

Keeping LANCASTER Current

AN HOURGLASS PUBLICATION

Lancaster County Growth Management Issues May 3, 2005

FYI

LANCASTER COUNTY STRATEGIC TOURISM DEVELOPMENT - The Lancaster County Planning Commission has released a draft of the [Lancaster County Strategic Tourism Development Plan](#). This Plan was developed over the last 18 months by the Lancaster County Planning Commission's twelve member Tourism Task Force. (The associated Appendices to the Plan will be available on-line shortly.) The Plan is **proposed to be adopted** as an element of the [Lancaster County Comprehensive Plan](#). **After the 45-day review period** is completed, which begins on Friday, April 29th, 2005, the [Lancaster County Planning Commission](#) will review the Plan, along with public comments, and forward it to the Lancaster County Board of Commissioners for their potential adoption on June 15th, 2005, at their regularly scheduled meeting. Please feel free to forward any comments you may have about this Plan to Scott Standish, Director, [Heritage Planning](#), either by phone at 717-299-8333 or by e-mail at Standish@co.lancaster.pa.us

CHOICES FOR A PLACE TO CALL HOME- The draft of the 2030 Housing Element Update was unveiled to the public at the Lancaster County Conference on Current Housing Issues on April 27, 2005. Comments on the Goals, Objectives and Strategies currently are being received, with plans to submit the final document to the Board of County Commissioners in June. [Proposed Goals, Objectives and Strategies](#) (pdf). For additional information contact Patricia J. Kadel, Senior Planner, by phone at 717-299-8333, or by email at kadelp@co.lancaster.pa.us.

WHY HAVE HOUSING PRICES GONE UP? - An academic [article](#) in the Harvard Institute of Economic Research suggests that regulatory obstacles are the primary reason housing prices have risen so much since the 1970s. Since 1950, housing prices have risen regularly by almost two percent per year. Between 1950 and 1970, this increase reflects rising housing quality and construction costs. **Since 1970, this increase reflects the increasing difficulty of obtaining regulatory approval for building new homes.** In this paper, a simple model of regulatory approval that suggests a number of explanations for this change including changing judicial tastes, decreasing ability to bribe regulators, **rising incomes** and **greater tastes for amenities**, and improvements in the **ability of homeowners to organize and influence local decisions**. Our preliminary evidence suggests that there was a **significant increase in the ability of local residents to block new projects** and a change of cities from urban growth machines to homeowners' cooperatives.

Upcoming Events

Roberto Clemente Park Ribbon Cutting Ceremony and Celebration
Saturday, May 7, 2005
South Duke and Dauphin Streets, Lancaster, PA
11:00 a.m.-2:00 p.m.

Cultivating A Greener Downtown – Pennsylvania's Premier Conference for Downtown Revitalization
June 5-8, 2005, State College
Sponsored by the Pennsylvania Downtown Center. For more information call (717) 233-4675 or write: amylucas@padowntown.org

A Susquehanna Symposium: Riverfront Communities Flowing With Potential – June 8-10, 2005 – The [Susquehanna Greenway Partnership](#), along with other sponsors and partners from New York, Pennsylvania and Maryland, is hosting a symposium for and about riverfront communities in the Susquehanna River Basin. For more information, contact Susan Obleski, SRBC, at (717) 238-0423, ext. 316 or by e-mail sobleski@srbc.net.

Interesting Articles/Websites
[Lancaster County Comprehensive Plan Growth Management Element Update](#)

[The Rise of the Ephemeral City](#)

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