

The quality, condition, location, and value of housing are extremely important to the future and prosperity of Conewago Township. This plan provides direction for the township to meet current and future housing needs of the community by establishing an overarching goal and a series of supporting objectives. Strategies to achieve these objectives are detailed in this plan. Specific actions are detailed in the implementation plan.

The Pennsylvania Municipalities Planning code states that the municipal comprehensive plan must contain, "A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods, and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels."

GOAL AND OBJECTIVES

Goal

Provide a desirable mix of safe and well maintained housing that meets the needs of current and future township residents of all incomes and family sizes.

Objectives

1. Guide new residential housing growth to locations in the township where necessary infrastructure exists or where it is planned.
2. Support the viability of farming and the prevalence of agriculture in the township, and assure that potential new residents are aware of the rural, agricultural character of the township.
3. Evaluate alternative housing options to promote affordability and minimize the loss of land available for agricultural production.
4. Encourage the density of new residential development to be consistent with existing rural style development.
5. Encourage new residential development to be constructed in a manner that ensures the value of the home is consistent with a price that current and future residents are able to afford.
6. Inform the school district and community service providers of planned residential development.

OVERVIEW OF KEY FINDINGS

This section revisits the information discussed in the Housing Profile, and discusses other relevant studies that have been undertaken that pertain to housing in the township.

Housing Profile

The Housing Profile provides a wealth of information on the housing stock that exists in the township including information on the total number of units, year of construction, type of housing units, value of housing, and tenure and occupancy statistics. The following key points provide an indication of the housing stock in the township:

- Most of the housing growth in Conewago Township has occurred since 1970. The 1970s represent the decade with the most construction of housing units, but growth has continued at a moderate pace in the 1980s, 1990s, and since 2000, as indicated by U.S. Census data and building permit records. This is largely due to natural out-migration from the nearby boroughs and the City of Harrisburg and other metropolitan centers. Recently the township has experienced growth pressures from Derry Township and from South Londonderry Township.
- Most of the recent construction in the township has been in the form of single family detached dwellings, with the most notable development being the Hills of Waterford development in the northwestern part of the township.
- In general, Conewago Township has a very high percentage of single family detached dwellings, which is not uncommon in a rural and agricultural area. Public water and sewer infrastructure, which is often required to support multi-family housing developments, was not available in the township until recently, which can explain the smaller number of multi-family housing units. However, now that this infrastructure is available in certain parts of the township, there is an elevated potential for this type of development to come to the township.
- In 2000, the vacancy rate in the township was 4.68%, which is considered to be between the healthy range of 4% to 6%.
- The median value of housing in the township was higher than the county, state, and all surrounding municipalities, with the exception of Derry Township, in both 1990 and 2000. The median value also increased by a larger percentage in the township than in the other locals mentioned above, including Derry Township. This may indicate that housing in the township is well maintained, and desirable, but may also be an indication of a housing stock that appeals to the middle and upper income households, resulting in a lack of housing that is considered to be afforded by the low and low-middle income households in the township.
- Compared to surrounding municipalities, the county, and the state, the composition of the population in the township, classified by value, is most similar to the composition of the housing stock in Derry Township.

Community Public Meeting

Many comments that were received at the community public meeting leaned against encouraging development. People indicated that they do not want more housing, and they felt that there is a need to limit high density housing. They are also aware of the associated impacts that development brings with it, including impacts to the schools and to infrastructure. Specifically, the meeting attendees discussed the following points as strengths or issues related to housing in the township.

■ Strengths

- People felt that there are a variety of housing sizes and styles in the township and that most of the houses are well maintained.
- Residents liked that there have been sparse development patterns and appreciate the rural setting in the township and that there aren't a lot of cookie-cutter developments.
- Some of the homes in the township have a historic nature.
- Residents also appreciate the community feeling that exists in the township. People feel that they have good neighbors and that they take care of each other.

■ Issues

- The meeting attendees discussed issues related to housing in the township and then ranked the items discussed to determine the most pertinent issues. The concern over high or increasing real estate taxes was rated as the number one issue.
- Residents also felt strongly that they do not want more housing, and development should not be encouraged. They felt that there is a need to maintain rural development patterns, and to limit high density housing.
- Residents felt there is a need for noise control and traffic impact studies, and the costs to pay for additional services, such as schools, should be integrated into the cost of new housing.



Other Relevant Studies

The following studies were considered in the development of the Conewago Township Comprehensive Plan:

■ Dauphin County Comprehensive Plan

- The Dauphin County Comprehensive Plan discusses environmental limitations to development and the costs of residential sprawl. As such, the plan supports the conservation and rehabilitation of existing housing, and development principles such as conservation by design and transfer of development rights to protect natural resources and discourage sprawl.
 - The factors which are considered restrictive for building purposes include steep slopes of 15% or greater, prime agricultural land, floodplains or wetlands, and existing public lands.
 - The plan notes that there are many different definitions of sprawl, but most relate to the inefficient use of land and infrastructure which strains public funds, threatens natural and agricultural lands, and places pressure on community facilities.
- The plan determines that, "Dauphin County, as a whole, has more than enough vacant, buildable (no environmental limitations) land in Community Service Areas (having utility service and access to the transportation network) to meet the housing needs of the projected Dauphin County population through 2020. Therefore, residential development outside the Community Service Areas (CSAs) should be discouraged, or at best, very

limited.” The future land use map shows that Conewago Township is not included in a designated CSA.

- Additionally, the plan states, “it has become apparent that housing problems in Dauphin County are more related to affordability than availability.”
- Information from the Dauphin County Comprehensive Plan is also discussed in the sections of this plan that relate to housing projections and affordability of housing in the township.

INTERRELATIONSHIP OF HOUSING TO OTHER ELEMENTS OF THE COMPREHENSIVE PLAN

This chapter focuses on providing housing to meet the needs of the current and future populations, but the housing element is intricately related to other plan elements. It is essential that as the comprehensive plan is implemented, Conewago Township focus not only on the provisions of housing units as the number of structures that will be required, but also on the creation and preservation of neighborhoods. This section looks at how housing is related to the other plan components and how the other components can assist in creating, preserving, and enhancing neighborhoods in the township.

Land Use

- The placement of housing units is intricately related to the future land use plan and will ultimately depend on natural resources and local land use ordinances. Conewago Township will need to provide for housing to serve the existing and the projected future population and this housing will need to be designed in a manner that preserves the agricultural heritage in the township, conserves natural resources and water resources, and is located in areas which are served by or planned for public infrastructure. In the villages in the township, it will be essential that older housing is rehabilitated and that new housing conforms to the character of the village in terms of lot dimensions, setbacks, building heights, and structural design.

Transportation

- Following World War II, the nation saw an increase in suburban housing developments and a heightened reliance on the personal automobile. As such, residential developments constructed post 1950 are evidenced by automobile dominance. Sidewalks are often absent from developments, and residents became accustomed to driving their automobiles up their driveways and into their two-car garages that were located on the front of the house. This fostered increased isolation from neighbors and distancing from community services.
- As new neighborhoods are constructed, and existing neighborhoods preserved and enhanced, it will be pertinent to focus on the connectivity within the neighborhood and to other places. This connectivity includes ways to link pedestrians, automobiles, bicycles, and other non-motorized forms of transportation. Bike paths, walking trails, and sidewalks help to interconnect places and decrease dependency on the automobile. The placement of housing in relation to transportation improvements will also affect how the community is perceived in terms of its connectedness and appeal.

Community Facilities / Community Character

- As identified at the public participation meeting, residents are aware of the impacts that housing development has on community facilities such as schools. In addition to schools, new housing development also impacts other community facilities including water and sewer services, and fire and emergency services.
- Community character is often linked closely with community services. Identifying neighborhoods will help increase residents' sense of place in the community and increase community pride. It is often up to residents and stakeholders in a community to form the organizations that encourage neighborhood activities, improvements, and interactions. Neighborhood associations, crime watch groups, or student service clubs can help to build a sense of community and improve the welfare of the community, thus creating a neighborhood and not just a housing development.

HOUSING PROJECTIONS

The housing projections discussed in this section are adopted from the Dauphin County Comprehensive Plan. Similar to the reasoning behind utilizing the county population projections, this plan seeks to maintain consistency with the projections and plans that have been developed at the regional and county levels. Housing unit projections can be thought of in two different aspects:

- The amount of housing units that will be needed to accommodate the existing and projected future population, based on population projections and the vacancy rate in the year 2000, which was considered to be healthy in Conewago Township; and
- The amount of housing units that will likely be constructed if recent development trends continue at the same pace, based on the past 10 year building rate. The 10 year period analyzed spans the years 1992-2001. Examining 3, 5, and 10 year trends during this time showed little change between the average annual amounts.

The Dauphin County Comprehensive Plan presents both of these projections. This plan recognizes that as the township moves forward, it will be necessary to encourage the number of dwelling units that are constructed to align closely with the projected number of units needed.

Table 10-1: Projected Total Housing Units Needed, 2000-2020

| 2000 Total Housing Units | Projected Total Units Needed | | | | Total Additional Units Needed, 2000-2020 |
|-----------------------------------|------------------------------|-------|-------|-------|--|
| | 2005 | 2010 | 2015 | 2020 | |
| 1,069 | 1,167 | 1,222 | 1,277 | 1,333 | 264 |

Source: Dauphin County Comprehensive Plan, Tri-County Regional Planning Commission; U.S. Census Bureau

Table 10-2: Projected Total Housing Units to be Constructed, 2000-2020

| 2000 Total Housing Units | Projected Additional Dwelling Units Using Past 10 Year Building Rate, 1992-2001 | | | | Total Projected Units, 2000- 2020 |
|-----------------------------------|--|-------|-------|-------|---|
| | 2005 | 2010 | 2015 | 2020 | |
| 1,069 | 1,127 | 1,185 | 1,243 | 1,301 | 232 |

Source: Dauphin County Comprehensive Plan, Tri-County Regional Planning Commission; U.S. Census Bureau

Analyzing the Projections

- The Dauphin County Comprehensive Plan projects that there will need to be an additional 264 units constructed in the township by 2020 to meet the needs of the current and projected population.
- Based upon recent building trends, the township is expected to see 232 units constructed during this time. Although this number is slightly lower, building permit data from the five year period from 2000-2005 reveals that there were 114 units constructed in the township during this time, which is nearly double the annual rate that was applied to the projections. If this rate is to continue, the township will have nearly double the amount of units that are projected to be needed by 2020.
- Analyzing the housing unit needs projections in conjunction with the future land use plan, the township has more than enough land designated for residential or rural resource use that is able to accommodate the projected need.
- As the township moves forward, it will need to monitor housing unit development to ensure the number of housing units developed does not exceed the projected need.

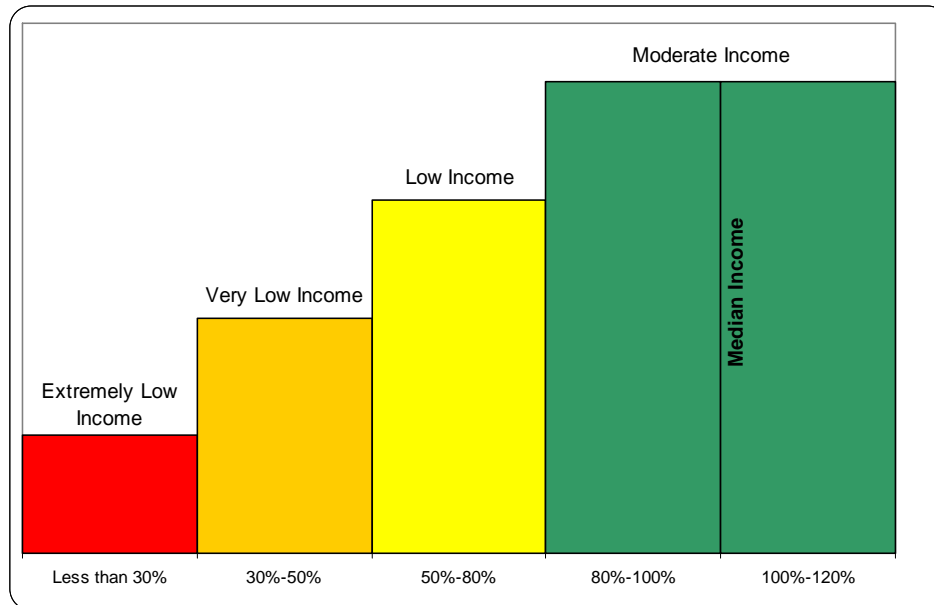
ANALYZING HOUSING COST BURDEN AND THE NEED FOR AFFORDABLE HOUSING

The type of housing that is considered affordable to a renter or a homeowner depends on many factors including the age, quality, size, location, and availability of housing stock in an area. Ultimately, housing affordability is determined by household income. The U.S. Census Bureau evaluates the affordability of the housing stock by examining the cost of homes as a percentage of household income. Generally, when costs associated with housing exceed 30% of household income, the cost of housing is considered to be an unreasonable burden, exceeding the amount that the household income may afford. Households that are required to spend more than 50% of their income on costs directly related to housing are considered to be extremely cost burdened.

Classifying Households Based on Income

- The Department of Housing and Urban Development (HUD) programs and other federal programs use income limits as eligibility criteria for housing assistance. HUD determines income limits on the basis of area median income and maintains data compiled by the long form of the census on the number of households (of a sample) that are in each income category. These data are broken down by renter occupied households and owner occupied households, as shown in **Table 10-3**. The income categories used in various HUD programs are as follows:
 - Moderate Income – those households earning between 80% and 120% of an area's median income
 - Low Income – those households earning between 50.1% and 80% of an area's median income
 - Very Low Income – those households earning between 30.1% and 50% of an area's median income
 - Extremely Low Income – those households earning less than 30% of an area's median income

Figure 10-1: Department of Housing and Urban Development Income Classifications



Source: HUD; RETTEW Associates, Inc.

The Jobs/Housing Balance

- Although those households that are considered to be extremely low income or low income households are potentially the most “at-risk” households, there are often moderate income households that experience housing cost burdens as well. Thus, it is important that housing affordability is not only associated with subsidized housing, but with the working class population as well. Members of the community, many of which are employed at respectable positions, including teachers and emergency services personnel, will also be in need of housing that is considered affordable to their level of income.
- The need for more affordable housing is a direct result of increases in income not keeping pace with increases in housing costs. The Dauphin County Comprehensive Plan shows that the median monthly change in household income between 1990 and 2000 in the township was \$171, while median monthly housing costs for homeowners with a mortgage increased by \$474. Rental costs are keeping a closer pace with income changes in the township. Median monthly housing costs for renters increased by \$166 between 1990 and 2000.
- It will be important to encourage housing that is considered to be affordable to those households living in the township, based upon the amount their income allows them to afford.

Cost Burdened Households in Conewago Township

The U.S. Census Bureau collects data on household income and housing costs and calculates the percentage of people in each income category that are considered to be experiencing a “cost burden”. According to federal standards, when the amount that a household is required to spend on housing and associated costs exceeds 30% of their income, the cost of housing is considered to be an unreasonable burden. When this amount exceeds 50%, the household is considered to be extremely cost burdened. Information contained in this section is based on a sample of the population.

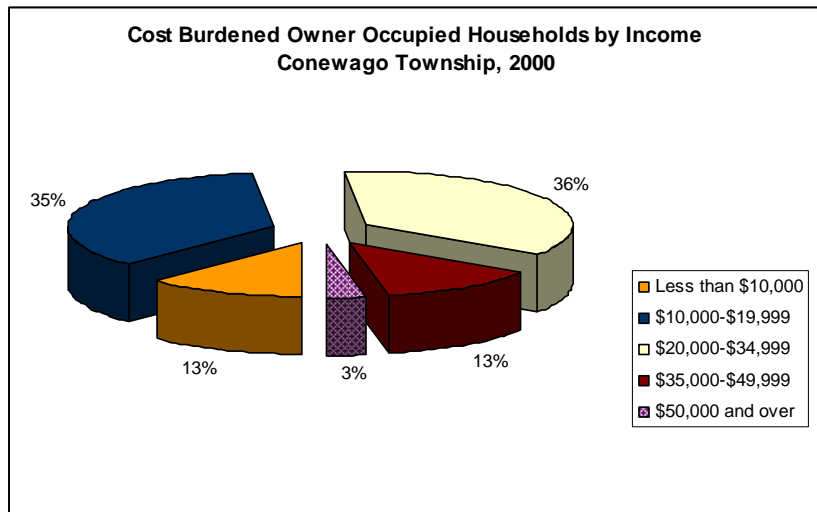
Table 10-3: Cost Burdened Households in Conewago Township, 2000

| | Total in Sample | No Cost Burden | | Cost Burdened | | Extremely Cost Burdened | |
|------------------------|-----------------|----------------|-------|---------------|-------|-------------------------|------|
| | | Total | % | Total | % | Total | % |
| Owner Occupied | 634 | 534 | 84.23 | 100 | 15.77 | 39 | 6.15 |
| Renter Occupied | 146 | 116 | 79.45 | 26 | 17.81 | 0 | 0.00 |

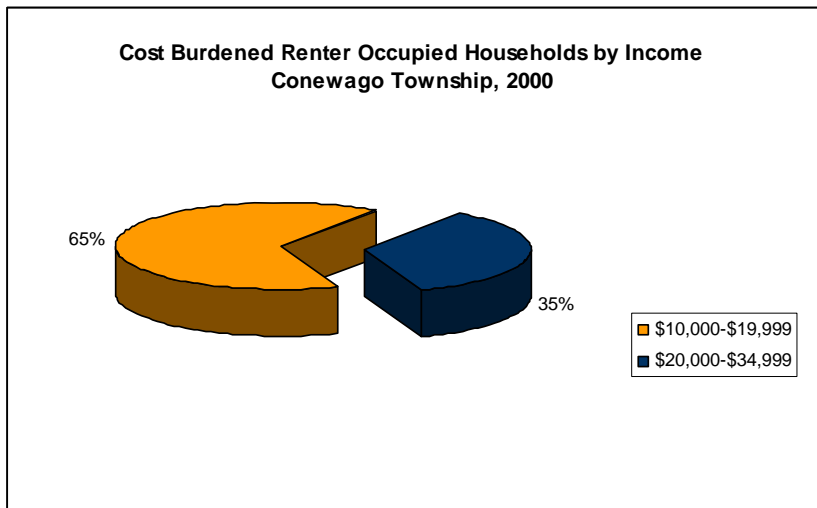
Source: Dauphin County Comprehensive Plan, Tri-County Regional Planning Commission; U.S. Census Bureau

■ Approximately 16% of homeowners and 18% of renters in the township were experiencing a housing cost burden in 2000. Another approximate 6% of owner occupied households were considered to be extremely cost burdened.

■ Additional data indicate that the number of renter occupied households that were experiencing a housing cost burden in the township decreased between 1990 and 2000, but the number of owner occupied households that were experiencing a housing cost burden increased from 21 households in 1990 to 100 households in 2000.



■ Data for the township show that owner occupied households experiencing a housing cost burden range from extremely low income households to moderate income households. Renter occupied households experiencing a housing cost burden are concentrated to two income ranges, indicating that there is a need for rental housing that is considered affordable to this segment of the population.



■ It will be important for Conewago Township to encourage a mix of housing considered affordable to a variety of incomes, and for residents and homebuyers to be appropriately educated on the importance of buying within their means, and that they develop an appropriate understanding of what they are able to afford.

■ It is important to differentiate between housing that is considered affordable by residents of the community and assisted housing developments which are often accompanied by connotations of high density, urban decline, and decreased property values. Many of the people who need affordable housing today are employed at respectable jobs and are part of the region's regular workforce; the price of housing in the area has started to outpace increases in income. Young families and children who were raised in the township and are looking to

stay in the township will need a home that they can afford, just as senior citizens will need a home that they can afford and adequately maintain.

TOOLBOX – REDUCING BARRIERS TO AFFORDABLE HOUSING

The Governor’s Center for Local Government Services has compiled a series of common regulations that are often found in local land use ordinances and can act as barriers to affordable housing. For each barrier, a list of possible solutions have been offered as a potential means to mitigate the problem and encourage new housing to be constructed and sold at a price that will be affordable to the residents of the community. Problems and solutions that may apply to the township are described in the following table. This toolbox contains a variety of items that the township may consider as the plan is implemented to encourage a necessary amount of affordable housing.

| <i>Supply of Land, Affordable Housing Types, and Design Standards</i> | |
|---|---|
| <i>Problem</i> | <i>Potential Solutions</i> |
| <p>1</p> <p>LOT DIMENSIONS SUCH AS FRONTAGE, FRONT SETBACKS, AND SIDE YARD REQUIREMENTS CAN BE EXCESSIVE AND ADD UNNECESSARY COST WHILE OPERATING AS A REDUNDANT DENSITY CONTROL.</p> | <ul style="list-style-type: none"> ■ Reduce lot frontage and effectually reduce costs for paving, storm water control, and utility installations. ■ Reduce excessive front setbacks and thereby reduce costs for paving, service lines, site clearance, and landscaping. ■ Allow zero lot line and patio and atrium houses on smaller lots which can reduce costs and still provide amenity. |
| <p>2</p> <p>EXCESSIVE STREET WIDTHS AND CONSTRUCTION STANDARDS, WHICH ARE OFTEN UNRELATED TO EXPECTED USES, CAN BE REQUIRED IN SUBDIVISION ORDINANCES</p> | <ul style="list-style-type: none"> ■ Tailor development standards for streets to expected use or size of development, thereby reducing the cost of other improvements. |
| <p>3</p> <p>DEVELOPERS MAY NEED INCENTIVES TO PRODUCE AFFORDABLE UNITS AND TO ENCOURAGE INFILL DEVELOPMENT ON VACANT TRACTS.</p> | <ul style="list-style-type: none"> ■ Award density bonuses for construction of affordable housing units at controlled, below market rate prices, and for infill development of vacant tracts. ■ Award density bonuses for rehabilitation of existing substandard housing provided the bonus units are available for low and moderate-income persons. |
| <p>4</p> <p>SUBDIVISION REGULATIONS OFTEN REQUIRE SIDEWALKS ON BOTH SIDES OF THE STREET AND INHIBIT THE USE OF ALTERNATE, COST-SAVING PEDESTRIAN WALKWAYS</p> | <ul style="list-style-type: none"> ■ Require sidewalks only where needed, such as on just one side of the street rather than on both sides. ■ Where feasible, use pathway systems instead of sidewalks to connect logical destinations away from roads where possible. Allow alternate lower cost materials where feasible. |
| <p>5</p> <p>PARKING STANDARDS CAN CONSUME MORE LAND THAN</p> | <ul style="list-style-type: none"> ■ Reduce the size of a percentage of the stalls to accommodate smaller compact cars. |

Supply of Land, Affordable Housing Types, and Design Standards

| Problem | Potential Solutions |
|---|---|
| <p>NECESSARY, ESPECIALLY IN MULTIFAMILY DEVELOPMENTS</p> | <ul style="list-style-type: none"> ■ Consider linking the number of required parking spaces to the number of bedrooms, rather than the number of units in multifamily developments. |
| <p>6 MANY ZONING ORDINANCES LIMIT AFFORDABLE HOUSING OPPORTUNITIES FOR ONE AND TWO PERSON HOUSEHOLDS AND ELDERLY HOUSEHOLDS</p> | <ul style="list-style-type: none"> ■ Revise zoning provisions in select areas to facilitate conversion or alteration of an existing single family dwelling into two residential units (an accessory apartment) subordinate to the primary dwelling, or into two or more residential units (residential conversions) ■ Allow the addition of a single, small elder cottage to a single family lot to be used by either elderly or disabled family members related to the occupant of the principal dwelling and to be removed from the property when no longer occupied. ■ Adjust zoning ordinances to allow establishment of in-law quarters within existing single family dwellings. ■ Allow shared housing which involves the occupancy of a dwelling unit by two or more unrelated individuals who live as a single housekeeping unit and share kitchen, bath, living, and dining space. ■ Allow group homes for foster children, the developmentally and mentally disabled, and the elderly by right in all districts where single family dwellings are permitted. |

Source: Pennsylvania Department of Community and Economic Development; RETTEW Associates, Inc.

| Application Processing | |
|---|---|
| Problem | Potential Solution |
| <p>1 MEDIUM AND HIGHER DENSITY HOUSING DEVELOPMENTS USUALLY ENCOUNTER MORE RED TAPE IN THE APPLICATION PROCESS.</p> | <ul style="list-style-type: none"> ■ Allow for higher density uses by right in designated areas where public water and sewer are available. ■ Allow various types of multifamily structures by right. |
| <p>2 GOOD COMMUNITY DESIGN NEEDS TO BE ACTIVELY PROMOTED.</p> | <ul style="list-style-type: none"> ■ Sponsor educational seminars on good design techniques. ■ Develop a library of preferred design styles that can be referenced by developers looking to build in the community. Encourage energy efficiency in the design of structures. ■ Offer assistance in the design process. |

Source: Pennsylvania Department of Community and Economic Development; RETTEW Associates, Inc.

PRESERVING EXISTING HOUSING STOCK

As the comprehensive plan is implemented it will be important that the township encourage the preservation of existing housing to ensure on-going maintenance and sound and livable structures. Although the township currently does not have large areas of blight or deteriorated homes, it will be necessary for the township to take a proactive approach to encourage on-going maintenance of housing structures. Older properties that are in need of repair should be targeted for conservation and rehabilitation. Property owners should be encouraged and assisted with improvements such as updates to plumbing and electrical systems and weatherproofing to reduce energy consumption.

Conservation

- Conservation of existing housing is a technique that is directed towards the prevention of blighted conditions. This technique should be applied to areas with little or no existing blight. The technique involves continued maintenance of structures and properties, repair of deteriorated structures, and enforcement of housing and building code standards.

Rehabilitation

- Rehabilitation is a revitalization technique that is to be applied to areas that are experiencing a greater amount of deterioration. The goal of rehabilitation is to turn these places into sound, healthy neighborhoods. This is accomplished through an area wide renovation plan designed to facilitate the rehabilitation of deteriorated structures and properties.

Redevelopment

- Redevelopment is the most comprehensive method of removing blight from an area. This technique is directed towards the removal of severely blighted areas through the combined use of conservation and rehabilitation. In a redevelopment project, property is normally acquired by a public body and substantially modified and sold to an agency to improve in accordance with an approved plan.
- As properties are redeveloped, it is important that the improvements or new structures are designed in a context sensitive manner. New structures should fit into the existing character of the neighborhood by retaining features such as the average setback, depth, height, building materials, façade characteristics, and color scheme.

HOUSING CHOICES TOOLBOX

Conewago Township is dominated by single family homes. Construction trends indicate that this type of structure is still the most commonly constructed in the township. Although this type of structure may be the most popular, other design styles may appeal to different segments of the population. This toolbox lists design styles that the township may consider in the future to encourage diversity in the types of housing available in the township.

■ Two Family Dwellings

- Two family dwellings can be in the form of semi-detached structures or duplexes. Semi-detached housing relates to two housing units, side by side, with one shared wall; the term duplex refers to two housing units, one stacked above the other. These types of homes are less costly to heat and are often smaller in size than fully detached single

family dwellings, resulting in a less costly housing choice. Two family dwellings may be appropriate in village areas of the township.

■ Accessory Apartments

■ Accessory apartments are private, self-contained units located within an existing dwelling. This type of unit may be used as a rental unit or as a private space for a family member. When rented, accessory apartments are usually less expensive to rent than a regular apartment, increasing affordable rental opportunities. First time home buyers can benefit from the additional income generated by an accessory apartment. Older adults whose children have grown and moved out of the house no longer require a large dwelling. An accessory apartment can allow these individuals to downsize and generate additional income to maintain the entire dwelling. Accessory apartments may also offer families a more private option for caring for an elderly family member.

■ More than One Dwelling on a Farm

■ Allowing more than one dwelling unit to be constructed on a farm provides an option for farmers and agricultural families comprised of several generations. The additional dwelling may be used by a young family, those “leaving the nest” and wishing to stay in the area, or it may be used by an aging family member. This situation also allows for the dwelling, when not in use by a family member, to be rented to farm labor or otherwise, and offer a means of supplemental income for the farmer. This increases the sustainability of agriculture in the area by offering the farmer an additional source of income that is alternative to the one-time income received from the sale of a piece of the farm that has been subdivided off. In Conewago Township, more than one dwelling on a farm is currently allowed by conditional use.

■ Focus Growth into Areas of the Township that Have Adequate Infrastructure

■ Guiding residential housing growth to areas of the township that can support it will help to preserve farmland, maintain the rural areas of the township, and reduce sprawl.

■ Residential housing growth should be guided to areas of the township where infrastructure is able to support growth including sewer infrastructure, the road network, and potentially public water infrastructure. Having this infrastructure available allows for a higher density than is suitable for the more rural areas of the township without infrastructure. If the higher density is similar to the density found in the existing villages in the township, and occurs on one portion of the lot, it can allow more of the lot to remain as open space, without encouraging high density on the entire lot.

■ Encourage Energy Efficiency in New Construction and Improvements to Existing Units

■ Energy costs can represent a significant portion of the costs a homeowner is responsible for. Reducing energy costs and increasing energy efficiency within a dwelling will help to make housing more affordable by saving the homeowner money while conserving resources.

- Improving the energy efficiency of heating and ventilation, lighting, appliances, and hot water tanks reduces energy costs.
- Building size and design is also a factor in the amount of energy a structure will use. Large single story buildings will require more energy for heating and cooling than compact multi-story buildings. Site placement and landscaping can also protect a structure from winter winds and save on heating costs.
- Properly maintaining homes will also help to encourage continued energy efficiency. Replacing cracked door or window seals will help to keep heating and cooling costs down.

■ Prefabrication

- Nearly 15% of the housing units in the township are mobile homes. This option can be considered in conjunction with the existing mobile homes as an option for additional affordable dwellings. Prefabrication refers to the use of factory assembled housing or building materials. Prefabrication offers increased affordability since the materials are purchased in larger quantities and are assembled with mass production techniques, which reduces labor costs for on-site construction. There are three forms of prefabrication and the savings will vary with each situation.
 - Housing components such as windows, doors, and cabinets can be prefabricated for lower cost.
 - Modular housing refers to prefabricated sections of housing that are assembled onsite.
 - Manufactured housing refers to situations in which the entire house is constructed in a warehouse and shipped to the site intact.

■ Live / Work Units

- Live/Work units may be appropriate in village areas of the township, such as Bachmanville and Deodate, if they are designed in a context sensitive manner. These structures offer a mix of commercial and residential uses in the same building. Encouraging owner occupancy of these spaces often encourages better property maintenance and upkeep. First floor commercial uses can add to the character of these places, allow for appropriate neighborhood commercial uses, and support the local economy.
- In more residential areas, home occupations that are compatible with the residential character of the neighborhood may be more appropriate. A home office or low impact home occupation, such as a beauty salon, can provide opportunities for residents to work at home.