



**Community Development Implementation Partners Meeting Summary**  
**September 28<sup>th</sup>, 2017, 1PM-2PM**  
**Madeline Olewine Memorial Library**

**Presenters:**

Jerry Duke, Dauphin County Planning Coordinator, Tri-County Regional Planning Commission, [gduke@tcrpc-pa.org](mailto:gduke@tcrpc-pa.org)

Steve Deck, Planner, Tri-County Regional Planning Commission, [sdeck@tcrpc-pa.org](mailto:sdeck@tcrpc-pa.org)

**Attendees:**

Lauren Gross, Greater Harrisburg Association of Realtors (GHAR)

Rob Leshner, Dauphin County Library System

Robert Price, Home Builders Association

Julie Walter, Tri-County Community Action

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Jerry Duke opened the meeting by reviewing the basic principles behind the Dauphin County Comprehensive Plan. Adopted officially by the County Commissioners in July, the plan is now moving in to the implementation phase. Mr. Duke also mentioned the **6<sup>th</sup> Annual Dauphin County Premier Project Awards** and called for both projects and volunteers to judge. More information on the awards can be found here: <http://www.tcrpc-pa.org/dauphin#ppa>

Steve Deck directed attendees to review their handout of the Key Goals and Action Items from the Comprehensive Plan, which can be found here: <https://www.dauphincountycompplan.org/sustainable-development/> Though Key Action Items may change as the plan moves forward, it is noted that all future changes or additions must keep in line with the stated goals, if we are to avoid having to submit the plan for re-adoption.

All Implementation Partners were sent prior to the meeting a Prioritization Form that gave them the option to rate all Key Action Items as either High, Medium, or Low Priority. The returned votes were tallied and weighted (3 points for High, 2 points for Medium, and 1 point for Low) and averaged by the number of attendants who responded. Four (4) members of the Community Development Committee returned their Prioritization forms. **It should be noted that the ranking of Key Action Items is meant as an unofficial measure to determine relative importance and does not necessarily reflect the order in which tasks will be approached or accomplished.** All committee members should submit a completed Prioritization Form by sending them to Alexa Korber, [akorber@tcrpc-pa.org](mailto:akorber@tcrpc-pa.org)

One of the highest rated Key Action Items was the undertaking of a **Housing Survey/Inventory**. Mr. Deck led discussion about the potential for a County Blighted Housing Strategy, an outgrowth of communications that had previously taken place with Tri-County Community Action. Ms. Walter mentioned two completed surveys: Allison Hill and Camp Curtin. She mentioned a software called Love Land, which is already being utilized in urban centers like Detroit, that makes surveying properties an easy process that can be done with the use of a phone or tablet.

The goal of a County Blighted Housing Strategy would be to build a database of blighted properties with a suggested endgame: demolition, rehabilitation, or other. **It was noted within the group that one thing the Strategy must avoid doing is displacing people from their communities by contributing in any way to unaffordable housing issues.** Mr. Price questioned what the overall goal of the strategy would be. Mr. Deck responded that the overall goal of the Strategy should be creating a vibrant community and can possibly be used to address a whole range of issues beyond aesthetics, including tax base enhancement, crime reduction, etc.

The discussion then turned to a related Action Item: looking at factors that impact housing affordability. One of the components of the proposed Housing Survey is proposed to include a review of local ordinances to look for regulatory items that may significantly impact affordability. Ms. Gross mentioned that many municipalities have Point-of-Sale ordinances, which puts certain financial burdens on buyers.

There was general agreement that TCRPC could move forward with discussing the proposed Housing Survey and affordability analysis with the County Commissioners as the prioritization forms are received and analyzed.

Mr. Price mentioned that a plan of this nature could serve as a useful benchmark going forward. The meeting was closed with a reminder that the Committee will not have a regular meeting time but will meet when there is an important issue or update from any of the involved organizations that needs to be discussed. Both Mr. Deck and Mr. Duke encouraged attendees to see where their ongoing initiatives may match the goals of the Comprehensive Plan process and could therefore be integrated into the Plan.

#### **Next Steps:**

There will be continued efforts toward the completion of the Housing Study. Updates will be provided on this effort as well as other action items, including possible activities which would help address affordable housing. This will include the development of a strategy to examine local codes and ordinances which may be impacting the ability to create affordable housing.

No schedule date was made for the next meeting. The Implementation Partners will be asked to meet again when there is progress to report on the results of the efforts.