

**LIGONIER VALLEY JOINT COMPREHENSIVE PLAN**  
**Focus Group Summary – Housing/Rental**  
**January 18, 2017 – 6:00 PM**

A total of four (4) persons attended the session facilitated by Rick Truscello (EADS). Suggested topics as per input received from field work, the prior workshop and the community survey included the following, but these were noted for guidance only:

- Housing gaps/issues
- Rental housing conditions/issues
- Aging in place
- Affordability issues
- Development regulations

After a brief introduction on the process and the purpose of this session, input on issues and recommendations were welcomed.

Bethlen Communities

This development is a continuing care retirement community (CCRC) serving the 55+ market

- They offer 44 cottages housing approximately 70 people and have a waiting list;
- They are a “Baby Boomer” attraction – market viability 20+ years in the future;
- Expanding to Ligonier Heights (20 cottages) at present time; and
- They are part of the “aging in place” trend.

Perceptions on Local Market

While future consultation with real estate profession is suggested, the following perceptions are noted:

- Present housing market appears to be meeting local needs/affordability but maybe not if younger families are attracted with job creation;
- Recent new housing construction in the Borough was aimed at the upscale market;
- Housing market is seen as being able to adapt to changing conditions;
- There may be a saturation of 1-floor units aimed at older residents;
- Rental market is in the ranges of \$700-\$800 per month plus utilities;
- Some issues with rental units in the Borough being addressed via:
  - Borough actions included recent enhanced code enforcement efforts; and requirements making owners responsible for utilities
  - Township is considering a nuisance ordinance
- There may be a gap in entry-level housing; and
- Updated older homes appear to be marketable.

## Local Considerations

There are few buildable residential lots in the Borough, thus, design standards on new construction may not be needed

- Rehabilitation standards/guidelines may be considered

Walkability considerations and the traditional mixed use development in the Borough may be attractive to young professionals