

Citizen Participation (91.200 (b))

The development of the Consolidated Plan for 2006-2010 relied upon a variety of methods to obtain public input on the development of the plan including surveys, correspondence, consultations and meetings.

The Consolidated Plan also relied upon the information gathered as a result of the public input obtained through the related plans described in the previous “Managing the Process” section. These efforts served to broaden public participation in the development of the Consolidated Plan.

Public Input

The Steering Committee for the Draft Housing Element Update offered numerous opportunities for those who live or work in Lancaster County to learn about the Housing Element Update process and to provide input at all points along the way. This enabled hundreds of people to get involved through:

- Target group meetings with businesses, seniors, the disabled, minorities, students, and the Plain Sect;
- A Focus Group Meeting with Housing Practitioners;
- A Fall 2004 Public Meeting Series;
- Fall/Winter 2004-2005 Regional Meetings with Municipalities;
- A December 2004 County-wide Telephone Survey conducted by the Floyd Institute for Public
- Policy Analysis at Franklin & Marshall College on the Growth Management and Housing Element Updates;
- A March 2005 Housing Summit;
- An April 2005 Housing Conference;
- LCPC *FYI* Newsletter Articles in 2004-2005; and
- Ongoing information provided through the LCPC Website.

Through these activities and information sharing tools, residents, municipal officials, businesses, and other stakeholders generated ideas and insights to help formulate goals, strategies and objectives. Examples of their thoughts include the following.

- **Retain farmland** – Too much farmland is being lost to development pressure.
- **More growth in Growth Areas** – Too much development is occurring in the countryside.
- **Promote redevelopment** – More support is needed for the City, Boroughs, and urbanized areas of Townships to promote redevelopment, strengthen the mix of housing and incomes, and enhance the economic base and infrastructure in these areas.
- **Expand housing mix** – The housing products offered do not address the needs of a large part of the population. Many people cannot afford detached, expansive

single-family homes, and older residents are finding it difficult to remain in their communities.

- **Expand housing affordability** – Affordable housing tends to be concentrated in the City; if housing choices can be broadened, then housing affordability can be expanded throughout the County.
- **Expand mass transit** - Lack of transportation choices is a concern. Erratic and undependable public transportation is a big issue for young people, the elderly, and the physically disabled.

Input from the public and findings from the technical and market analyses provide the foundation for the goals, objectives, and strategies recommended by the Housing Element Update.

The Redevelopment Authority also surveyed the community concerning housing and community development priorities for the Consolidated Plan and presented a draft plan on August 16, 2005 for public comment. An outline of the process can be found in the section entitled “Managing the Process”.

Public Hearings:

The formal public comment period for the Consolidated Plan began September 18, 2005 when the summary of the plan was published in the Lancaster Sunday News. This notice also included an invitation to the public hearing which was held on September 27, 2005. Copies of the Consolidated Plan, including the Fiscal Year 2006 Annual Action Plan, were forwarded to the public library, the Community Action Program office, the Spanish American Civic Association office, the Urban League of Lancaster office, the Lancaster County Planning Commission and the City of Lancaster.

A notice of the availability of the Consolidated Plan was e-mailed to all municipal offices. A notice announcing the availability of the Consolidated Plan, a summary of the plan and the date, time and location of the public hearing was also posted on the Authority’s web site.

The Comment period for the Consolidated Plan and the 2006 Annual Action Plan ended on October 18, 2005. The County received zero written comments during the 30-day review period for the Consolidated Plan and no comments on the Fiscal Year 2006 Annual Action Plan. The Board of the Redevelopment Authority of the County of Lancaster approved the Consolidated Plan and Annual Action Plan on October 27, 2005. The Lancaster County Commissioners approved the Consolidated Plan and Fiscal Year 2006 Annual Action Plan at their regularly scheduled Commissioner’s meeting on November 2, 2005.