

FRIENDS OF LANCASTER COUNTY  
Meeting –March 12, 2008

The meeting began at 7:20 p.m., when President, Charlie Costello, introduced Don Gill, Lancaster County Planning Director.

Mr. Gill reported on the workforce housing meeting held at the Middle School on March 15. Mr. Gill's points included the following:

- Workforce housing is not, for purposes of discussion, considered to be the same thing as “affordable housing.” The term “affordable housing,” in this context, is applied to housing that is partially supported by government grants. Workforce housing is considered to be housing that workers, such as teachers starting out, can afford to buy. The power point presentations made at the meeting are available on the county website.
- Workforce housing is considered to be housing that costs from 80 to 120% of the median family income.
- Based on the 2000 census, Lancaster County's median family income was \$42,957, which would support a house priced between \$100,000 to \$150,000.
- Actual homes in that price range are about 16.6% of homes in the county.
- Mr. Gill believes that many people who work in Lancaster County cannot afford to live in Lancaster County.
- Approaches that are likely to be considered to alleviate the problem include the following:
  - Create a zoning district that will allow multi-family building.
  - Provide incentives to builders to include workforce housing in new developments.
- The Board of Supervisors has directed the Planning Commission to come up with an appropriate new R-4 zone to replace the former R-2 zone, which no longer exists. The Planning Commission will be working on a conservation easement ordinance, which will have open space requirements.

Questions raised by the audience included:

- How many homes in Middlesex county fall within 80 to 120% of the median family income? (It is believed by many that many people who work in Lancaster County live in Middlesex because the workforce housing supply is greater.)
- Will apartments be considered as an option?
- Will modular homes be a possible solution?

Mr. Gill noted that a major theme of the Comprehensive Plan is keeping the county rural and stated that there would be no attempt to change the zoning in the waterfront overlay. He noted that the planned growth area would be a sensible location for multi-family housing and pointed out that there will be public hearings on any new ordinances.

Following Mr. Gill's presentation, Gail Fowler reported that there is new evidence that our deep aquifer is being drawn down far faster than previously believed. The research will be discussed at a meeting to be held Thursday, April 3, at 7 p.m. at the Help Center next to the Shiloh Baptist Church on Route 360 in Burgess. She urged everyone to

attend. By voice vote, FOLC members agreed to be listed as supporting research on water issues in the Northern Neck.

President Costello then reported that the Kilmarnock Planning Commission has voted to approve a payday lending outlet. There will be a public hearing at the Town Council next week. A rezoning request by the Boys and Girls club (change from A-1 to R-1) will be considered at the next Board of Supervisors meeting. FOLC will support the request. The land is next to the primary school.

Following the open meeting, the Board approved the nomination of Jo Chamberlain as secretary. She was subsequently elected. Dave Chupp was nominated (then elected) to become a manager, replacing Jackie Brown. Marilyn Hedges reported that the treasury contains \$3539, and that the role stands at 234 members. The next membership meeting will be in May.

The meeting ended at 9 p.m.

Respectfully submitted,

Jacqueline Ferriter, secretary emeritus