

## Housing Coalition Meeting

**Meeting:** @Home In Adams County Housing Coalition

**Date:** April 24, 2019

**Time:** 8:00 am – 9:30 am

### Meeting Topics

1. @Home In Adams County Story
  - a. The meeting began with Robin Fitzpatrick sharing a story from a community member relating to the @Home In Adams County initiative. The young woman said she saw Robin's article in the paper and the steps that @Home partners are taking to solving the issue of affordable housing and thanked her for bringing this to the attention of the public.
  
2. Housing Summit Update
  - a. Jenn provided an update on the following via the post-event survey:
    - i. Housing Summit Overall Rating: 4.64 out of 5-star rating.
    - ii. Attendee Survey Highlights
      1. Attendees most enjoyed:
        - a. Keynote speaker
        - b. Panel stories
      2. Top Attendee Suggestions for next year:
        - a. More time for questions
        - b. Networking opportunities for attendees
      3. Breakout group responses:
        - a. Explore local housing investment funding & PHFA funding
        - b. Explore co-housing model and shared communities through the SHARE program
        - c. Form a YIMBY Advocacy group
  
3. Next Steps
  - a. Housing Development, Renovations and Finance Group
    - i. Commissioner Qually updated the group on the upcoming meeting with Executive staff from Adams County Community Foundation, Adams County Housing Authority, Adams Economic Alliance & SCCAP. The meeting will consist of discussing funding applications and targeting specific funding sources in alignment with upcoming projects.
    - ii. Commissioner Qually also mentioned the utilization of tax credits and finding banks that will work with the 2-year timeline for renovations on older units and the creation of new buildings in Adams County.
    - iii. Megan Shreve discussed the partnership with Adams County government and their willingness to redesign Act 137 program guidelines to assist in affordable housing efforts.
    - iv. Megan Shreve provided an update regarding the Adams County Housing Authority. She relayed that Misty Ridge currently has 100 open lots and the Authority is speaking with several developers who are bidding on the project.

- v. Megan Shreve called the committee's attention to work toward obtaining a list of land that is approved for development but not yet developed.
- vi. Megan Shreve reported that Jenn Herfel will attend PHFA's conference to bring back more information. Jenn Herfel will also send the conference information to the coalition for other members who may want to attend.

b. Shared Housing

- i. Megan Shreve discussed the upcoming meeting with Office of Aging to learn more about the inner workings of their SHARE program and what the steps are to get there.
  - 1. Once these components are identified, a shared housing task force can be developed to work on this project.
    - a. The potential use of Act 137 and PHFA will be assessed as well.
  - 2. Joann Smith suggested a deeper look into the various populations this program could serve such as:
    - a. Members of the ID / MH community
    - b. HACC students seeking cohousing opportunities
    - c. Partnering with Autism service providers who can connect clients aging out of the system with housing opportunities
    - d. Looking into the subsidy program 811 for funding opportunities
- ii. Megan Shreve discussed SCCAP team member Lili Pena attending the Fairweather Lodge Conference in September. Jenn Herfel will email conference information to the coalition for interested parties.

c. Zoning and Policy

- i. Megan Shreve shared an update regarding the formation of the YIMBY Advocacy Group.
- ii. Robin Fitzpatrick provided a brief overview of the past 2 years of municipal outreach presentations (at 34 municipalities) with Harlan Lawson. In those meetings, they presented their data slideshow (which can be found on the @Home website at [www.homeinadamscounty.org](http://www.homeinadamscounty.org)) addressing the "makeup" of their municipality and how that relates to county data and growth opportunities. Ralph Serpe asked for the results & feedback from those interactions and Robin replied that she would be putting that information together with Harlan to be released at a later date.
- iii. Robin Fitzpatrick and Harlan Lawson will also begin the follow up outreach to the municipalities with a focus on housing. In accordance with this, a training will be provided by Robin and Harlan on municipal meetings, what to expect, how to engage and advocate in an inclusive way.
- iv. Mary Grace Keller provided an update on the articles she will be doing in the Gettysburg Times. They will be highlighting families and the barriers they are facing or the solutions we are working on.
- v. Ralph Serpe suggested meeting with the President of Gettysburg Hospital to discuss affordable and workforce housing.
- vi. Jenn Herfel will update the website with information from these trainings as well as YIMBY-based information.
- vii. Fred Horak discussed the importance of involving the Agricultural community in coalition discussions and outreach efforts. He also mentioned that it would be beneficial to utilize their expertise in land, soil and the value of land when working with the county government on proposed housing sites. He also

suggested reaching out to local churches to discuss the possibility of using tax exempt land for upcoming housing developments.

viii. Megan Shreve discussed examining the smaller housing and mother-in-law suites conversation and assessing potential for these projects based on the feedback received from the municipal outreach visits.

#### 4. Coalition Structure

- a. Housing Coalition members discussed the frequency of meetings and decided on meeting every other month on the 4<sup>th</sup> Thursday of that month.
  - i. Based on this, upcoming meetings are scheduled:
    1. Thursday, June 27, 2019 – 8:00 am – 9:30 am
    2. Thursday, August 22, 2019 – 8:00 am – 9:30 am
    3. Thursday, December 26, 2019 (Holiday)
    4. Thursday, February 27, 2020 – 8:00 am – 9:30 am
    5. Thursday, April 23, 2020 – 8:00 am – 9:30 am
    6. Thursday, June 25, 2020 – 8:00 am – 9:30 am
    7. Thursday, August 27, 2020 – 8:00 am – 9:30am
    8. Thursday, October 22, 2020 – 8:00 am – 9:30 am
    9. Thursday, December 24, 2020 – 8:00 am – 9:30 am (Holiday)
- b. Megan asked coalition members to think about potential co-chair nominees for upcoming meetings.

#### 5. Call to Action

- a. Megan Shreve asked coalition members to identify families who can be featured in the Gettysburg Times and refer them to Jenn at [jherfel@sccap.org](mailto:jherfel@sccap.org). Jenn will work with Mary Grace Keller on opportunities for a video series and potential cross-sharing between the Gettysburg Times and @Home in Adams County website & YouTube accounts for the @Home series.
- b. Megan Shreve asked coalition members to identify groups in the community where we could share on the needs for housing, transportation and economic development & who we could recruit for the coalition
- c. Megan Shreve asked coalition members to attend the YIMBY training on municipalities
- d. Gretchen Carlson-Natter asked coalition members to identify diversity opportunities to include in the coalition and narrative for @Home In Adams County.
- e. The coalition (as a whole) agreed to work on recruiting outside groups to join the coalition. Coalition members will help to generate a list of all potential industries. Some initial suggestions were:
  - i. Agricultural Community
  - ii. Banks
  - iii. RAYAC
  - iv. SHRM
  - v. Manufacturer's Association
  - vi. Law Enforcement & Re-Entry Groups
  - vii. Faith Based Organizations & Parishioners
  - viii. Invitation to neighborhood associations to attend meetings once YIMBY training is received by coalition members
- f. Jenn Herfel asked coalition members to consistently direct community members to the @Home In Adams County website at [www.homeinadamscounty.org](http://www.homeinadamscounty.org). Traffic driven to the website and social media platforms will provide direction for the key areas identified in the strategic plan. It will also show where people are spending the most time, provide insight

into what is most engaging and contribute to the generation of content aimed at those areas.