



DAUPHIN COUNTY BOARD OF COMMISSIONERS

WORKSHOP MEETING

SEPTEMBER 14, 2022

10:00 A.M.

MEMBERS PRESENT

Mike Pries, Chairman
Chad Saylor, Vice Chairman
George P. Hartwick, III, Secretary

STAFF PRESENT

J. Scott Burford, Chief Clerk; Joseph A. Curcillo, III, Esq., Solicitor; Janis Creason, Treasurer; Stephen Libhart, Deputy Chief Clerk; Chris Davis, Director of Budget & Finance; George Connor, Director of Community & Economic Development; Doug Brown, Community & Economic Development; Brett Hambright, Press Secretary; Fred Lighty, Esq., Solicitor's Office; Randie Yeager, Director of Human Services; Katie Hornberger, Human Resources; Donna Miller, Risk Manager; Rebecca McCullough, Esq., Solicitor's Office; Sam Rivera, Information Technology; Julie Mackey, Commissioners' Office; Jessica Spandler, Commissioners' Office; and Richie-Ann Martz, Assistant Chief Clerk

GUESTS PRESENT

Scott Shearer, Ryan Gonder, Esq., Jay Wenger, Isaac Kwon, Rev. Earl Harris, and Chris Lankenau

MINUTES

CALL TO ORDER

Mr. Pries, Chairman of the Board, called the meeting to order at 10:02 a.m.

MOMENT OF SILENCE

Everyone observed a moment of silence.

PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

There are four sets of Meeting Minutes that will be considered at next week's Legislative Meeting.

EXECUTIVE SESSIONS HELD BETWEEN MEETINGS

There were no Executive Sessions held between meetings.

DEPARTMENT DIRECTORS/GUESTS

- A. Isaac Kwon of Urban Partners
 - 1. Discussion of Comprehensive Housing Study & Needs Assessment

Mr. Connor introduced Mr. Kwon and Mr. Lankenau. The Commissioners have been very supportive of the housing study. An RFP was issued in 2020 and 28 proposals were received. The RFP from Urban Partners of Philadelphia was selected. The study is not quite complete, but they wanted to provide an update on the work that they have done so far. He also thanked Randie Yeager and Doug Brown for their work on this project.

Mr. Kwon and Mr. Lankenau provided a presentation, which is attached.

Mr. Pries asked what the next steps that are being proposed.

Mr. Connor stated that there are some projects listed on the Solicitor's Report for the Board to consider at next week's Legislative Meeting. He is finding that there are a lot of communities that do not want this to take place in their back yard – Section 8 housing.

Mr. Pries stated that in addition to those projects there are the Fernandez and Cornish Heights.

Mr. Saylor stated that it is great to have an interim report and looks forward to receiving the complete report. There is a situation in the northern part of the County – the availability of broadband. If people have access to the internet, it may play a role with the housing.

Mr. Kwon indicated that is a factor.

Mr. Hartwick stated to update employment trends. He would like to see what the picture looks like.

Mr. Kwon noted that 2019 is the most recent data. Healthcare is a growing factor.

Mr. Connor stated that a meeting will be set up to prioritize them and to address the concerns. He will include the stakeholders and the people that did the research. The City did their own study.

Mr. Hartwick indicated that we need to coordinate as much as we can.

Mr. Pries stated that the group needs to keep everyone up to speed.

B. Scott Shearer, Managing Director of PFM Financial Advisors
Ryan Gonder, Esq., McNees

1. Update on Dauphin County Infrastructure Bank - General

Mr. Shearer introduced the folks that are with him – Ryan Gonder, Zack Williard and Jay Wenger.

The situation with Steelton Borough was alluded to last week. The Ordinance will need to be repealed. Steelton Borough's project has grown and is \$4.6 million. Multiple conversations were held with Webster Bank, the issuance will now be in the amount of \$16.1 million. The interest rate will not change – 3.49%, as long as the settlement date does not move. The settlement date does not need to be moved. The new ordinance is identical to the old one, except for the amount and would rescind the prior ordinance.

Mr. Pries asked Mr. Curcillo to advise on the process.

Mr. Curcillo stated that a Public Hearing will be held where the Board can adopt the new ordinance and the old ordinance will disappear.

The Board agreed to move forward.

PUBLIC PARTICIPATION

There was none.

HUMAN RESOURCES

Ms. Hornberger asked if there were any questions on the Salary Board Packet and/or the Personnel Packet. She asked for a vote on Items #17 and #47.

It was moved by Mr. Hartwick and seconded by Mr. Saylor that the Board approve Items #17 and #47 of the Personnel Packet.

Question: Mr. Pries – Aye; Mr. Saylor – Aye; and Mr. Hartwick – Aye; motion carried.

The Salary Board Packet and the Personnel Packet will be considered at next week's Legislative Meeting.

DIRECTOR OF BUDGET & FINANCE – CHRIS DAVIS

Mr. Davis reported that no changes have been made to the Purchase Order Packet. All necessary budget adjustments will be made prior to next week.

The Purchase Order Packet will be considered at next week's Legislative Meeting.

SOLICITOR'S REPORT – JOSEPH A. CURCILLO, III, ESQ.

Mr. Curcillo reported that the two items listed on today's agenda have been approved by his office. The other items on the Solicitor's Report will be ready for next week. No questions were asked.

CHIEF CLERK'S REPORT – J. SCOTT BURFORD

Mr. Burford had no report, and no questions were asked.

TRAINING PACKET

It was moved by Mr. Hartwick and seconded by Mr. Saylor that the Board approve Items 1 and 2 of the Training Packet.

Question: Mr. Pries – Aye; Mr. Saylor – Aye; and Mr. Hartwick – Aye; motion carried.

MATTERS REQUIRING BOARD ACTION

- A. Rental Contract between Dauphin County (Parks & Recreation) and RoadSafe Traffic Systems for road closures on Fort Hunter Day (September 18, 2022).
- B. Request to Exonerate the 2020 County/Library Tax, penalties, interest, cost for Tabernacle Baptist Church - Parcels #49-007-006, #49-007-014, #49-007-015, #49-007-017 and #49-007-018 - \$6,992.07.

It was moved by Mr. Hartwick and seconded by Mr. Pries that the Board approve Items A and B listed above under Matters Requiring Board Action.

Question: Mr. Pries – Aye; Mr. Saylor – Aye; and Mr. Hartwick – Aye; motion carried.

COMMISSIONERS' COMMENTS

Mr. Saylor thanked the staff (Commissioners' and Parks & Recreation) for their great work in making the pin ceremony wonderful.

He also acknowledged that Elizabeth Parry will be honored at an event this evening. She is one of several women that is being considered for the "Women in Technology" Award.

Mr. Hartwick thanked the staff and volunteers involved for getting everything ready for the Upset Sale tonight.

He also stated that the Opioid Settlement went very well. Applications could be accepted beginning in October.

He also thanked the staff for the Pin Ceremony. The event went well.

Mr. Pries stated that the staff continues to impress the Board. It was very well organized.

Ms. Creason stated that the doe licenses are just about sold out.

PUBLIC PARTICIPATION

There was none.

ADJOURNMENT

There being no further business, it was moved by Mr. Hartwick and seconded by Mr. Saylor that the Board adjourn; motion carried.

Transcribed by: Richie-Ann Martz

Dauphin County
Pennsylvania

COMPREHENSIVE HOUSING STUDY AND NEEDS ANALYSIS

PRESENTED TO DAUPHIN COUNTY COMMISSIONERS

SEPTEMBER 14, 2022

URBAN PARTNERS
PLANNING & CONSULTING SERVICES

HOUSING
STUDY

INTERIM
REPORT

HOUSING STUDY

INTERIM REPORT

Demographic Trends

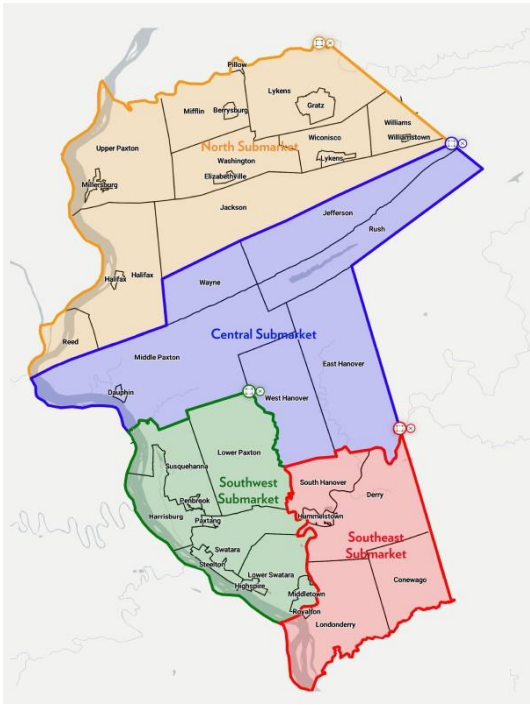
Employment Trends

Special Needs Population

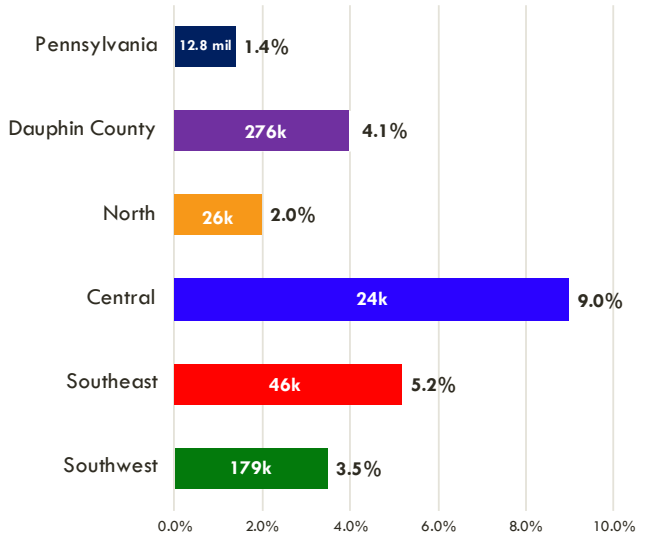
Housing Supply Analysis

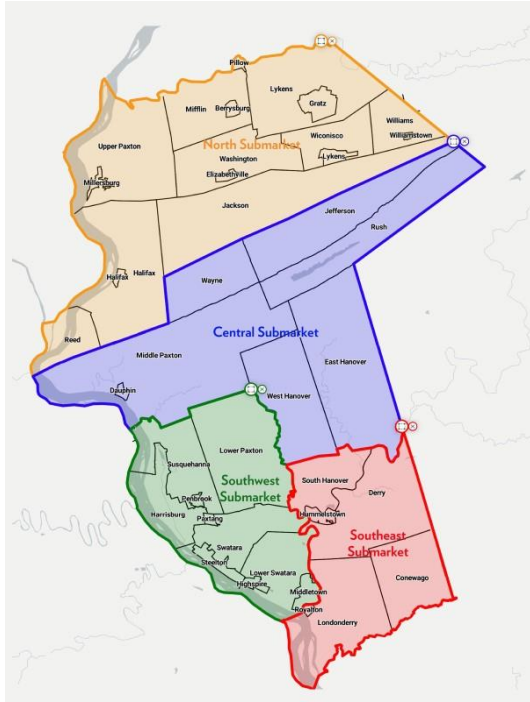
For-Sale Market Analysis

Rental Market Analysis



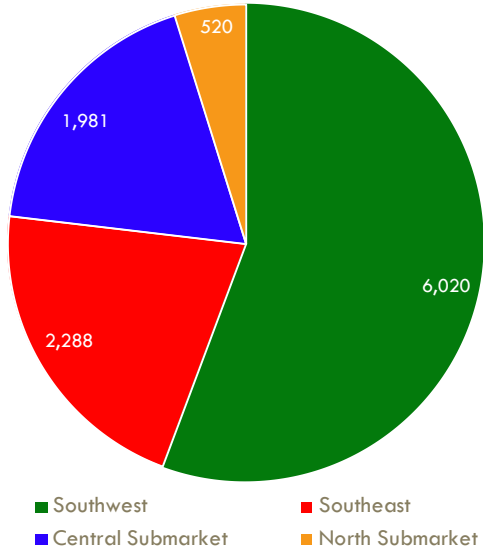
% Population Growth 2010-2020





Population Growth 2010-2020

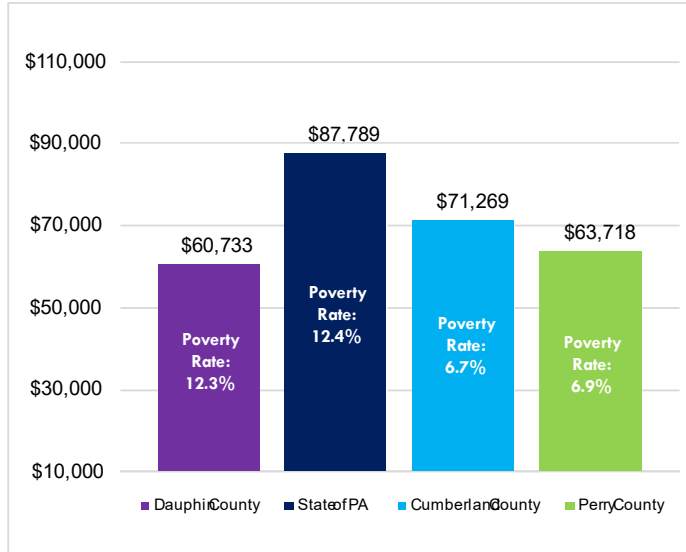
County Total: 10,809



HOUSING STUDY

DEMOGRAPHIC TRENDS

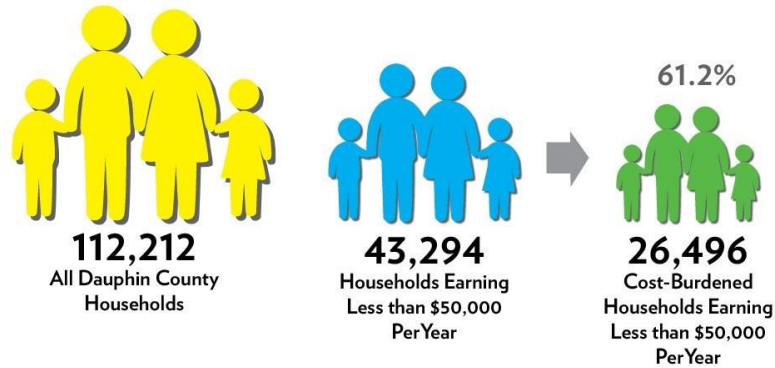
Median Household Income 2019



Housing Cost Burden

(Paying > 30% of income toward housing costs)

In 2019, three-out-of-five households earning less than \$50,000 annually in the Dauphin County were cost-burdened.



Household Survival Budget, 2018

| | Survival Income Annual | Survival Income Hourly |
|------------------------------------|------------------------|------------------------|
| Single Adult | \$26,436 | \$13.22 |
| Two Adults | \$41,664 | \$20.83 |
| Two Adults, Two School Children | \$64,968 | \$32.48 |
| Two Adults, Two Preschool Children | \$77,820 | \$38.91 |
| Single Senior | \$29,676 | \$14.84 |
| Two Seniors | \$46,860 | \$23.43 |

▶ 41% of Dauphin County households earn less than the Survival Budget line (approximately 46,000 households)

Source: United Way



Special Needs Population

| Persons with Disabilities | |
|-------------------------------------|------------------------------|
| 12.4% of all residents | 33,781 individuals |

| Homeless | |
|---------------------------|---|
| 423 individuals | 359 sheltered 64 unsheltered |

| Veterans | |
|------------------------------------|---------------------------|
| 8.1% of all residents | 16,945 veterans |

| Poverty/Disability for Veterans | |
|-----------------------------------|------------------------|
| 1.9% of all veterans | 322 veterans |

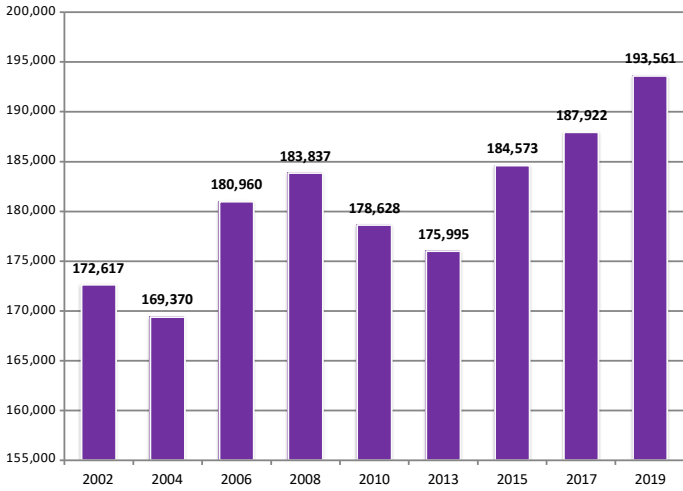
| TRANSITIONAL HOUSING |
|--|
| <ul style="list-style-type: none"> • 14 transitional housing facilities (according to Capital Area Coalition on Homelessness) • Number of transitional housing beds (Consolidated Plan 2022-26): <ul style="list-style-type: none"> - Households with children: 87 beds - Households with only adults: 54 beds - Chronically homeless: 36 beds - Veterans: 16 beds - Unaccompanied youth: 11 |

| REENTRY POPULATION |
|--|
| <ul style="list-style-type: none"> • Likelihood of imprisonment in lifetime: <ul style="list-style-type: none"> - African American men: 1 in 3 - Latinx men: 1 in 6 - White men: 1 in 17 • Pennsylvania Reentry Council (PARC – founded in 2017) <ul style="list-style-type: none"> - 9 subcommittees including Housing - County reentry coalitions (Dauphin County Reentry Coalition) • PHFA Reentry Housing – set aside for at least 1 innovative project serving populations re-entering society (demonstration project in Allison Hill). • Address housing discrimination and landlord incentives |

HOUSING STUDY

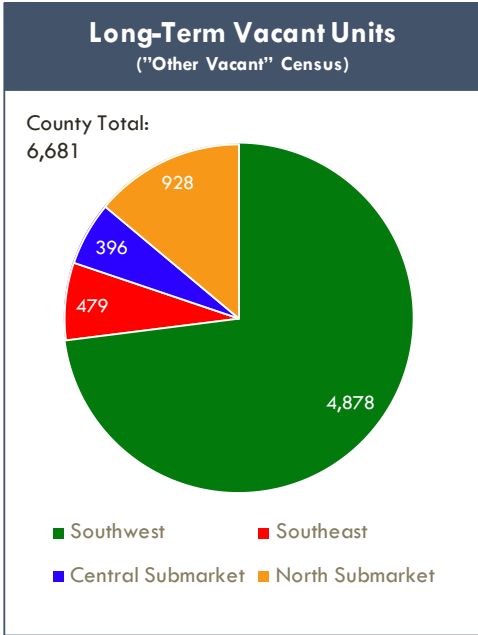
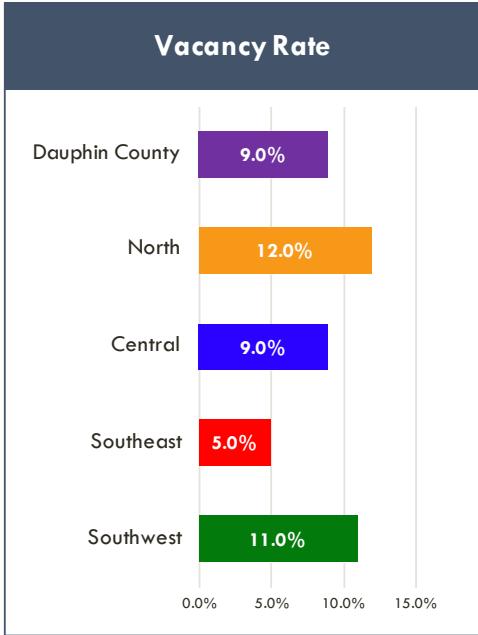
EMPLOYMENT TRENDS

**Jobs Located in Dauphin County
2002-2019**



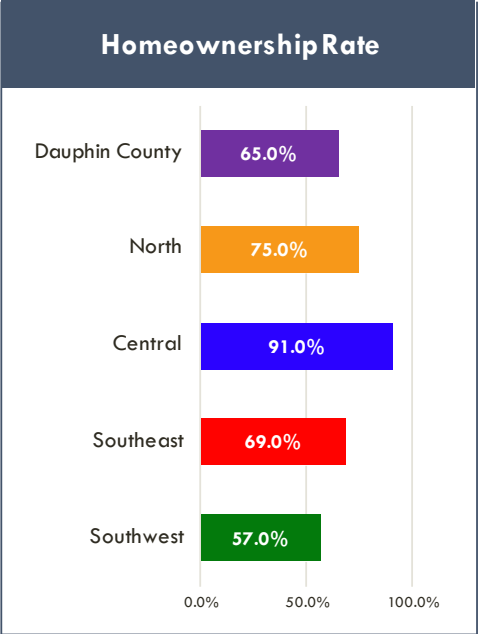
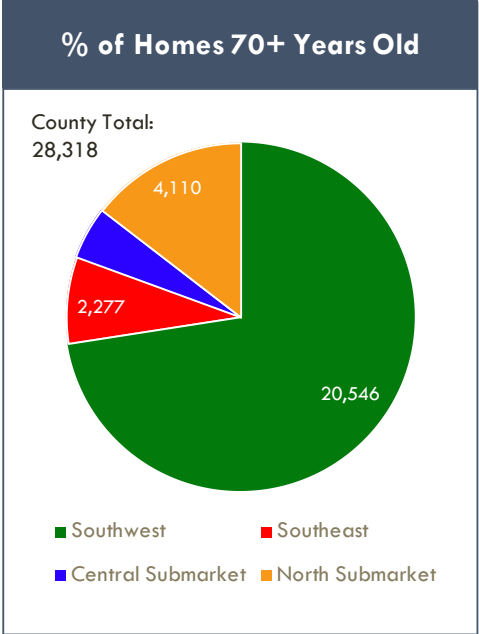
DASH BOARD

Housing Supply



DASH BOARD

Housing Supply



HOUSING STUDY

MARKET ANALYSIS

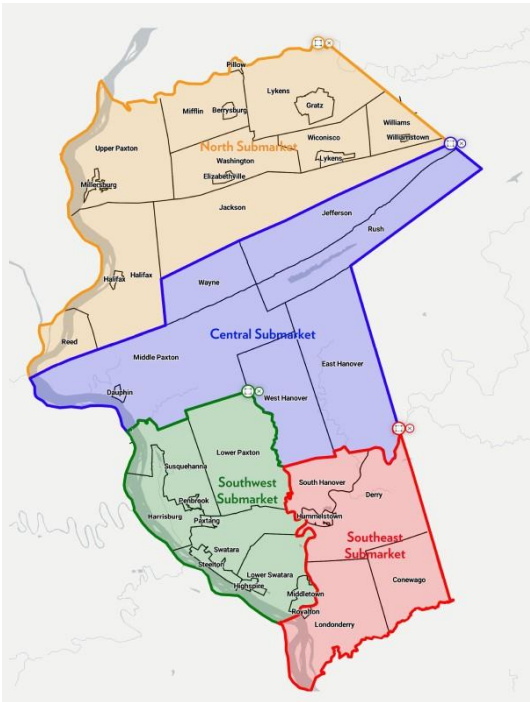
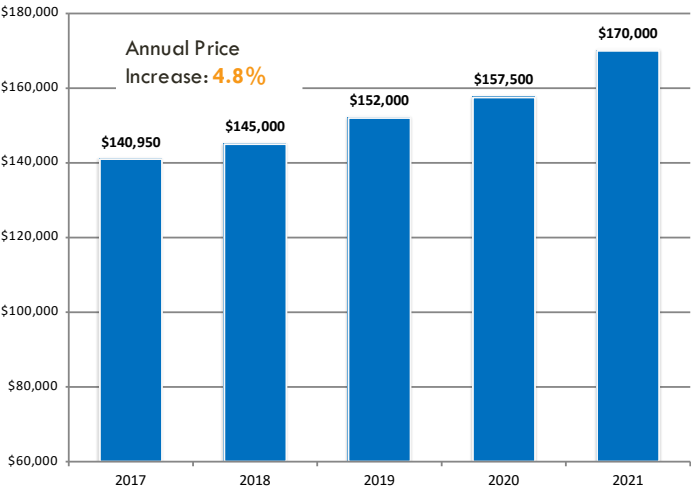
SALES HOUSING

HOUSING STUDY

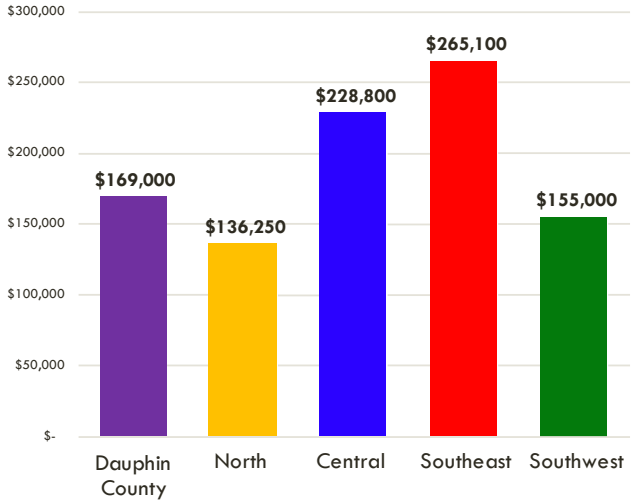
MARKET ANALYSIS

SALES HOUSING

Median Sale Price by Year Home Sold (2017-2021)



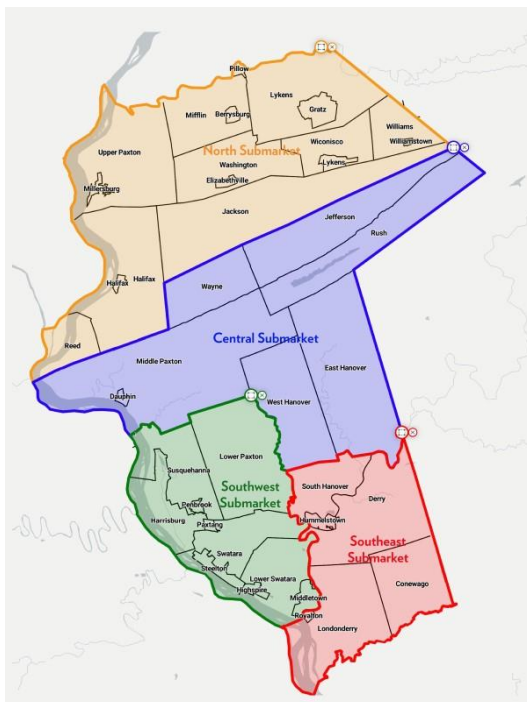
Median Sale Price of Single-Family Homes by Year Home Sold (2021)



HOUSING STUDY

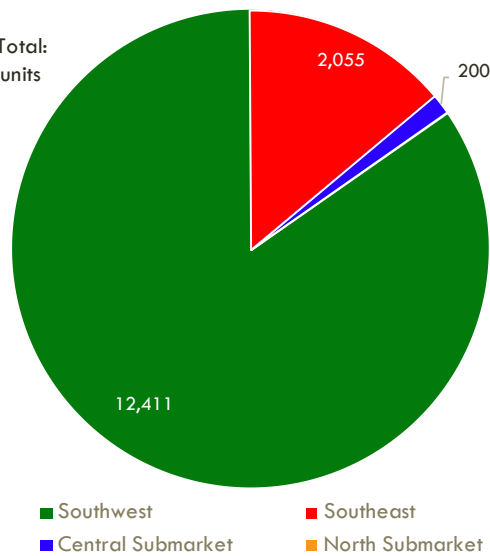
MARKET ANALYSIS

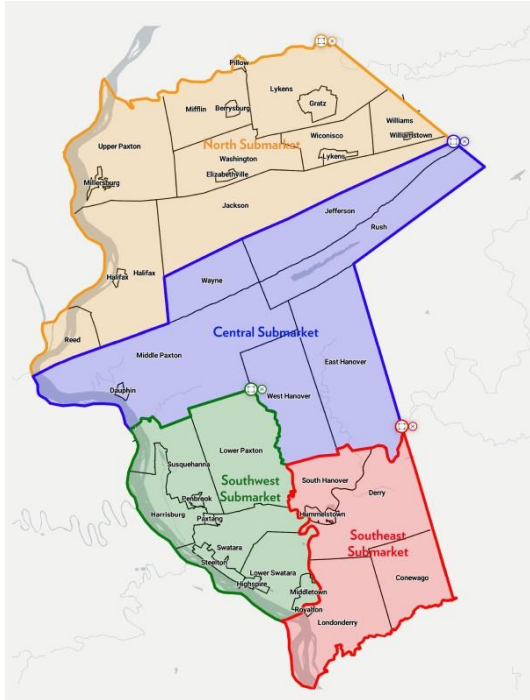
RENTAL HOUSING



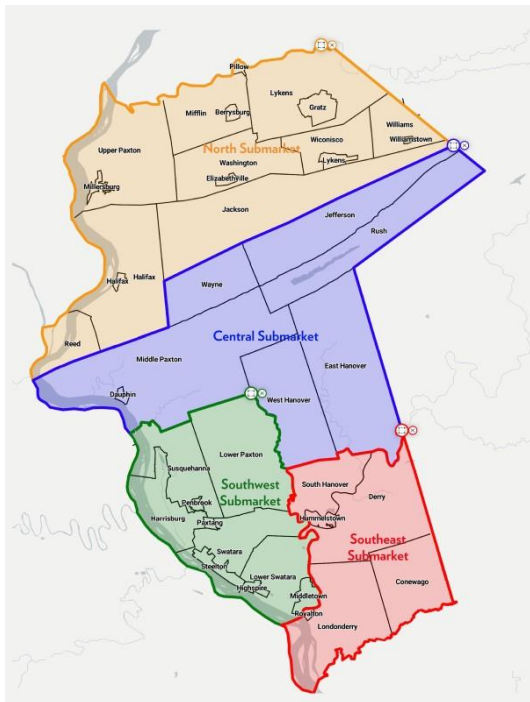
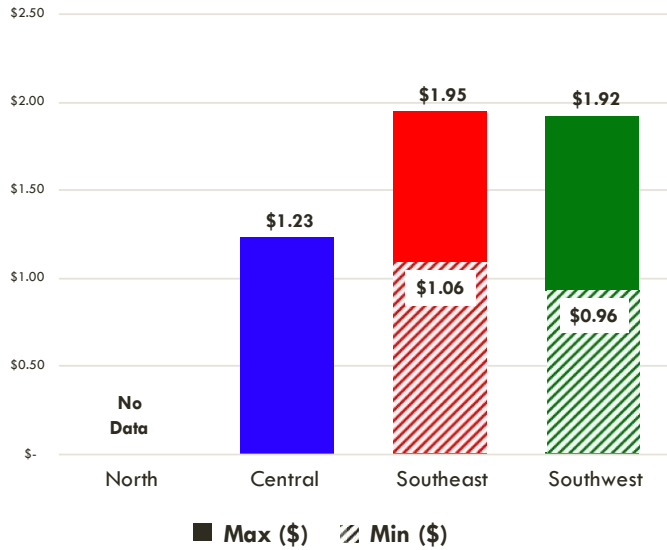
Rental Units in Multifamily Complexes (25+ Unit Communities)

County Total:
14,666 units

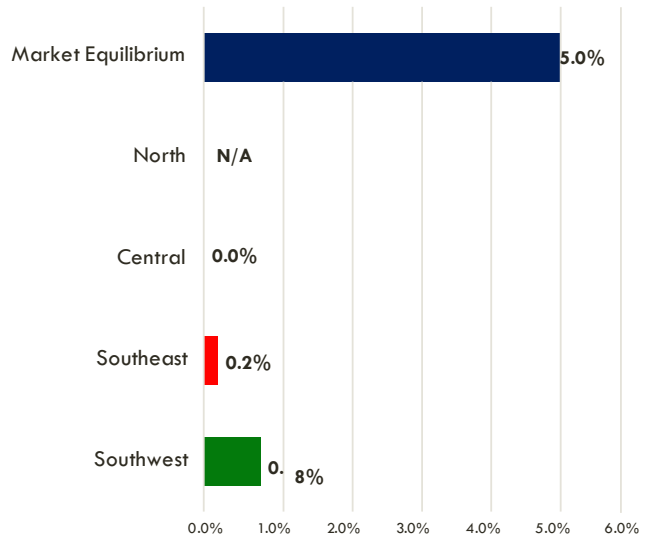




Price Ranges for 2-bedroom APTs by Submarket
(25+ unit Communities)



Vacancy Rates in Multi-Family Rental Complexes
by Submarket



KEY TAKEAWAYS FROM TECHNICAL ANALYSIS & STAKEHOLDER ENGAGEMENT

| Reinvestment | Seniors | Housing Diversity | Land Use Policy/ Approval Process |
|--|---|---|---|
| <ul style="list-style-type: none">• Urban core neighborhoods<ul style="list-style-type: none">- Targeted redevelopment• Older rural communities<ul style="list-style-type: none">- Home repairs in conjunction with Main Street investments | <ul style="list-style-type: none">• Fast growing population• Require a variety of housing options<ul style="list-style-type: none">- Aging in place- Newly constructed 55+ homes- Retirement communities with various care | <ul style="list-style-type: none">• Need to attract and retain young people• Preserve affordable housing stock• Coordinated effort with social service agencies for special needs | <ul style="list-style-type: none">• NIMBYism limiting housing production• Lengthy and cumbersome development approval process• Short term rentals |