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## Healthy York County AFFORDABLE HOUSING PRODUCTION ASSESSMENT

### **Client**

This study is being prepared for the Healthy York County Coalition Housing Task Force in York, PA.

### **Project Description**

This assignment involves research on the number of households expected to be in need of affordable housing over the next five years. We researched the current supply of affordable housing and interviewed practitioners to identify affordable housing projects on the drawing board and/or in the funding pipeline. M&L conducted a survey to determine the capacity of affordable housing developers in the County. We researched and identified impediments to the development of affordable housing, including an evaluation of the ability of projects currently in the funding pipeline to proceed to construction.

### **Challenges**

The Healthy York County Coalition was concerned about the gap between the supply of affordable housing and the growing demand for affordable rental and sales units. York County's population has been experiencing steady growth. Local officials wanted to learn more about the anticipated growth in lower income households in the County in order to devise a plan to increase the supply of affordable housing.

### **Solution**

M&L prepared projections of household growth for both renters and owners by income category. We used these results to summarize the supply versus demand characteristics of affordable housing in the county. Once the gap was determined, we assisted the Coalition in defining a five-year goal for affordable housing production. We identified important housing tools and funding programs that are underutilized in York County.

### **Benefits**

Each affordable housing developer in the County is focused on specific projects and initiatives that will be undertaken over the next five years to expand the supply of affordable housing.

*Planning and Development Consultants*