

Housing Market Analysis and Affordable Housing Suitability Analysis

Sarcinello Planning & GIS Services was part of a team that conducted a housing market analysis and affordable housing suitability analysis for the Lancaster Housing Opportunity Partnership (LHOP). LHOP is a non-profit organization focused on housing affordability in an eight-county region in Pennsylvania. This project analyzed the housing market in Lancaster County.

The Housing Market Analysis assessed existing market conditions, the future market potential for various housing types, and the need for affordable housing. The Affordable Housing Suitability Analysis identified locations throughout the County that are most suitable for affordable housing.

Sarcinello Planning & GIS Services prepared a series of maps to illustrate the geographic distribution of socioeconomic and housing variables that were inputs to the Housing Market Analysis. We also developed a GIS model to identify suitable locations for affordable housing based on eleven factors ranging from access to transportation and services, to employment opportunity, to available infrastructure, to quality of schools.

Findings of the two studies were presented at the Lancaster County Housing Summit which drew a large attendance from members of the real estate, finance, business, government, and social services sectors. LHOP staff and Lancaster County government officials and planners have presented the study's findings to local municipalities in an effort to increase awareness of housing market trends and needs, and local housing policy needs. They are also using the suitability analysis to better target development of affordable housing for low and middle-income households.

