



3909 Hartzdale Drive, Suite 901, Camp Hill, PA 17011
phone: 717-731-1161 LindaK@mandl.net
800 Vinial Street, Suite B-414, Pittsburgh, PA 15212
phone: 412-323-1950 KarenA@mandl.net
www.mandl.net

York County

IMPACT STUDY OF LOW AND MODERATE INCOME HOUSING

Client

York County Planning Commission and Healthy York County Coalition, York, PA.

Project Description

This research project involved an analysis of the impact of assisted rental housing on the surrounding neighborhood. The client selected 10 affordable housing developments for analysis. We measured several different types of potential impacts for each development, including:

- Physical appearance (“curb appeal” of neighborhood)
- Public safety (police and fire responses)
- Economic impact on surrounding property values before and after the impact
- Community resources (schools, services, and community life)

Challenges

Local affordable rental housing developers faced significant challenges from neighborhood residents that organized to prevent projects from moving forward. Community leaders needed to determine whether the typical objections to affordable housing were based on fact or fear.

Solution

The study of the 10 sites resulted in the conclusion that the affordable housing developments exerted no adverse impacts on economic and physical stability within the neighborhood.

Benefits

- We identified key factors that contributed to the success of affordable housing developments, including the site presence of a strong property manager and the involvement of local non-profit organizations as property developer.
- York County now uses these key factors to screen prospective housing developments.
- Local leaders can now manage the objections of neighborhood residents move effectively.
- This study received an award from the Pennsylvania Planning Association for outstanding planning for special community initiatives.

Planning and Development Consultants