Housing - Encourage preservation of presently sound housing.
- Rehabilitation - Promote rehabilitation of houses in decline.

- Housing Programs - Encourage participation in all county, state and federal housing rehabilitation and assistance programs to ensure residents receive full benefit from such programs.
- Maintenance - Consider adopting standards which require the maintenance of dwellings to prevent dilapidation.

Housing Growth

Accommodate anticipated housing growth in appropriate locations, at appropriate densities, and with suitable amenities.

- Location - Coordinate the location of new housing with pending road improvements
- Density - Provide for varying densities suited to the Townships’ character and landscape.
- Multi-Family - Allow multi-family dwellings in conservation design in appropriate zoning districts at the same density as single-family dwellings.
- Amenities - Provide for recreation and open space amenities within residential developments

Types and Affordability

Provide a diversity of housing types and affordability levels.

- Senior Housing - Encourage the development of nursing homes, adult care centers, assisted living facilities and other housing types which provide amenities that are attractive to retirees.
- Type and Density - Allow residential development of various types in suitable areas at a density sufficiently high to moderate the land cost of the increasing cost of housing, while requiring adequate off street parking, water supply, sewage disposal, and recreational amenities.
- Fair Share - Ensure that the Township provides for its required *fair share* of housing in any land use management ordinances.
- Innovative Design - Advocate conservation design, village style or traditional neighborhood development.
- Incentives - Consider density and design incentives to encourage the development of age-restricted and affordable housing.

HOUSING CONSIDERATIONS

Municipalities Planning Code Requirements

The Pennsylvania Municipalities Planning Code (MPC) addresses housing from the perspective of ensuring affordable housing for families of all income levels. In terms of planning, MPC §301 requires comprehensive plans to include an element *to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently*

sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

In terms of land use management as effected by zoning, MPC §604 requires zoning ordinances to *provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.*

Court decisions have upheld this zoning provision of the MPC establishing a *fair share* rule which considers the percentages of land available for a given type of housing, current population growth and pressures within the municipality and surrounding region, and the amount of undeveloped land in a community. The Pennsylvania Department of Economic Development publication titled, *Reducing Land Use Barriers to Affordable Housing, Fourth Edition, August 2001*, lists a number of barriers to affordable housing associated with land use regulations, including among others:

- insufficient amount of land zoned for medium and high density residential development
- excessive lot frontage and setback requirements which dictate greater lot sizes
- excessive street widths and construction standards unrelated to expected traffic volumes
- lack of provisions for cluster design and planned residential development
- limitations on the use of mobile homes and manufactured homes
- plan review and administrative delays

Housing Affordability

Municipalities throughout the country have been addressing housing issues for many years. *Pennsylvania Housing*, a 1988 study conducted by the Pennsylvania Housing Financing Agency, defined *affordable* as requiring less than thirty percent of gross monthly income for rent or less than twenty-eight percent for a mortgage and other related housing costs. U.S. Department of Housing and Urban Development (HUD) guidelines continue to define *affordable housing* as costing no more than thirty percent of a household's gross monthly income. (See also the *Affordable Housing Study Sidebar* on the following page.)

Affordability in a Growing Community

Real estate values in the Township and much of the rural area to the north of the Wilkes-Barre metropolitan region have increased over the years given the appeal of the quality lifestyle so close to urban areas. The Township's rural residential appeal and natural setting are key factors leading to the more recent construction of many large homes in the Township. As the current downturn in the housing market recovers and the longer term demand for land and housing continues, the cost of real estate will obviously also continue to increase. Balancing this demand-driven housing

cost increase with the need for affordable housing is difficult, particularly when coupled with the problem of providing adequate sewage disposal and water supply for higher density housing in an area such as Franklin Township with many marginal soils, high quality streams, and the economic importance of good water quality of area lakes.

Affordable Housing Study

The Summer 2000 *Affordable Housing Study* for Jacksonville, Florida provides a good description of how affordable housing is assessed. *The American Dream has long been associated with the possibility of owning one's home. National housing-market surveys report that the home ownership rate reached a peak in the late 1990s—almost sixty-seven percent in 1999—due mainly to a robust economy with record levels of low unemployment and low interest rates. However, while this unprecedented economic expansion enabled many Americans to purchase their own homes, it has pushed housing prices and rental rates higher, preventing many other households, with insufficient incomes, from either becoming homeowners or finding affordable, safe, and decent rental housing. Housing affordability is a relative concept—both rich and poor can experience difficulty in affording housing, depending on how much they spend toward housing costs. Housing in one community with a relatively high median income can be quite expensive but affordable compared to housing in another community with a relatively low median income.*

Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than thirty percent of a household's gross monthly income—referred to here as the 30 percent rule. The income counted is derived from all wages earned by people fifteen and older in the household. For homeowners, affordability is generally defined as owning a house with a value equal to slightly more than twice the household's annual income. The homeowner costs counted typically include a mortgage payment (principal, interest, taxes, and insurance) and utilities. For renters, the costs usually include contract rent and utilities. The 30 percent rule leaves seventy percent for food, clothing, health care, child care, transportation to work, and other basic expenses. Because of increasing housing costs, many lower income Americans are forced to make tradeoffs and go without necessities. Tenants experiencing unexpected emergencies typically fall behind in their rent and face eviction. If not assisted, they may become homeless.

EXISTING HOUSING CONDITIONS

Overview

The Township's history as an agricultural community resulted in a development pattern of scattered farm houses with the highest density of development centered around the Village of Orange and along Eighth Street near the border of Kingston Township. Over the past 30 years, much of housing constructed was built for families whose breadwinners commute to the Wilkes-Barre area for employment. Many of the homes constructed over the past 10 years are very large, reflecting the higher incomes of families moving to the Township.

2010 Census

Although the 2010 census was conducted in the Spring of 2010, the data will not be available until early 2012.

Housing Trends

2010 Census

Although the 2010 Census was conducted in the Spring of 2010, the data will not be available until early 2012.

The *Housing Units Table* shows the changes in the number of housing units in the Township and other comparative jurisdictions between 1980 and 2000 and the *Dwelling Unit Permits Table* shows the number of permits issued for new dwellings in the Township through 2009. Key considerations and changes in Franklin Township include:

- Housing unit construction in the Township increased significantly between 1990 and 2000 with the addition of almost 140 units, compared to the 30 units added between 1980 and 1990.

- Although Franklin Township housing units increased at a rate higher than Dallas Township and Kingston Township, the number of new units in those two Townships were significantly higher, reflecting the sprawl from the City of Wilkes-Barre and Kingston Borough.
- During the same period, the number of units in Wilkes-Barre decreased by 440.
- An additional 58 permits were issued for homes in Franklin Township between 2000 and 2009, taking the total to some 737 units.
- Although much of the agricultural and woodland in the Township appears to be stable in terms of long-term ownership, if tax, family or market conditions change, this land holds great potential for development.
- Given the attractive landscape and proximity to the Wyoming Valley, the number of housing units in the Township will certainly continue to increase, and there is no reason to expect that the pace of housing development will decrease.

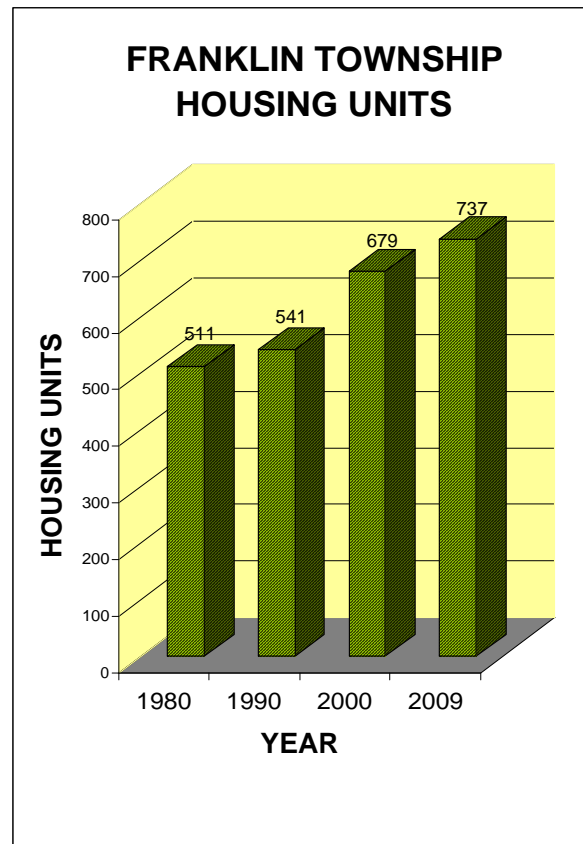
HOUSING UNITS U.S. CENSUS							
	1980 Total Units	# 80-90	% 80-90	1990 Total Units	# 90-00	% 90-00	2000 Total Units
Franklin Township	511	30	5.9%	541	138	25.5%	679
Dallas Township	2,415	398	16.5%	2,813	312	11.1%	3,125
Kingston Township	2,265	308	13.6%	2,573	350	13.6%	2,923
Wilkes-Barre City	21,389	-655	-3.1%	20,734	-440	-2.1%	20,294
Luzerne County	136,201	2,523	1.9%	138,724	5,962	4.3%	144,686
PA (1,000s)	4,596	342	7.4%	4,938	312	6.3%	5,250

FRANKLIN TOWNSHIP DWELLING UNIT PERMITS	
Year	#
2000	7
2001	9
2002	7
2003	6
2004	8
2005	5
2006	4
2007	6
2008	3
2009	3
total	58



Village Homes

RATE OF HOUSING DEVELOPMENT U.S. CENSUS		
# Units	# Units Township	
2009 estimate	737	
2000	679	
1990	541	
1980	511	
YEAR BUILT	#	%
2000-2009 est.	58	7.9%
1999-03/2000	4	0.5%
1995-1998	48	6.5%
1990-1994	65	8.8%
1980-1989	113	15.3%
1970-1979	126	17.1%
1960-1969	62	8.4%
1950-1959	51	6.9%
1940-1949	59	8.0%
1939 or earlier	151	20.5%
Total	737	100.0%



Age of Housing

The data in the *Rate of Housing Development Table* provides a good measure of the age and potential condition of housing in the Township.

- The greatest number of units in Franklin Township was reported as constructed prior to 1939.
- The pace of housing construction increased beginning in 1970 and continued through 2000, and as noted earlier, some 58 building permits were issued for housing over the past 10 years.
- Many of the homes in the Township were constructed prior to 1970, the approximate date when state on-site sewage regulations were instituted. This is important in terms of the age of on-lot disposal systems, compliance with DEP standards, and effect on water quality.
- Generally, the age of the housing stock does not appear to be the sole factor in housing condition with most of the older homes in good condition.
- A number of dwellings, including a number of mobile homes and a number of single-family dwellings, are dilapidated or in less than optimum condition and

current economic conditions may add to the problem.

Housing Demand

The demand for housing in Franklin Township and all of the north central area of Luzerne County, Pocono region, although recently dampened by the economic downturn, will certainly rebound in the long term. The Township will experience the results of new development in terms of increased community activity and associated traffic, and demand for retail and service establishments and community facilities and services. The income of many of the new residents will be linked to the regional economy or to substantial retirement assets which may increase housing values beyond the means of locally rooted incomes, only to exacerbate the housing affordability issue.

Home Ownership

The *Home Ownership Table*, shows the 1990 and 2000 Census home ownership rates for Franklin Township, Luzerne County and the Commonwealth.

- In 2000, the home ownership rate in the Township continued to be higher than Luzerne County and the Commonwealth, as it was in 1990, due largely to the predominance of single-family dwellings.
- There was an insignificant change in home ownership in the Township between 1990 and 2000, with the County and Commonwealth also showing little change.

HOME OWNERSHIP U.S. CENSUS			
Occupied Units (does not include second homes)	Franklin Township	Luzerne County	PA
Home Ownership Rate (Owner-Occupied), 1990	90.7%	69.4%	70.7%
Home Ownership Rate (Owner-Occupied), 2000	90.1%	70.3%	71.3%
Renters (Renter-Occupied Units), 1990	9.3%	30.6%	29.3%
Renters (Renter-Occupied Units), 2000	9.9%	29.7%	28.7%

Housing Value

Housing values compared to household income provide a measure of housing affordability. While high values are positive in terms of housing condition and real estate tax revenue, it may indicate the need to evaluate the affordability of housing for younger couples and older residents. Owner-occupied homes do not include the few seasonal dwellings in the Township because the Census only counts the homes of permanent residents. (See the *Owner Occupied Housing Value Table* and the *Median Housing Values Table*.)

- According to the 2000 Census, Franklin Township had a higher proportion of homes of value between \$100,000 and \$1,000,000 than the County and the Commonwealth, and this is reflected in the median value data.
- Home values in the Township varied widely with the highest number of homes in the \$50,000 - \$99,000 range, but with an almost equal number in the \$100,000 to \$149,999 range.

- Median value of owner-occupied homes in Franklin Township, at \$119,600, was higher than the Luzerne County and State values. Generally newer housing on larger lots most likely accounting for the value being higher.

OWNER OCCUPIED HOUSING VALUE				
U.S. CENSUS 2000				
	Franklin Township		Luzerne County	PA
	#	%	%	%
total	389	100.0%	100.0%	100.0%
less than \$50,000	5	1.3%	15.0%	15.1%
\$50,000 to \$99,999	137	35.2%	50.2%	37.4%
\$100,000 to \$149,999	135	34.7%	21.9%	24.3%
\$150,000 to \$199,999	49	12.6%	7.7%	11.9%
\$200,000 to \$299,999	44	11.3%	3.6%	7.4%
\$300,000 to \$499,999	11	2.8%	1.2%	2.9%
\$500,000 to \$999,999	8	2.1%	0.3%	0.8%
\$1,000,000 or more	0	0.0%	0.1%	0.2%
median value	\$119,600	--	\$84,800	\$97,000

- The recent construction of very large and high value homes on large lots suggests that median home value in the Township has increased since the 2000 Census.
- Equally important is the change in median value between 1990 and 2000 which provides a crude measure of demand for housing compared to the regional market. (See the *Median Housing Values Table*.)
- After adjustment for inflation, which between 1990 and 2000 was a factor of 1.318, median housing value in the Township increased significantly in the ten years between the Census counts.
- This suggests that the housing values are keeping pace with the cost of living, or that more recent housing construction has been of higher value.



Homes in a More Recent Development

MEDIAN HOUSING VALUES U.S. CENSUS			
Housing Data	Franklin Township	Luzerne County	PA
Median Value Owner-Occupied, 2000	\$119,600	\$84,800	\$97,000
Median Value Owner-Occupied, 1990	\$75,600	\$56,000	\$69,700
Median Value Owner-Occupied, 1990, inflation adjusted to 2000	\$99,641	\$73,808	\$91,865
% Change 1990 - 2000 inflation adjusted	20.0%	14.9%	5.6%

Housing Structural and Vacancy Characteristics

The *Housing Structural and Vacancy Characteristics Table* provides data for the Year 2000 on the types of housing units in the Township and the occupancy of the units.

- The Township’s housing stock is dominated by single-family detached dwellings.
- Multi-family housing units account for less than 1.0 % of the total housing stock in the Township which was significantly lower than in the County and Commonwealth where urban units comprise much of the total. This may be due in large part to the high demand for single-family housing, higher land values, and problem of providing adequate sewage disposal. Multi-family dwellings often provide a more affordable type of housing.
- In 2000, mobile homes, often more affordable, accounted for almost 15% of all occupied units in Franklin Township, significantly higher than in the State. Most of the mobile homes are located in the two mobile home parks in the Township - Country Village and Valley View.
- Occupied housing units in Franklin Township totaled 629 with 567 (90.1%) owner occupied and 62 (9.9%) renter occupied.
- The number of dwellings for seasonal or recreation use, that is, second homes, in Franklin Township is very low when compared to many municipalities in the County associated with the Pocono Mountains or other recreation attractions. (See the *Second Homes Table*.)



Modest Homes

HOUSING STRUCTURAL AND VACANCY CHARACTERISTICS						
U. S. CENSUS						
	Franklin Township		Luzerne County		PA (1,000s)	
1990 total housing units	541		138,724		4,938	
1990 occupied housing units	514		128,483		4,496	
2000 total housing units	679		144,686		5,250	
2000 occupied housing units	629		130,687		4,777	
2000 Housing Units in Structure	#	%	#	%	#	%
1 unit detached	548	80.7%	88,403	61.1%	2,935	55.9%
1 unit attached	6	0.9%	17,468	12.1%	940	17.9%
2 units	19	2.8%	11,396	7.9%	274	5.2%
multi-family	5	0.7%	21,495	14.9%	837	15.9%
mobile homes	101	14.9%	5,855	4.0%	259	4.9%
Boat, RV, van, etc.	0	0.0%	69	0.048%	5	0.1%
Average Household Size (persons)						
1990	2.75		2.47		2.57	
2000	2.55		2.34		2.48	
Average Family Size (persons)						
1990	3.11		3.06		3.10	
2000	2.94		2.95		3.04	
2000 Housing Tenure	#	%	#	%	#	%
total housing units	679	100.0%	144,686	100.0%	5,250	100.0%
occupied housing units	629	92.6%	130,687	90.3%	4,777	91.0%
total vacant units	50	7.4%	13,999	9.7%	473	9.0%
seasonal/recreation use	13	1.9%	2,517	1.7%	148	2.8%
other vacant units	37	5.4%	11,482	7.9%	325	6.2%
2000 Occupied Housing Units	#	%	#	%	#	%
total occupied units	629	100.0%	130,687	100.0%	4,777	100.0%
owner occupied units	567	90.1%	91,914	70.3%	3,406	71.3%
renter occupied units	62	9.9%	38,773	29.7%	1,371	28.7%



New Home Construction

SECOND HOMES U.S. CENSUS	1990	2000	2000 % of Units	% change '90-'00
Franklin Township	3	13	1.9%	333.3
Foster Township	315	259	15.6%	-17.8%
Harveys Lake Borough	555	391	22.5%	-29.6%
Luzerne County	2,776	2,517	1.7%	-9.3%
PA (1,000s)	144,700	148,443	2.8%	2.6%

Housing Affordability in the Township

Housing affordability is a complex issue related to the unique mix of the housing types, real estate demand, housing values, and household incomes in the community. In Franklin Township, the number of residents commuting to work in nearby metropolitan areas also adds to the housing affordability mix. These commuters, who have often recently moved to the community, are employed in more lucrative jobs than residents who are employed locally. This higher income, coupled with the high value of larger, more recently constructed homes, add to the cost of real estate. These families can afford to pay more for housing and the demand they drive can increase housing values beyond the level of affordability for many Township residents relying on the local job market.

The *Housing Affordability Data Table* includes 2000 Census information to provide an indication of the affordability of housing in Franklin Township.



Mobile Home Park

- In the Township, a significant proportion of home owning households (21.1%) and renting households (20.8%) had Year 2000 housing costs which exceed the *thirty percent rule* for household income and housing expense indicating housing affordability issues. (See the previous *Affordable Housing Study Sidebar*.)
- It is also important to remember that the data does not account for any increases in real estate values since 2000 which likely have added to the affordability equation.
- In addition, the recent enactment of the State Uniform Construction Code has, while aimed at ensuring the safety and durability of construction, added to the overall cost of home construction.

HOUSING AFFORDABILITY DATA U. S. CENSUS 2000									
	% Single-family	% Duplex	% Multi-family	% Mobile Homes RVs	Median Housing Value	Median Gross Rent	Median Hsehold Income	% Owner Hseholds home exp >30% of Income	% Hseholds with rent >30% of Income
Franklin	80.7%	0.9%	3.5%	14.9%	\$119,600	\$475	\$45,150	21.1%	20.8%
Wilkes-Barre	46.3%	12.7%	40.9%	0.1%	\$64,700	\$411	\$26,711	21.7%	37.0%
Luzerne Co.	61.1%	12.1%	22.8%	4.0%	\$84,800	\$434	\$33,771	20.9%	32.6%
PA	55.9%	17.9%	21.1%	5.0%	\$97,000	\$531	\$40,106	22.8%	35.5%

HOUSING AGENCIES AND ORGANIZATIONS

Luzerne County Housing Authority

Public housing and subsidized rent program.
570-287-9661

The Luzerne County Housing Partnership

Works to revitalize the Luzerne County housing market and to establish a fair and predictable building environment for the builder, residents and neighborhoods of Luzerne County. The Partnership is comprised of local, public and private agencies; financial and educational institutions; private corporations and County agencies.
570-830-4361 or 570-287-3008 www.luzernehousing.org

U.S. Department of Agriculture Rural Housing Service

Rental housing, home purchase/repair loans, and other housing programs.
570-8365-111 ext.4 www.rurdev.usda.gov/pa/

Housing Coalition

Housing and service providers organized to resolve local housing issues, including housing for people with disabilities.
Luzerne/Wyoming MH/MR
570-825-9441

Regional Housing Coordinator

Works with state agencies, service providers and housing professionals to improve access to housing for people with disabilities.
570-961-1592 x109 www.sdhp.org

The Pennsylvania Housing Finance Agency provides a good listing of agencies and organizations at www.phfa.org/forms/housing_services/resources/hs_luzerne.pdf

PLANNING IMPLICATIONS

**Affordability –
A Regional Issue**

The percentage of cost burdened homeowners and renters in the Township is relatively high. However, the type and price of housing available in any municipality is largely market driven and beyond a municipality’s direct control. Local municipalities must recognize that housing needs cannot be addressed entirely at the local level. In fact, with the exception of ensuring that land use and building regulations are reasonable in terms of affecting costs, small municipalities can do little to manage housing affordability which is so dependent on regional economic real estate market factors. Nevertheless, municipalities can take steps to encourage innovative forms of housing that meet the community’s needs and satisfy the market; age restricted housing is a good example.

Housing Condition

The occupied housing stock in the Township generally appears to be healthy in terms of condition. Nevertheless, a number of single-family dwellings and mobile homes are in less than optimal condition, and the recent economic downturn may have contributed to the problem.

Housing Programs

The Township must look to the Luzerne County Housing Authority and its contacts with private affordable housing organizations to meet the specific housing needs of lower income residents. The Luzerne County Housing Authority and other agencies and organizations can assist with resident access to publically funded housing development and rent assistance and housing loan and repair and rehabilitation grants and loans. (See the *Housing Agencies and Organizations Sidebar*.)

PUBLIC HOUSING ASSISTANCE

What is Public Housing? Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high rise apartments for elderly families. There are approximately 1.2 million households living in public housing units, managed by some 3,300 Housing Authorities. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

Who Is Eligible? Public housing is limited to low-income families and individuals. A Housing Authority determines your eligibility based on: 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and 3) U.S. citizenship or eligible immigration status. If you are eligible, the Housing Authority will check your references to make sure you and your family will be good tenants. using Authorities will deny admission to any applicant whose habits and practices may be expected to have a detrimental effect on other tenants or on the project's environment.

Source: U.S. Department of Housing and Urban Development, Office of Public and Indian Housing web site:
<http://www.nls.gov/offices/pih/programs/ph/index.cfm>

FUTURE PLANNING POLICIES

Overview

Future planning and policy recommendations pertaining to housing are intended to ensure that the Township accommodates projected housing unit growth while maintaining adequate open land, provide for a diverse and affordable mix of housing types, and maintain a sound housing stock.

Policies

- Promote mixed-use development that would accommodate various dwelling types in proximity to commercial and civic services.
- Provide for a variety of housing types, including single-family attached and multi-family dwellings, in order to accommodate individuals and families of various income levels.
- Review land use controls in terms of standards not directly linked to public health and safety which increase housing costs.
- Provide for age-restricted housing in proximity to services to accommodate seniors.
- Investigate ways to bring relief to cost burdened households (owners and renters).

- Permit a mix of lot sizes within residential developments to encourage diversity of housing structures and styles.
- Encourage rehabilitation of substandard housing.
- Cooperate with area municipalities and the Counties to plan for housing needs regionally and as housing needs are identified consider the development of joint housing plans with neighboring municipalities.

IMPLEMENTATION STRATEGIES

Overview	Implementation of the housing plan proposes actions aimed at supporting existing residents, accommodating future housing needs, and providing a variety of housing types and affordability levels. Housing goals can be accomplished through the following initiatives:
Zoning Ordinance and SALDO	<p>Zoning Ordinance and Subdivision and Land Development Ordinance provisions intended to implement the policies and recommendations:</p> <ul style="list-style-type: none"> • Promote the use of conservation design and development incentives such as density bonuses as a means of providing more affordable housing. • Consider providing some incentives (density or design) for developers who provide age restricted and/or affordable housing. • Allow multi-family housing where compatible with surrounding land uses, with access to transportation corridors, and in keeping with the logical extension of utilities and public services. • Consider the use of transferrable development rights to enable the shift of density from more remote parcels to zoning districts allowing higher residential density. • Make road width and other construction standards in the SALDO reasonable in terms of meeting safety and durability requirements without adding unnecessary costs to housing.
Housing Programs	Support the housing recommendations of the County Housing Authority and other agencies relative to subsidized housing programs for low and moderate income families and ensure area residents receive fair consideration for available programs.
Property Maintenance	Consider the adoption of a property maintenance code with reasonable public health, safety and welfare standards to ensure the structural integrity of dwellings, prevent dilapidation and preclude negative effects on the community.
Dangerous Structures	Consider the adoption of a dangerous structures ordinance to require the repair or demolition of structures which have become dilapidated to the point of becoming a safety hazard and a public nuisance.